COMMUNITY REDEVELOPMENT AGENCY BOARD AGENDA
REGULAR MEETING
Village Hall - Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Thursday, November 21, 2019
7:30 PM

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 three (3) business days prior to the meeting in order to request such assistance.

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1. **CALL TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA**

6. **CONSENT AGENDA** *(Public Comment on Consent Agenda Items is permissible prior to voting)*

END OF CONSENT AGENDA

7. **PRESENTATIONS**

8. **PUBLIC COMMENT** *The public shall be limited to three (3) minutes to speak on agenda or non-agenda item(s)*

9. **PUBLIC HEARINGS**

9.1 Approved and Recommend Transmittal of Palm Springs CRA Community Redevelopment Plan to Village Council and all Palm Beach County Taxing Authorities

Revised Draft Community Redevelopment Plan

Notification of Public Hearing for CRA Community Redevelopment Plan Adoption

9.2 Request Funding to Support Palm Springs CRA-related Costs - Village Council

Chapter 163.356, Florida Statutes

10. ACTIONS AND REPORTS

11. VILLAGE MANAGER COMMENTS

12. VILLAGE COUNCIL COMMENTS

13. ADJOURNMENT

Next Meeting

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 verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Village of Palm Springs

Executive Brief

AGENDA DATE: November 21, 2019

DEPARTMENT: Planning, Zoning & Building

ITEM 9.1: Approved and Recommend Transmittal of Palm Springs CRA Community Redevelopment Plan to Village Council and all Palm Beach County Taxing Authorities

SUMMARY:

Village staff has drafted an initial Community Redevelopment Plan for the Palm Springs Community Redevelopment Agency (CRA) pursuant to Chapter 163.360(4), Florida Statutes. The proposed Community Redevelopment Plan, if approved by the Village Council, will serve as the blueprint for all activities undertaken by the CRA. Thus, it is desirable to have a comprehensive redevelopment strategy that includes all projects and programs that the CRA desires.

Note: The proposed Community Redevelopment Plan is not a "cost feasible" plan rather it is a "desires" plan. If a project and/or activity is not contained in the plan, it cannot be undertaken by the CRA.

The proposed Community Redevelopment Plan relates only to the newly created CRA area (the Congress Avenue and Lake Worth Road districts), and therefore should include only programs or projects that are located within a district. Capital projects scheduled on a governmental capital improvement plan cannot be undertaken by a CRA.

At a minimum (in accordance with state law), a Community Redevelopment Plan must include the following:

- Legal description of CRA boundaries
- Summary of land uses within the CRA, including number of dwelling units and amount of open space
- Graphics depicting the street network and land uses
- Neighborhood impact element

- Identification of any capital projects to be undertaken by the CRA (including projected costs)
- Activities to be undertaken by the CRA (i.e., land acquisition, demolition and removal of structures, redevelopment or rehabilitation, comprehensive plan or zoning changes - including density changes or building requirements, etc.)
- Provision for affordable housing in the area
- Safeguards for carrying out the plan (i.e., a work plan)
- If property is to be acquired, provide for governmental covenants or restrictions on property sold or leased

The proposed Community Redevelopment Plan must be consistent with the Village's Comprehensive Plan and it may specify comprehensive plan amendments to be undertaken to promote redevelopment.

This initial Palm Springs CRA Community Redevelopment Plan was drafted to meet minimum statutory requirements (Chapter 163.362, Florida Statutes), based on Village Council and community input received over the past 3 years and the two (2) Findings of Necessity Reports that have previously completed. It is proposed within the plan that the CRA retain planning/redevelopment professionals to further engage the public about the future of the CRA and to assist in providing direction for the prioritization of long-term redevelopment strategies, based on economic and market analyses, and to recommend modifications to the plan.

If approved, the Palm Springs CRA Community Redevelopment Plan may be modified at any time, following the same procedures as required statutorily for adoption of the original plan. However, it is recommended that the Plan be evaluated and updated at least every 7 years (1-year after adoption of the Evaluation and Appraisal Report of the Village Comprehensive Plan).

The Village's Local Planning Agency considered the draft Community Redevelopment Plan during their November 21, 2019 meeting and made a finding of consistency with the Village Comprehensive Plan.

The Village's Planning & Zoning Board considered the draft Community Redevelopment Plan during their regular meeting on November 12, 2019. They noted that enhanced code enforcement should be moved up as a priority for Year 1 and 2 rather then deferring until Year 3 and 4.

The proposed Palm Springs CRA Community Redevelopment Plan was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney and the Village's CRA Attorney.

The CRA Board shall consider the Community Redevelopment Plan and make recommendations to the Village Council. With a recommendation of approval, the CRA Board

shall authorize the proposed Palm Springs CRA Community Redevelopment Plan to be transmitted to all taxing authorities, including the Village Council and Palm Beach County.

FISCAL IMPACT:

Approval of a CRA Redevelopment Plan that is consistent with the Village Comprehensive Plan is a prerequisite to establishing the Palm Springs CRA Trust Funds.

ATTACHMENTS:

Revised Draft Community Redevelopment Plan

Notification of Public Hearing for CRA Community Redevelopment Plan Adoption

PALM SPRINGS CRA
COMMUNITY REDEVELOPMENT PLAN

November 20, 2019

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Table of Contents

INTRODUCTION 1
Purpose of the Palm Springs Community Redevelopment Plan 1
The Village of Palm Springs 1
Palm Springs Community Redevelopment Agency (CRA) 3
Conditions Determining the Need for Redevelopment 6
Comprehensive Plan Objectives for Redevelopment 7
CRA VISION 8
LAND USE 9
Existing and Future Land Use 9
Transportation and Multi-Modal Characteristics 12
Infrastructure 14
Potable Water 14
Sanitary Sewer 14
Stormwater Management 14
ECONOMIC DEVELOPMENT 15
Demographics and Socio-Economic Conditions 15
Population 15
Race 15
Household Income 16
Regional Demographic Profile 16
Regional Industry Profile 16
Regional Occupational Profile 17
HOUSING 18
Land Development Regulations Provide for a Mix of Housing Types 18
Attainable Housing Strategies 18
STRENGTHS, OPPORTUNITIES AND CHALLENGES IN THE CRA 19
Strengths of the Palm Springs CRA 19
Opportunities in the Palm Springs CRA 19
Challenges in the Palm Springs CRA 19
STRATEGIES AND RECOMMENATIONS 20
Strategies and Recommendations for Addressing Blight Conditions 20
CAPTIAL IMPROVEMENTS 20
NEIGHBORHOOD IMPACT 21
Transportation 21
Environmental Quality 21
Water Quality 21

DRAFT

Protection of Vegetation 21
Air Quality 21
Vibration and Noise 22
Availability of Community Services 22
Effect on School Population 22
Employment 22
Relocation 22
IMPLEMENTATION PLAN 22
Two-Year Action Plan 24
Long Term Implementation Plan 26

Appendices

APPENDIX A: CRA LEGAL DESCRIPTION A-1
APPENDIX B: COMMUNITY INPUT A-8

List of Tables

Table 1: Future Land Use in the CRA 9
Table 2: Population from 2000 to 2018 15
Table 3: Race 15
Table 4: Household Income 16
Table 5: Regional Industry Profile 16
Table 6: Two-Year Action Plan 24
Table 7: Long-Term Implementation Plan 25

List of Maps

Map 1: Location of CRA 3
Map 2: Map of Palm Springs CRA – Congress Avenue District 4
Map 3: Map of Palm Springs CRA – Lake Worth Road District 5
Map 4: Land Use in the CRA – Congress Avenue District 10
Map 5: Land Use in the CRA – Lake Worth Road District 11
Map 6: Roadways in the CRA 13

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INTRODUCTION

The Community Redevelopment Act of 1969 was enacted to provide local governments within the State of Florida with the tools necessary to revitalize deteriorated communities, including the establishment of a Community Redevelopment Agency to direct the improvements. On July 1, 1977, the Florida Legislature amended the Community Redevelopment Act of 1969 to allow governments to use tax increment financing (TIF) as another tool for redevelopment.

Community Redevelopment Agencies are granted the authority to undertake redevelopment projects once a community redevelopment plan is approved, as outlined in section 163.360, Florida Statutes (F.S.). The plan guides future development and expenditures from the TIF Fund so as to eliminate existing conditions of blight and to create a condition for investment. The plan provides a framework for coordinating and facilitating public and private redevelopment within the geographically defined areas. Following the adoption of the initial redevelopment plan, subsequent modifications and amendments may be adopted by the Community Redevelopment Agency pursuant to section 163.361, F.S.

Purpose of the Palm Springs Community Redevelopment Plan

Based on community input, this redevelopment plan summarizes the CRA's physical and economic conditions and the challenges and opportunities facing the community. Redevelopment strategies and an implementation plan are included that will enable the Village of Palm Springs to stimulate and encourage economic development, provide increased public amenities, improve pedestrian/bicycle safety and effectively manage redevelopment within the CRA to realize the Village's vision and long-term community goals. Short-term (up to two years) and long-term (up to ten years) capital improvements projects and other programs/activities are identified as a means of addressing these issues in a way that will maximize leveraging of local, state and federal resources in the implementation of this plan.

This community redevelopment plan supports the redevelopment of the Palm Springs CRA and is written in compliance with section 163.362, F.S.

The Village of Palm Springs

The Village was incorporated in 1957 with 700 acres of pastureland and no population. The Village was first envisioned to have a population of 10,000 with 2,200 homes. By 1958, 800 homes had been constructed. In 1959, Palm Springs Elementary School opened with facilities to accommodate 600 students.

By 1997, the Village was a full-service municipality with a small town atmosphere that covered 1.6 square miles (700 acres) and a population of 10,000. The long-range plans of the Village and its Council were (and still are) to preserve the quality of life and high level of services, which have been cornerstones of the Village since its inception.

Due to an aggressive annexation program, the Village grew between 1997 and 2019 to 2,712 acres (4.2 square miles) and a population of 23,560. The annexations involved improved residential and commercial properties, with little vacant land. These properties, at the time of annexation, were characterized with the blighting conditions that have justified the need for a concentrated redevelopment effort.

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Palm Springs Community Redevelopment Agency (CRA)

The Village of Palm Springs is centrally located within Palm Beach County's Urban Redevelopment Area (URA), which has been identified as a primary location for redevelopment and infill development by the Board of County Commissioners. Dating back to 2004, the Palm Beach County Board of County Commissioners has long recognized the economic challenges and development obstacles that exist on the Congress Avenue and Lake Worth Road corridors. With the adoption of the County's Infill and Redevelopment Study, the County identified three "priority redevelopment areas," including the Lake Worth Road Corridor, Congress Avenue Corridor, and Military Trail Corridor. The County concluded there was a need for an aggressive redevelopment strategy to overcome the areas' persistent problems with public safety, crime, vacancies, economic deterioration, and declining conditions. The County designated the area as a URA to help advance the identification of capital improvement needs, land development conflicts, and economic revitalization. Despite this County designation, the Congress Avenue and Lake Worth Road corridors have seen only limited investment, and many conditions remain unchanged. Infrastructure remains deficient; vacancies are high while rents and values are lower than other commercial corridors. A substantial number of properties are deteriorating and public safety problems present a disproportionate demand on services. Over time, in partnership with Palm Beach County, the Village of Palm Springs has annexed numerous properties in this area to help the County accomplish its goals for the area. The establishment of a CRA, inclusive of the Congress Avenue District and Lake Worth Road District, is entirely consistent with this County finding and enables the Village to more directly address the long-standing redevelopment and economic challenges that have persisted in this area for decades.

On August 11, 2016, the Village Council held a workshop to discuss the creation of a Community Redevelopment Agency (CRA) within various locations of the Village to assist with funding needed infrastructure and safety improvements and to support incentives to promote economic development opportunities and improve the overall quality of life within the designated areas.

In order for the Village to exercise the community redevelopment authority that is granted within Chapter 163, Part III, Florida Statutes, a study or Finding of Necessity (FON) was completed for each of the two (2) identified sub-areas or districts (Congress Avenue, generally north of Forest Hill Boulevard, and Lake Worth Road, between Military Trail and the E-4 Keller Canal). These studies were developed/supported with data and analysis and determined that existing conditions within the study areas are considered slum and/or blight. Such conditions include, but are not limited to, deteriorating structures, infrastructure deficiencies, traffic hazards, faulty lot layout or antiquated building density patterns leading to development hardships or underutilized properties, unsafe conditions, high vacancy rates and crime incidents or fire/emergency calls higher than the rest of the Village.

The CRA will assist the Village (and Palm Beach County) in accomplishing five (5) key goals within the proposed districts/communities:

I. Improving Utilities and Infrastructure

II. Expanding Job Development and Economic Growth

III. Enhancing Public Safety

IV. Increasing and Maintaining Workforce Housing

V. Advancing the Partnership with Palm Beach County

The Village utilized a contracted planning agency, Treasure Coast Regional Planning Council, who prepared the FON's for each of the two (2) areas studied and it was determined that there was an existence of slum and/or blight within both areas as defined in Florida Statutes. In fact, the Village considered each of the fifteen (15) statutory criterion to determine slum and/or blight for the proposed districts and it was determined that both study areas contribute to the negative impacts on the public health, safety and welfare of the residents and business owners within the proposed districts and they do not contribute to the economic and social development of the communities.

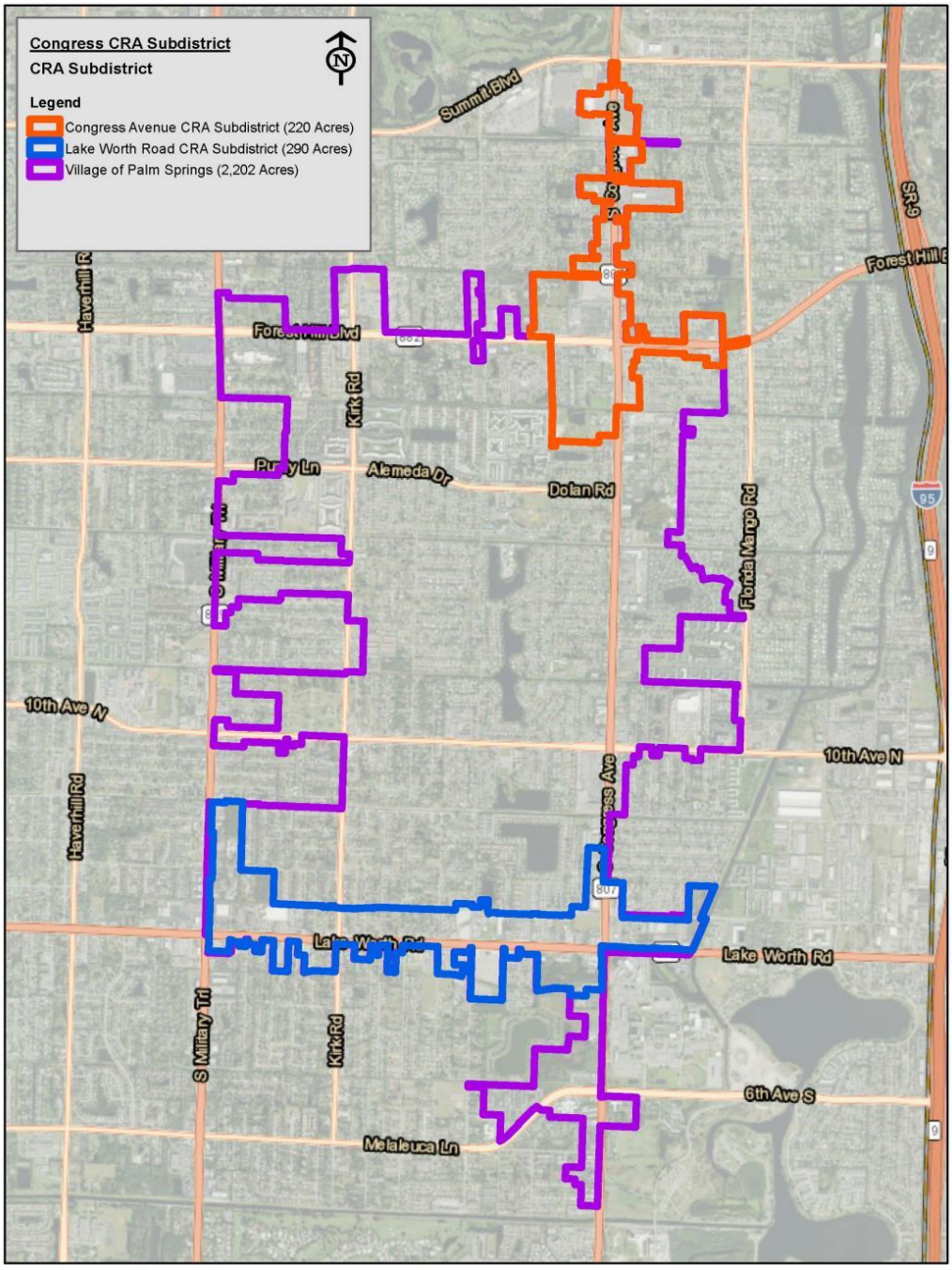
To administer the activities and programs that can be offered within the redevelopment areas the Village adopted the Finding of Necessity reports for the two (2) proposed CRA district within the Village of Palm Springs on March 28, 2019. On September 16, 2019, the Palm Beach County Board of County Commissioners delegated the

exercise of powers conferred by Chapter 163, Part III, F.S., to the Village Council of the Village of Palm Springs, with conditions that are outlined in an Interlocal Agreement between the County and Village. On November 14, 2019, the Village Council created a Community Redevelopment Agency with two districts (Congress Avenue and Lake Worth Road) via Ordinance No. 2019-19.

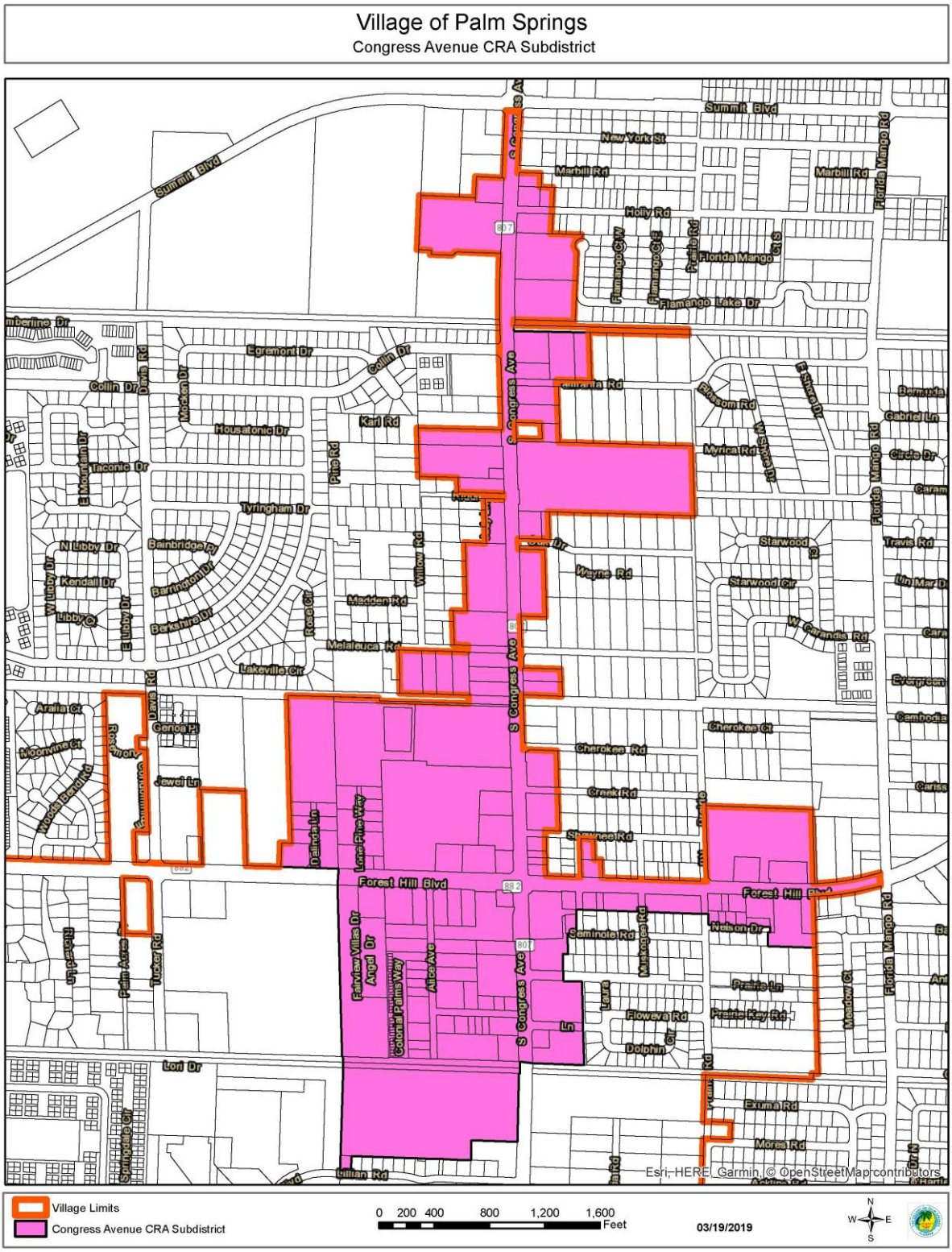
The Palm Springs CRA is approximately 512 acres in size (221 acres within the Congress Avenue district and 291 acres within the Lake Worth Road district) and about 18.8% of the Village's total acreage (2,712 acres), and is comprised of approximately 425 parcels.

Map 1 (below) shows the location of the CRA in relation to the Village municipal boundaries. *Map 2* (on the following page) shows a close-up view of the Congress Avenue district and *Map 3* shows a close-up view of the Lake Worth Road district. The legal description(s) of the Palm Springs CRA is included in Appendix A.

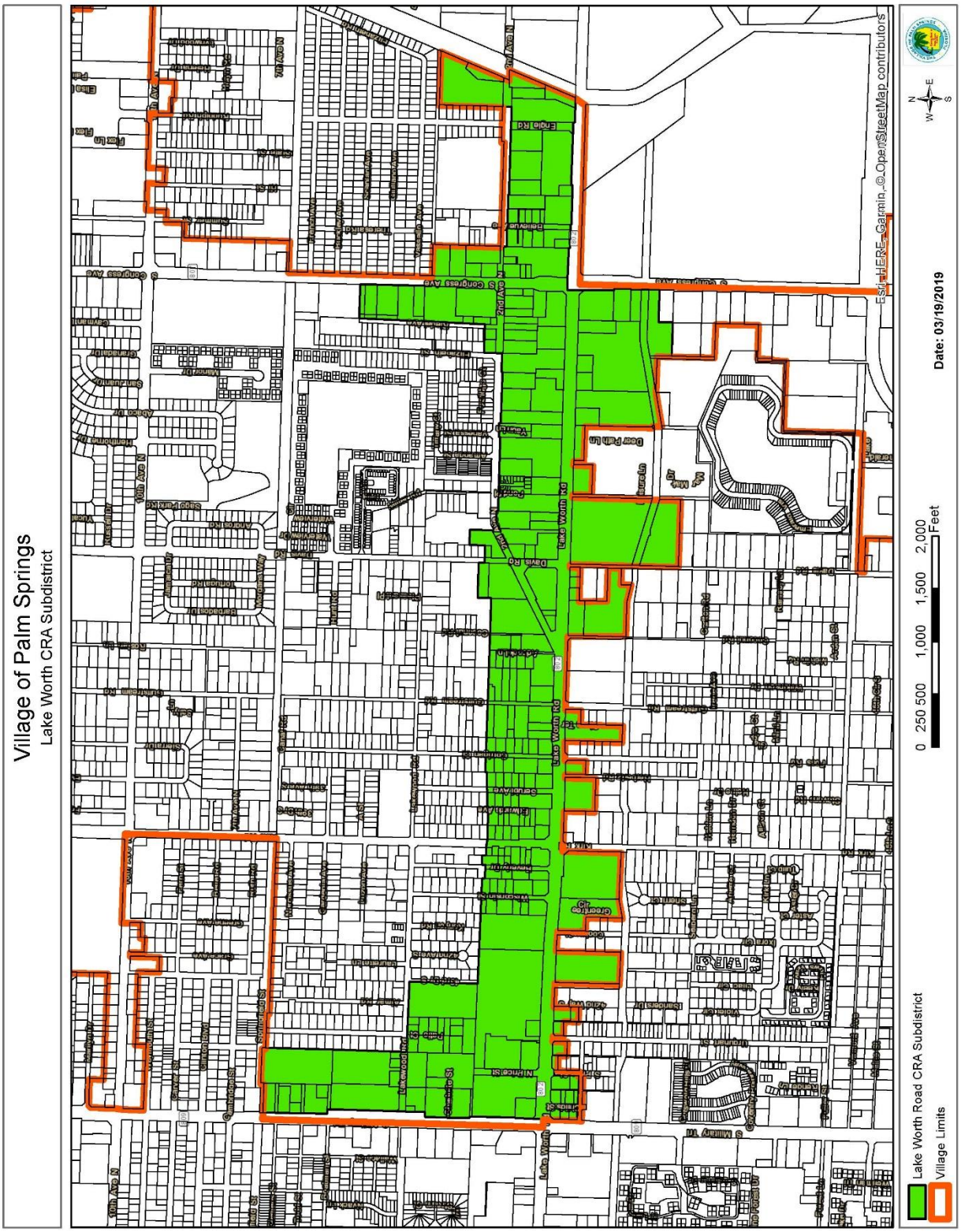
Map 1: Location of CRA



Map 2: Map of Congress Avenue District



Map 3: Map of Lake Worth Road District



Conditions Determining the Need for Redevelopment

The need for a Palm Springs Community Redevelopment Agency was established on March 28, 2019 by the Village of Palm Springs Village Council (Resolution No. 2019-09) based on the Finding of Necessity documentation required pursuant to Chapter 163, Florida Statutes. The Village documented that the statutory criterion are met within the FON reports for each CRA district within Palm Springs, which are incorporated herein by reference. The criterion are summarized below:

Congress Avenue District:

This study identified the existence of six (6) slum and/or blighted conditions pursuant to Florida Statutes:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities (Sec. 163.340(8)(a), F.S.)
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (Sec. 163.340(8)(c), F.S.)
- Inadequate and outdated building density patterns (Sec. 163.340(8)(f), F.S.)
- Incidence of crime in the area higher than in the remainder of the county or municipality (Sec. 163.340(8)(j), F.S.)
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§ 163.340(8)(k), F.S.)
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (Sec. 163.340(8)(m), F.S.)

Lake Worth Road District:

This study identifies the existence of six (6) slum and/or blighted conditions pursuant to Florida Statutes:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities (Sec. 163.340(8)(a), F.S.)
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (Sec. 163.340(8)(c), F.S.)
- Inadequate and outdated building density patterns (Sec. 163.340(8)(f), F.S.)
- Incidence of crime in the area higher than in the remainder of the county or municipality (Sec. 163.340(8)(j), F.S.)

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- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§ 163.340(8)(k), F.S.)
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (Sec. 163.340(8)(m), F.S.)

Comprehensive Plan Objectives for Redevelopment

Palm Beach County's Urban Redevelopment Area (URA) effort (Palm Beach County Future Land Use Element Sub-Objective 1.2.2 and its supporting Policies) emphasizes the County's desire to encourage redevelopment and infrastructure within the central portion of the County, specifically including the Village of Palm Springs. The establishment of the Palm Springs CRA – Congress Avenue District and Lake Worth Road District - meets the intent of the County's URA and will help the County accomplish the goals it has established for this area.

The goal of the URA is to coordinate and provide for redevelopment efforts and infrastructure improvements needed within the area. The designation of the URA and its associated policies will:

- Provide and enhance viable redevelopment opportunities to discourage further westward expansion;
- Provide a variety of housing options for persons and families of all income ranges;
- Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development;
- Fully utilize and enhance existing infrastructure facilities and services; and
- Attract new residents, businesses and services to improve the quality of life for the current population in the URA.

The Village of Palm Springs Comprehensive Plan further "authorizes and establishes the Urban Redevelopment Area (URA)" with the purpose to focus redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist (Future Land Use Objective P, Policy P.1).

Other Village policies also address the issues stated above and further the findings in the FON reports, including those encouraging mixed-use center and employment centers (Policy P.3), incorporating multimodal transportation amenities in redevelopment projects (Policy P.4), requiring interconnectivity for both vehicular and pedestrian cross access (Policy P.5), and encouraging workforce housing opportunities (Policy P.6.)

CRA VISION

Community input has been received during "pop up surveys" at Village special events, as well as during Village Council workshops and regular meetings and Palm Beach County public hearings. (see **Appendix B**).

The need for a CRA has been highlighted within the Village's newsletter, the Coastal Observer (the local neighborhood weekly newspaper), the Village website, and during special events.

The Village gathered over 500 letters of support for the creation of the CRA from residents, business owners, and community leaders. Resolutions of support were approved by the elected officials from cities, large and small, within Palm Beach County. These letters and resolutions urged the County Commission to delegate authority to the Village to allow the creation of a CRA, citing public safety, lack of infrastructure, lack of pedestrian/bicycle/transit facilities, need for jobs, and the need for redevelopment incentives.

The community input received regarding redevelopment priorities that the CRA should focus on includes:

- Create Jobs / New Businesses
- Safe Sidewalks and Crosswalks, Speed Regulating Devices, Street Lights and More Protection for our Children
- Locate Sit-Down Restaurants (national franchises)
- Promote Workforce Housing
- Expand Community Policing
- Provide a Community/Recreation Center

A short-term objective of the CRA is to further engage the public about the future of the CRA and to assist in providing direction for the prioritization of long-term redevelopment strategies. Our community will ultimately develop a refined vision, with additional public input, for the Village to preserve the qualities needed to preserve the Village of Palm Springs as "A Great Place to Call Home".

Public Safety has been identified as a priority for the CRA. Concentrated community policing efforts, as well as enhanced code enforcement, may be instituted by the Community Redevelopment Agency to address the disproportionate number of police calls for service within the Congress Avenue and Lake Worth Road districts.

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LAND USE

Existing and Future Land Use

The Village of Palm Springs is essentially built-out with few vacant parcels, although the CRA is comprised of many underutilized or abandoned improved parcels. The Future Land Use categories that currently guide development within the CRA Districts were established within the Village's Comprehensive Plan (amended August, 2019).

Table 1 (below) details the distribution of land uses within the CRA, and ***Maps 4 and 5*** (on the following pages) depict the distribution of the land uses within the CRA boundary.

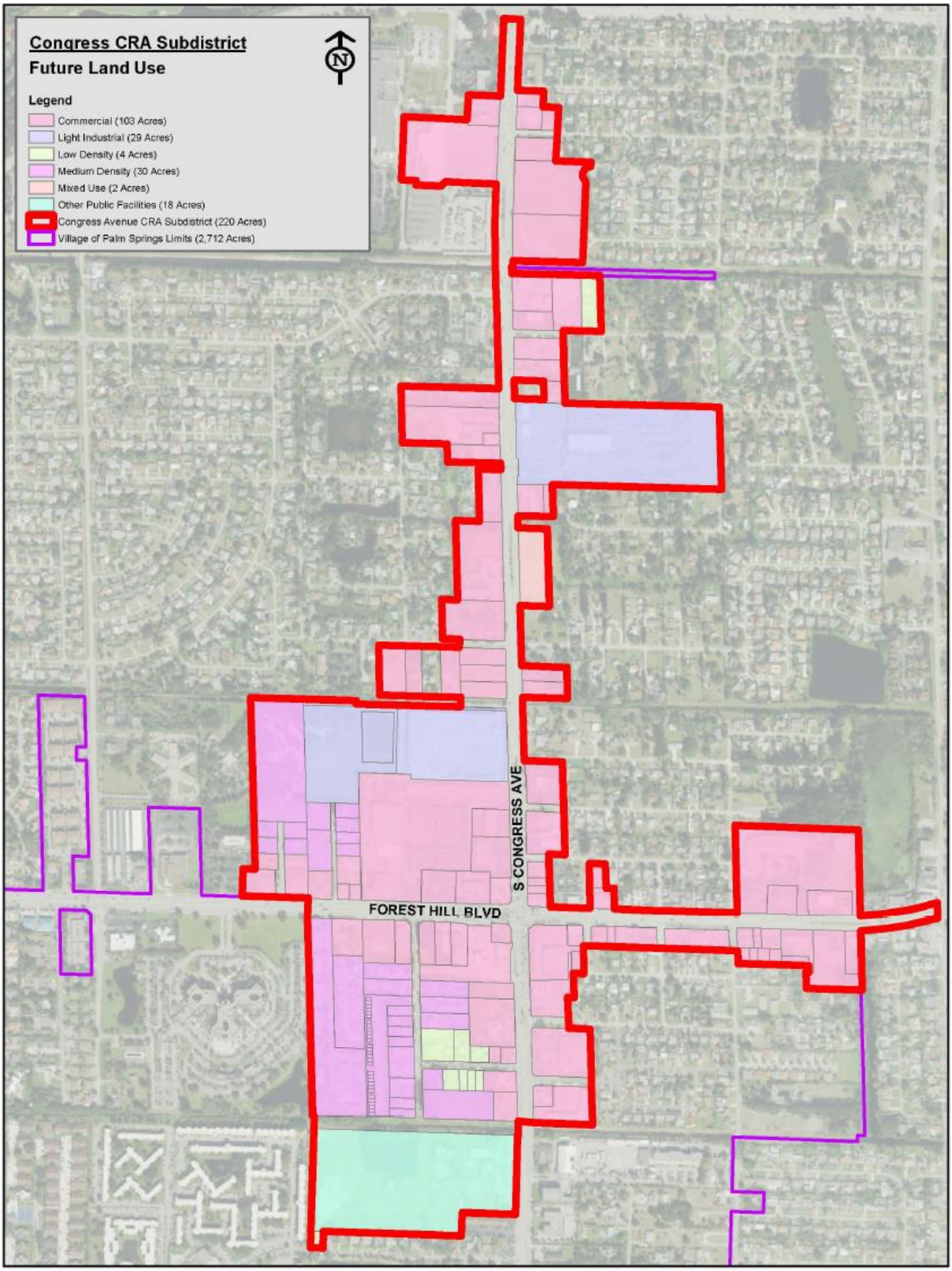
Table 1: Future Land Use in the CRA

FLUM Category	# Acres	Percent
Other Public Facilities	18	4%
Commercial	296	58%
Industrial	29	6%
Residential Low Density	17	3%
Residential Medium Density	55	11%
Residential High Density	7	1%
Mixed Use	2	Less than 1%
County Land Use	4	Less than 1%
Roads/Canals	82	16%
Recreation and Open Space	0	0%
Total		100%

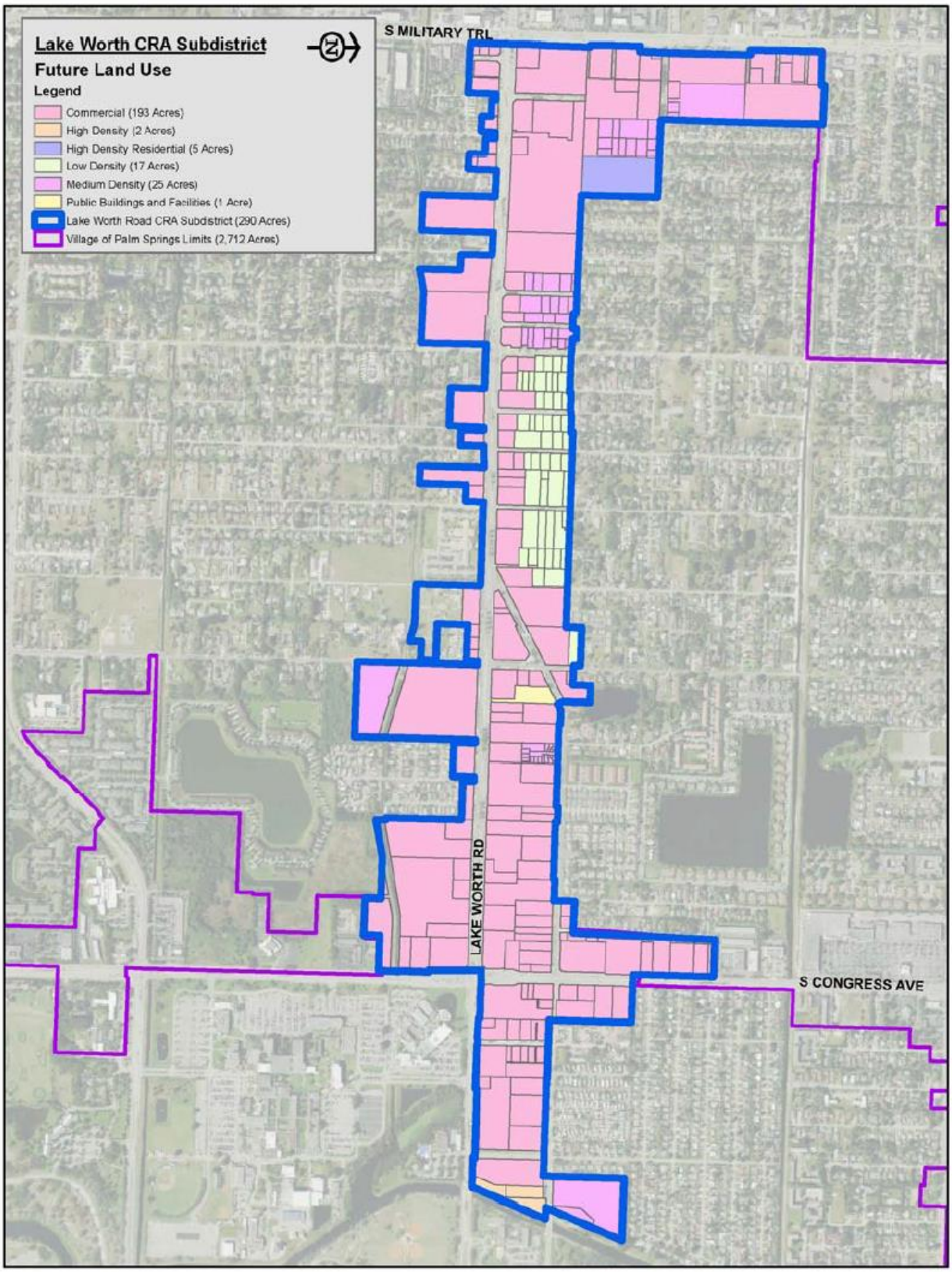
The CRA does not include public recreation lands or open space, as these uses are located central to the Village's residential neighborhoods and are not generally located along the commercial corridors. The Congress Avenue and Lake Worth Road corridors are characterized by low-rise commercial structures. As described in the FON reports, fragmented ownership and faulty lot layout and antiquated density patterns contribute to the deteriorated conditions and economic distress. The CRA may utilize its authorities to acquire and assemble parcels in order to facilitate redevelopment and economic investment in the area. The CRA may retain control of such parcels, or establish restrictions or covenants running with parcels sold or leased by the CRA for private use for such periods of time and under such conditions as deemed necessary to effectuate the purpose of Chapter 163, Part III, *Florida Statutes.* After additional stakeholder meetings and community input, it may be desirable to amend the land development regulations to provide incentives for redevelopment and business (job) locating within the CRA.

Residential properties along the periphery of the commercial corridors are primarily improved with one-story houses built in the late 1960's through mid-1970's. The housing stock within the CRA is a mix of small single-family and duplex structures, with many homes converted to rental units. There are currently 265 dwelling units within the Congress Avenue district (26 single-family homes, 201 multifamily units, and 38 mobile homes) and 194 dwelling units within the Lake Worth road district (74 single-family homes and 120 multifamily units).

Map 4: Land Use in the CRA – Congress Avenue District



Map 5: Land Use in the CRA – Lake Worth Road District



Transportation and Multi-Modal Characteristics

Map 5 *(*on the following page) shows the street network within the CRA. The CRA includes four (4) "Principal Arterial" roads (Congress Avenue, Forest Hill Boulevard, Lake Worth Road and Military Trail) and one "Major Collector" road (2nd Avenue North)[1]. These roadways intersect with other collector and local roads within the boundaries of the CRA.

At this time, there are no immediate plans to improve or expand any of these highways, roads and streets, other than routine maintenance and re-surfacing projects, as required. In addition, there are certain locations within the CRA that would benefit from the improvement of local street rights-of-way.

As is more fully described in the Finding of Necessity Reports, both Congress Avenue and Lake Worth Road are primary transportation corridors within the central portion of the County with daily traffic volumes of 37,200 and 44,800, respectively. While Palm Beach County Palm Tran (transit) service is provided along both corridors, there is minimal transit infrastructure. In addition to Palm Tran service, there are also 53 Palm Beach County School District bus stops on Lake Worth Road. Most bus stops exist with simply a bus stop sign, with no shade or seating area for our students and residents.

Safety along these corridors is a priority of the CRA. The Village Council adopted Resolution No. 2018-2 urging the Florida Department of Transportation to consider a speed reduction on Lake Worth Road from 45 MPH to 35 MPH to improve the safety of the corridor. As a result, the FDOT is conducting a Road Safety Audit, that is expected to propose pedestrian safety improvements (wider sidewalks, buffered bike lanes, mid-block pedestrian crossings, etc., but the final outcome is not yet determined.

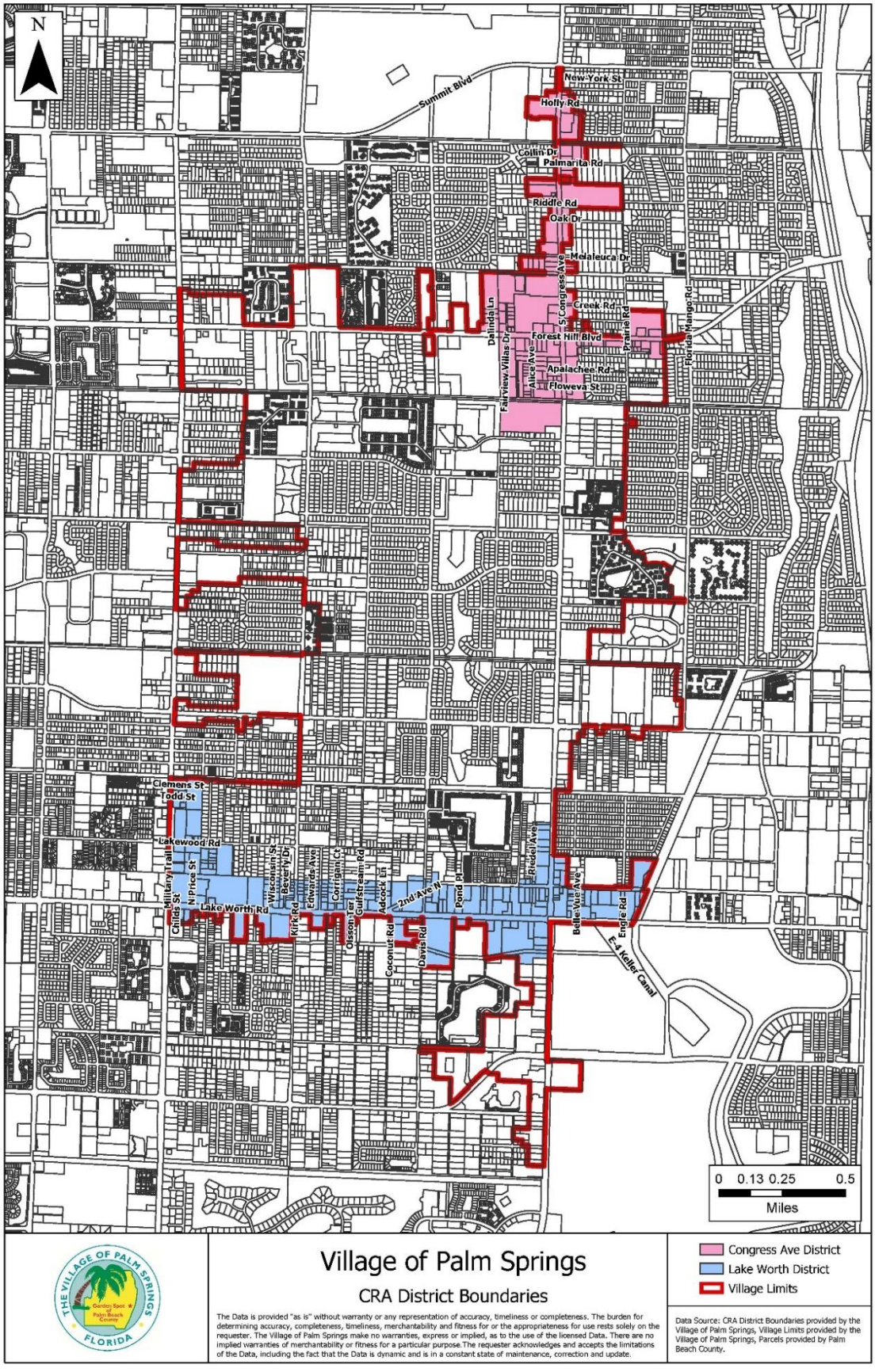
The Palm Beach Transportation Planning Agency (TPA) retained the TCRPC to conduct a multimodal corridor study for Lake Worth Road to consider safety roadway design, speed, safer crossings, dedicated and enhanced space for people walking and biking, transit stops, and beautification. Finalization of this study effort is pending the outcome of FDOT's Road Safety Audit and design for the corridor 's possible safety improvements during the "Resurface, Restore and Rehabilitate" project is expected to be undertaken in Fiscal Year 2022.

Minimal bicycle facilities are provided throughout the CRA, with paved shoulders on Lake Worth Road and no facilities on Congress Avenue.

Both Congress Avenue and Lake Worth Road have noted safety concerns due to deficient design and lack of protections for non-motorized users, and the lack of safe mobility for cyclists and pedestrians within the transportation network. Pedestrian facilities include sidewalks, bicycle lanes, and multi-use paths. Sidewalks are available on both sides of Congress Avenue for the entire length of the CRA boundary; however, sidewalks along Lake Worth Road are narrow and encumbered with street lights, which narrows the width to three feet in some locations.

[1] 2010 Federal Functional Classification and Urban Area Boundaries Map, Florida Department of Transportation

Map 6: Roadway Network



21

Infrastructure

Potable Water

While the Village of Palm Springs owns and operates a potable water utility system, it only provides service to a portion of the CRA (that area north of Lake Worth Road and south of Forest Hill Boulevard). Palm Beach County Water Utilities Department (PBCWUD) provides service to those areas within the CRA that are south of Lake Worth Road and north of Forest Hill Boulevard. Both the Village and PBCWUD's water treatment systems have consistently operated in compliance with all criteria established by the Florida Department of Environmental Protection (FDEP) with respect to public water supplies. The water utility infrastructure within the CRA appear to be adequate to accommodate the maximum amount of mixed-use, commercial and industrial development that could be attained.

Sanitary Sewer

Within the same service areas as described above, the Village operates and maintains a wastewater collection system comprised of gravity collection mains, lift stations, transmission force mains and a means of effluent disposal. The service life for force mains and gravity sewers varies and depends on pipe material, soil conditions, construction methods and other factors. The Village may need to assess the conditions of these facilities within the CRA as to their capacity to serve future development needs. The Village's sewer system transmits wastewater for treatment to Palm Beach County's East Central sub-regional system .

Palm Beach County Water Utilities Department (PBCWUD) operates and maintains the collection system within their service area. A significant deficiency in this system, which is stymying redevelopment efforts, is the lack of a sanitary sewer main along Congress Avenue, north of Forest Hill Boulevard (and along portions of Forest Hill Boulevard, east of Congress Avenue). An objective of the Village's CRA is to install a sewer main in the short-term (as soon as possible) to facilitate redevelopment and attract investment and create jobs along the corridor.

The Village does not generally allow the use of new septic tanks for wastewater. The lack of sanitary sewer infrastructure, however, has resulted in new construction activity remaining on a septic system due to lack of infrastructure within the PBCWUD. This is a limitation to redevelopment that is expected to be reversed by the CRA.

Stormwater Management

The enforcement of stormwater management regulations within the Village of Palm Springs falls under the jurisdiction of five (5) government agencies: the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), the Florida Department of Transportation (FDOT), Palm Beach County and the Village's Public Services Department. Depending on the location of a new development project, it is conceivable that permits could be required from four of the five agencies.

There are several locations within the CRA where localized flooding exists to some degree. Potential causes of typical flooding problems experienced by the Village of Palm Springs, especially those locations in the CRA are: undersized collection systems, improper design/construction of facilities; and blockage of swales and ditches.

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ECONOMIC DEVELOPMENT

This section describes the demographic, socioeconomic, and economic conditions for the Village of Palm Springs and the Palm Springs CRA. Information was gathered through use of U.S. Census data, anecdotal data based on community input, DataUSA and from the Business Development Board of Palm Beach County.

In 2017, Palm Springs, FL had a population of approximately 23,00 people with a median age of 35.3 and a median household income of $39,660.

Demographics and Socio-Economic Conditions

Population

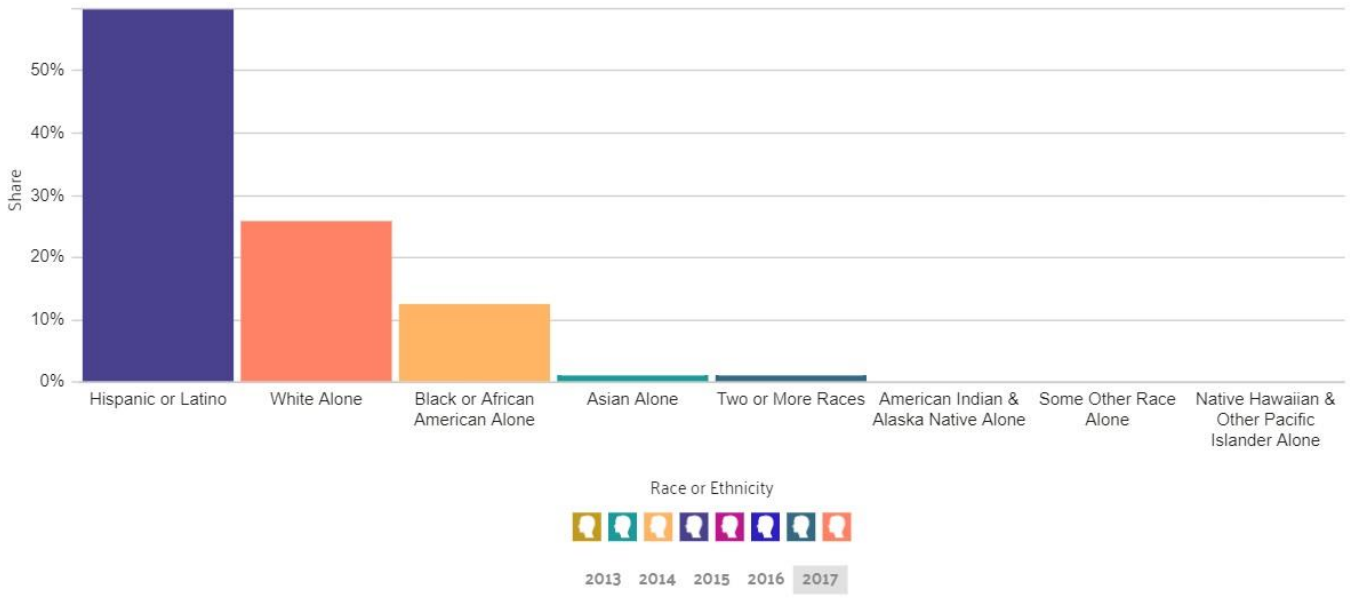
As presented in ***Table 2*** (below), while the Village's population has grown significantly between 2000 and 2018, much of that growth is due to annexation of residential neighborhoods. As a built-out community, new development has not been the impetus for the increase in population. In fact, a majority of the Palm Springs CRA was developed (and occupied) while the parcels were located within unincorporated Palm Beach County. Since 2004, the Village undertook an aggressive annexation program - properties north of Forest Hill Boulevard (along Congress Avenue) were the target of annexation between 2004 – 2006, and a majority of the Lake Worth Road corridor and areas along Congress Avenue, south of Lake Worth Road were annexed in 2014 and 2016 respectively.

Total Population	**2000**	**2010**	**2019**
Village of Palm Springs	11,699	18,928	23,560
Palm Springs CRA	n/a	n/a	983

Source: U.S. Census Bureau and Bureau of Economic and Business Research

Race

Table 3 (below) shows that the racial majority of the Village is Hispanic, followed by Caucasian. It is believed that both CRA districts, while limited in residential properties, are comprised of the same ethnic make-up.



Source: Data USA, https://datausa.io/profile/geo/palm-springs-fl/

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Household Income

As inferred by American Community Survey 5-Year Estimates (2013-2017) in *Table 4* (below), there is a large number of extremely low (less than $25,100) to very low (less than $41,800) family household incomes within the Village of Palm Springs, as compared to Palm Beach County.

Households	Village	Palm Beach County
Income under $24,999	2,596 (31%)	112,251 (21%)
Income $25,000 to $49,999	2,672 (32%)	56,014 (23%)
2017 Median Household Income	$39,660	$57,256

The incomes of the residents within the Congress Avenue District (Census Tracts 41.01 and 43) are 49.09% low-moderate income, while the incomes of the residents within the Lake Worth Road District (Census Tract 46.02) are 66.74% low-moderate income based on U.S. Census, American Community Survey 2011-2015 data.

Regional Demographic Profile

This section includes relevant excerpts from the "County Snapshot" demographic and business data portal hosted by the Business Development Board of Palm Beach County (BDB). Compiling the demographic, socioeconomic and economic data for the potential local and target market areas is a first task in the development of an economic development strategic plan for the Village of Palm Springs, and a short-term objective for the CRA. The summary provided here allows for a generalization of the types of economic development that might apply to the Village of Palm Springs and the Palm Springs CRA.

Regional Industry Profile

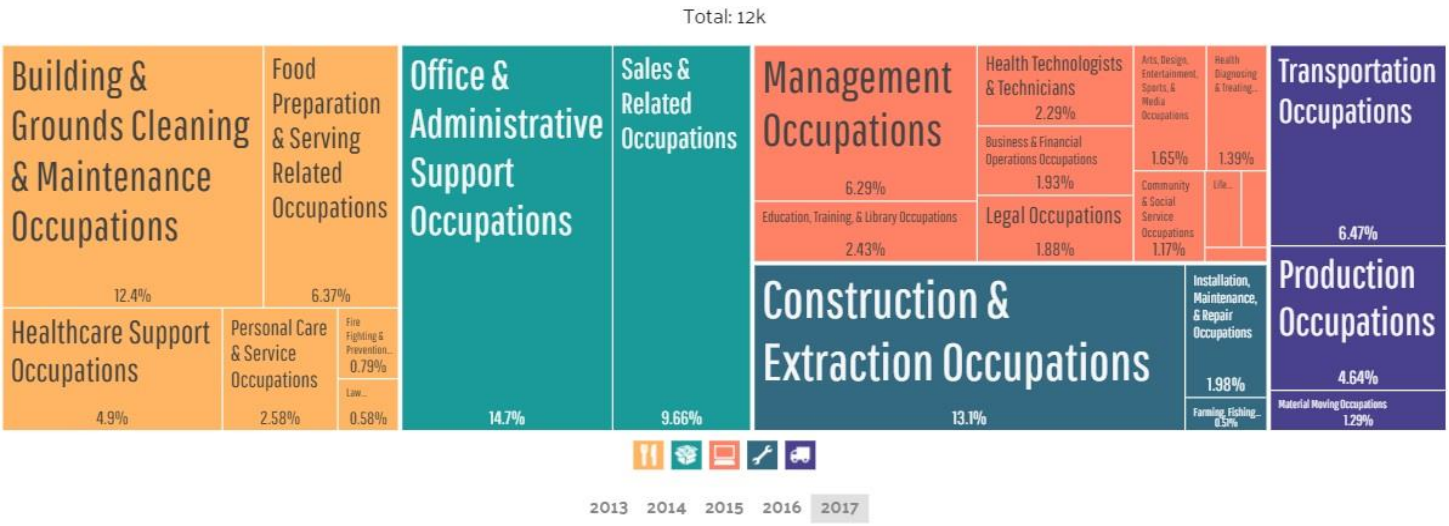
The three tables below, collectively *Table 5*, provide a business report that identifies the major industries within Palm Beach County in 2019.

Source: BDB, US Census Bureau

Business Type	Total Businesses	%	Estimated Sales	# Est. Employees
Accommodation and Food Services	4071	5.73%	$4,833,683,000	74,775
Administrative and Support and Waste Management and Remediation Services	4035	5.68%	$2,802,314,000	27,605
Agriculture, Forestry, Fishing and Hunting	295	0.42%	$275,350,000	3,246
Arts, Sports, Entertainment, and Recreation	1745	2.46%	$2,997,380,000	25,055
Banking, Finance and Insurance	4547	6.4%	$11,159,594,000	32,512
Construction	6284	8.85%	$7,358,429,000	35,662
Education	1519	2.14%	$351,995,000	75,758
Health Care and Social Services	6693	9.43%	$8,645,781,000	94,265
Holding Companies and Managing Offices	564	0.79%	$1,183,747,000	1,921
Information	1457	2.05%	$4,586,279,000	17,168
Manufacturing - Chemical, Fuel, Paper, Plastic, Wood	372	0.52%	$680,299,000	2,929
Manufacturing - Electronics, Furniture, Machinery, Metal, Transportation, Misc.	1138	1.6%	$4,461,329,000	26,807
Manufacturing - Processed Food, Textiles, Clothing	337	0.47%	$1,162,163,000	5,257
Mineral, Oil and Gas Extraction	36	0.05%	$44,399,000	169
Other Services - Repair, Personal Care, Laundry, Religious, etc.	8579	12.08%	$2,336,572,000	50,593
Professional, Scientific, and Technical Services	9440	13.29%	$8,091,385,000	54,361
Public Administration	940	1.32%	$36,139,000	34,092
Real Estate and Rentals	4932	6.95%	$5,293,161,000	36,303
Retail: Hobby, Media, General Merchandise	2910	4.1%	$5,569,476,000	31,235
Retail: Home, Food, Automobiles, Personal Care	7013	9.88%	$20,122,684,000	67,607
Transportation and Warehousing: Couriers and Messengers, Warehousing and Storage	99	0.14%	$49,387,000	1,004
Transportation and Warehousing: Private and Public Transportation,Oil and Gas Pipelines,Sightseeing	1409	1.98%	$1,176,349,000	9,102
Unclassified	383	0.54%	$2,153,000	2,153
Utility Services: Power, Gas, Steam, Water, and Sewage	49	0.07%	$426,130,000	3,085
Wholesalers	2160	3.04%	$32,535,968,000	25,621

Info USA, August 2019

Among these industries, Village residents hold the following jobs (2017):



Sources: US Data, via US Census Bureau, American Community Survey, 5-year Estimate

Regional Occupational Profile

Another table from the BDB shows the 20 most numerous occupations [using North American Industry Classification System (NAICS) codes], for Palm Beach County in 2016. This table includes employment, total payroll, and number of businesses. This data is available only at the county level, therefore, data was not provided for the Village of Palm Springs.

NAICS code	NAICS code description	Paid employees for paid period including March 12 (number)	First-quarter payroll ($1,000)	Annual payroll ($1,000)	Total establishments
00	Total for all sectors	512,940	6,128,378	24,472,672	47,613
11	Agriculture, forestry, fishing and hunting	402	3,617	16,406	129
21	Mining, quarrying, and oil and gas extraction	205	3,882	17,714	12
22	Utilities	h	D	D	76
23	Construction	28,797	305,450	1,412,139	4,270
31-33	Manufacturing	12,886	179,712	734,076	968
42	Wholesale trade	23,066	410,876	1,674,843	2,316
44-45	Retail trade	79,890	562,226	2,332,308	5,728
48-49	Transportation and warehousing	10,659	117,000	464,038	942
51	Information	12,751	251,020	890,149	766
52	Finance and insurance	21,465	626,453	2,145,683	3,035
53	Real estate and rental and leasing	12,347	154,043	650,811	3,006
54	Professional, scientific, and technical services	42,150	663,622	3,000,264	8,162
55	Management of companies and enterprises	11,932	432,666	1,496,058	232
56	Administrative and support and waste management and	42,198	376,792	1,617,101	3,497
61	Educational services	11,270	94,085	394,371	660
62	Health care and social assistance	83,736	966,206	4,157,197	5,802
71	Arts, entertainment, and recreation	19,155	155,491	600,688	872
72	Accommodation and food services	69,400	369,548	1,423,907	2,938
81	Other services (except public administration)	25,898	190,494	780,166	4,120
99	Industries not classified	128	1,061	4,498	82

Source: BDB, US Census Bureau

HOUSING

Both of the Palm Springs CRA districts are predominantly commercial corridors. The CRA includes existing single family and multi-family residences that can be characterized as workforce housing stock. While there is opportunity for new housing within this district, especially in mixed-use projects, the primary focus of the CRA is to create jobs within the commercial corridors. Economic growth, through a wide range of community-serving commercial uses, in proximity to and interconnected with housing, will create opportunities for revitalization of neighborhoods without radically changing the landscape. Most important, a range of housing choices allows households of all incomes to find their niche in the community and creates synergy for energetic, pedestrian-friendly neighborhoods. An objective of the CRA is to protect and maintain the existing affordable housing stock, and to complement this inventory of dwelling units with new residences that are located along existing public transportation routes.

According to Palm Beach County's 2017 workforce housing analysis, 96% of the Village of Palm Springs housing stock is comprised of affordable units, providing housing for persons falling within low-income, low-to-moderate, and workforce housing incomes. According to the Housing and Transportation Index, the traditional measure of affordability recommends that housing costs represent no more than 30% of household income; however, that benchmark fails to take into account transportation costs, which are typically a household's second-largest expenditure. Close access to goods and services reduces transportation costs, thereby freeing household dollars. The infill of jobs and suppliers of missing goods and services within the Congress Avenue and Lake Worth Road districts, which will be produced through an organized redevelopment effort, will help preserve the affordability of homes in Palm Springs. This in turn will assist Palm Beach County in achieving one of its highest priorities – the retention of safe, sustainable affordable housing for its residents.

Land Development Regulations Provide for a Mix of Housing Types

The Village's Comprehensive Plan already provides a Mixed-Use land use category, which can be utilized within the CRA to promote redevelopment and promote a sustainable mix of uses. A portion of the Lake Worth Road district is included in the College-Hospital Overlay, which provides density bonus and intensity allowances for mixed-use development projects that fulfill the objectives of the CRA. Within the short-term, an objective of the CRA is to assess the effectiveness of existing land development regulations and make recommendations for changes that will provide incentives or otherwise facilitate redevelopment.

Attainable Housing Strategies

For the purposes of this CRA Plan, attainable housing is defined as housing renovated, reconstructed or built by the private or non-profit sector for income eligible households based on the income limits set for the Village annually by the U.S. Housing and Urban Development Department (HUD). These income limits are used to determine eligibility for federal housing assistance and other assistance programs. Low-income households face the most severe housing burden - households earning from 30 percent to 80 percent of the area median income (AMI). However, moderate-income, "workforce" households - earning from 80 percent to 120 percent of the AMI are also facing a housing affordability problem.

An objective of the CRA is to support and promote workforce housing. At this time, this CRA Plan does not recommend the creation of a formal workforce housing program, nor participating in the County's program. This is due to the large existing supply of affordable housing within the Village. If, in the future, the supply of affordable housing is reduced to the point that the CRA determines that a formal workforce housing program is appropriate, any such program should provide an environment where workforce housing can be built side-by-side with market rate housing through measures unique to the redevelopment area. Housing strategies might include density bonuses, inclusionary housing, and/or participation in a Community Land Trust.

STRENGTHS, OPPORTUNITIES AND CHALLENGES IN THE CRA

Based on input gained from the Village Council, Planning & Zoning Board, TCRPC, Village residents, business owners, and community leaders, this section sets forth the strengths and opportunities within the Palm Springs CRA.

Strengths of the Palm Springs CRA

- Good Neighbors
- Safe, peaceful and quiet
- Parks; playground; splash pad
- Palm Springs Elementary and Middle Schools, G-Star School of the Arts, Atlantis Academy – range of educational facilities
- Sense of COMMUNITY
- Businesses, students, churches, residents who can AND will volunteer to enhance and enrich CRA
- Affordable Housing

Opportunities in the Palm Springs CRA

- Sanitary Sewer Main along Congress Avenue
- Stormwater improvements along Lake Worth Road and Congress Avenue
- Improved safety
- Develop a Complete Streets program for pedestrian/bicycle system, including mid-block crossings and enhanced transit stops
- Complete street lighting system that will include decorative posts/fixtures in specific appropriate areas
- Housing improvements
- Improved signage for function and aesthetics
- Streetscape and aesthetics
- Unique character of CRA can be branded/marketed to enhance existing/attract new businesses – including airport, medical, college, creative entrepreneurs, and people-friendly industrial
- Maintenance of Housing Stock

Challenges in the Palm Springs CRA

- Stormwater facilities connectivity under Lake Worth Road
- Speed along Lake Worth Road
- Roads needing traffic calming measures
- Very few amenities at transit stops
- Abandoned, blighted buildings throughout the CRA
- Assemblage of properties for redevelopment potential
- Neighborhood/Community Serving Commercial Uses
- Undergrounding of Aerial Utilities

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STRATEGIES AND RECOMMENDATION

Strategies and Recommendations for Addressing Blight Conditions

1. Invest in public facilities and infrastructure
   - Sewer, water and stormwater management
   - Transportation (Roadway Speed and Configuration)
   - Complete Streets, including pedestrian/bicycle/transit features; and
   - Public and community areas
2. Expand economic development opportunities
   - Improve housing conditions with repair and affordable home ownership opportunities;
   - Identify targeted development sites;
   - Assemble parcels to create attractive development opportunities
   - Economic development incentives for businesses providing Qualified Target Industry (QTI) jobs and Village-serving retail and restaurant uses
   - Expand Community Policing to eliminate undesirable activities and heighten code enforcement

CAPITAL IMPROVEMENTS

Based on preliminary discussions and an analysis of opportunities and deficiencies in the Congress Avenue and Lake Worth Road CRA districts, the Village has identified a series of proposed CRA capital projects to advance its redevelopment efforts. These capital projects are typical for CRAs and can be funded through a variety of funding sources, including CRA TIF revenues, grants, loans, developer contributions and other public and private funding sources. Additional projects and redevelopment programs may be identified as the Village advances its redevelopment efforts with the refinement of the CRA Community Redevelopment Plan.

VILLAGE OF PALM SPRINGS CRA ***POTENTIAL CAPITAL IMPROVEMENTS PROJECTS***	
Sewer Force Main Extension (Congress Ave)	$3,255,000
Drainage Improvements (LW Road)	$1,690,500
Pedestrian Access Improvements (Congress Ave)	$1,932,000
Pedestrian Access Improvements (LW Road)	$1,050,000
Mid-Block Crosswalks (LW Road)	$525,000
Traffic Improvements (Davis Street, LW Road)	$2,625,000
Relocation of Aerial Utility Lines Underground	$12,033,000
Streetscaping & Landscaping (Congress Ave)	$2,877,000
Streetscaping & Landscaping (LW Road)	$1,617,000
Transit Improvements (Shelters, Benches)	$1,218,000
TOTAL	**$28,822,500**

It should be noted these projected capital improvements costs are generalized and should be further refined through additional analysis of redevelopment needs within the individual Sub-Areas as well as the identification of appropriate redevelopment programs to remedy the economic deficiencies in the CRA.

NEIGHBORHOOD IMPACT

The implementation of the CRA Plan will foster many positive impacts to the quality of life within the CRA in terms of increased amenities, improved community facilities, improved environmental, physical and social quality, and an expanded tax base. While specific impacts cannot be determined without site-specific proposals to evaluate impacts, these activities, including the construction of new residential, commercial and mixed-use development cannot be accomplished without affecting transportation, environmental quality, community services, employment and housing. The intent is to ensure that those impacts have an overall beneficial effect to the residents, property owners and business owners within the area as well as the larger unincorporated and incorporated areas of Palm Springs. This section presents the range of impacts that can be expected in each category.

Transportation

The CRA Plan proposes projects and programs to enhance the pedestrian environment and expand bicycling facilities. In addition, the mixed-use Future Land Use Map (FLUM) categories within the CRA are expected to provide some relief to traffic congestion within the community by fostering the development of traditional neighborhood characteristics. Closer proximity of commercial and employment opportunities and civic and institutional uses to residential uses encourages pedestrian, rather than automobile, trips.

Environmental Quality

Specific impacts cannot be determined without site-specific proposals; therefore, this section describes the general nature of impacts that can be expected in each category.

Water Quality

Any repairs, upgrades and replacements to potable water, sanitary sewer and stormwater facilities that may occur throughout the CRA are to be programmed concurrently with other redevelopment efforts. Through replacement of deteriorating sewer and water lines, along with more efficient stormwater management facilities and treatment of runoff prior to discharge into the Village's waterways, the water quality within the CRA is expected to improve incrementally each year. The site plan review process includes analysis of infrastructure and requires each development to address individual site issues.

Protection of Vegetation

This plan proposes landscaping for public rights-of-way and public parks and open spaces. The Village's site plan review process emphasizes maximum preservation of trees; however, development and redevelopment activities generally require the removal of some percentage of the existing trees. In these cases, the land development regulations require additional trees to be planted to replace protected trees that are removed and also require parking lot plantings.

Air Quality

The implementation of the CRA Plan does not involve the addition of any anticipated point-sources of air pollution that would require State or Federal permits. Construction activities that occur as a part of project development may be a source of particulates. Dust control measures are required to be employed during these activities.

Noise and Vibration

The land uses permitted within the CRA are not generally the type to consistently cause high noise levels. With the exception of the two North Congress Avenue parcels that are zoned industrial, the majority of the other allowable commercial businesses are required to conduct activities within buildings. This plan recommends analysis of land use changes that may restrict the type of industrial land use that can take place. Construction activities may cause a temporary increase in local noise levels; however, these activities will take place during normal working hours and will be short-lived. The Village has adopted a noise and vibration ordinance that protects its residents from high noise and vibration levels. The CRA should coordinate with the Village and adjacent jurisdictions to ensure that noise does not interfere with the residents and business owners within and surrounding the CRA.

Availability of Community Services

The implementation of the CRA Plan will provide the framework for more attractive and functional neighborhoods, which will lead to a higher residential population and increased business opportunities. It is anticipated that physical and social conditions in the area will improve with the gradual elimination of deteriorated and dilapidated structures, some of which cater to a criminal and transient population.

Effect on School Population

The implementation of the redevelopment plan will establish a revitalized and expanded residential base within the CRA. This plan makes provisions for attainable housing for moderate-income markets and new market-responsive housing that accommodates growing market segments. Many of the existing and some of the new CRA residents will likely be families that include school age children; however, the attainable and workforce housing units will also be likely to attract young professionals and "empty-nesters" looking to down-size. The Village will coordinate with the Palm Beach County School District as provided for in the Coordinated School Planning Interlocal Agreement and State law.

Employment

The implementation of the redevelopment plan will increase employment opportunities for the residents of the CRA through the establishment of new business and new opportunities for community-based entrepreneurship. Small-scale community business development is a key factor to providing a stronger, more diverse employment base that is more resistant to temporary economic cycles and decisions regarding capital mobility.

Relocation

Relocation of residents and businesses displaced as result of property acquisition by the Community Redevelopment Agency will follow procedures that fulfill the intent of Florida Statutes 421.55. At this writing, there are no CRA Projects proposed for implementation that would necessitate the displacement of any households. The Village's Comprehensive Plan promotes the reuse of existing structures, encourages County assistance for neighborhood revitalization, allows current residents to revitalize their neighborhoods, and avoids relocation. Any future CRA projects that do necessitate displacement of residents, will include a relocation plan in accordance with State law.

IMPLEMENTATION PLAN

The following implementation plan presents a timeline and sequence by which the projects and programs identified within the Redevelopment Plan may be implemented. Several of the projects are sequential, multi-stage projects and require consecutive year schedules and funding. Other projects may be listed later on the implementation timeline in order to utilize anticipated TIF revenues. All redevelopment financed by TIF revenues will be completed by the end of the 2049-2050 fiscal year. The implementation plan presents a two-year Action Plan addressing immediate cost-effective actions that may be initiated by the CRA and baseline activities that will enable the implementation of projects and programs identified in the Long-Term Implementation Plan.

Two-Year Action Plan

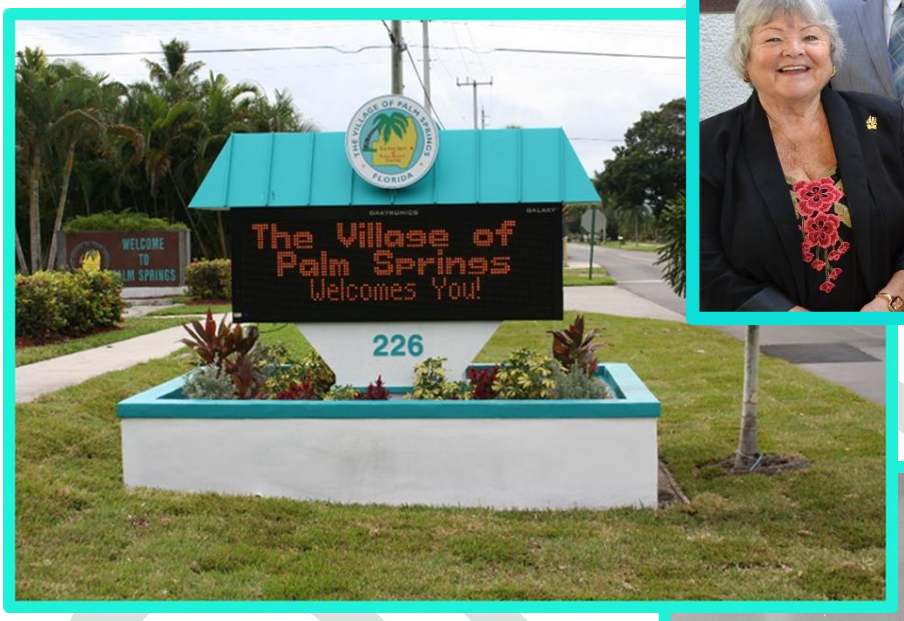
The two-year Action Plan presents proposed activities and tasks that are designed to enable the future

implementation of long-term development programs and encourage long term private investment within the CRA. The first two years' tasks listed in the Action Plan rely heavily on Village staff (assistance with work in-house) as the primary resource to minimize immediate impact upon the TIF revenues.

Subsequent years' activities, years 3-10, are preliminary tasks and actions that require refinement of the CRA's redevelopment strategy to prioritize utilization of TIF revenue and alternate funding sources.

Long Term Implementation Plan

The Long-Term Implementation Plan presents activities and tasks that build upon the tasks identified in the Two-Year Action Plan and begins to implement the programs identified during compilation of the Finding of Necessity Reports. The list of proposed activities and projects identified is not complete or exhaustive and should be utilized by the Village as resources and opportunities present themselves.



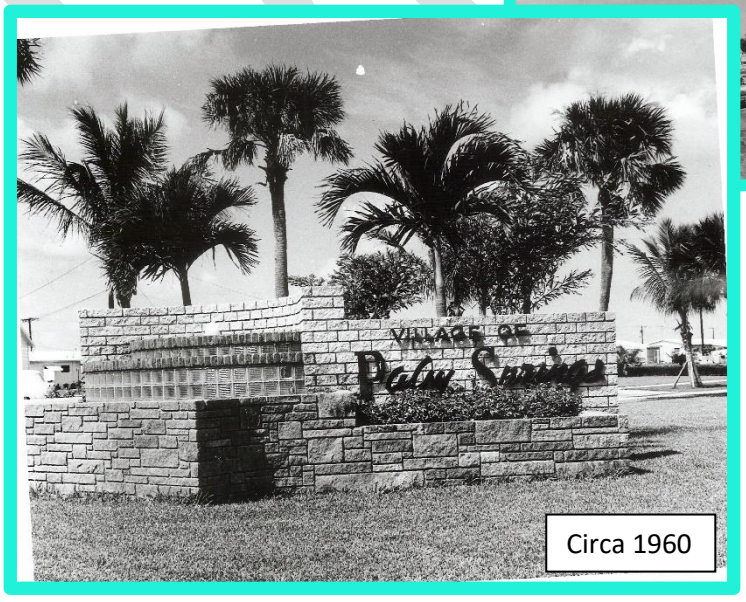


Table 6: Two-Year Action Plan

Year 1 1/1/2020-12/31/2020	Year 2 1/1/2021-12/31/2021	Resource	Notes
Retain Planning Consultant to undertake in-depth visioning effort with CRA stakeholders and Village Council to expand upon Community Redevelopment Plan and prioritize capital improvements and programmatic activities		Village Manager and PZ&B Director and Village Planner; Village residents and CRA property owners and business operators	
CRA Community Redevelopment Plan Amendments		Planning Consultant, in conjunction with Village staff / Amendment procedures by Village staff	
FLUM/Zoning Changes in CRA		Draft by Planning Consultant, in conjunction with Village staff / Amendment procedures by Village staff	Identify specific parcels that may require change of land use for specific project or development opportunity.
LDR (Overlay) changes in CRA		Draft by Planning Consultant, in conjunction with Village staff / Amendment procedures by Village staff	Establish overlay for CRA districts that may warrant special considerations to facilitate redevelopment
Evaluate vacant parcels and buildings for re-use opportunities, land banking and potential aggregation		Planning Consultant, in conjunction with Village Planner; CRA residents and businesses; property owners	Create a database and map(s) to show locations and ownership of vacant parcels and buildings, as well as land banking options.
Identify and catalog redevelopment opportunity sites		Planning Consultant, in conjunction with Village Planner; CRA residents and businesses; property owners	Create database and map of available or vacant parcels for marketing and development. Initiate additional CRA marketing to stimulate private sector investment.
Initiate discussions with Palm Beach County to enter into ILA to allow CRA to fund installation of sanitary sewer force main along Congress Avenue, with pro rata reimbursements as properties connect into utility -		Village Manager and PZ&B Director and Village Attorney	Draft interlocal agreement to provide for reimbursement of Village monetary outlay

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Table 6: Two-Year Action Plan, continued

Year 1 1/1/2020-12/31/2020	Year 2 1/1/2021-12/31/2021	Resource	Notes
	CRA to obtain funding for sanitary sewer project	Village Manager, Finance Director, PZ&B Director and Village Attorney	Evaluate funding sources, including bonds (including TIF bonds), bank loans, or Village "loans" to CRA
Continue to advocate for speed reduction and safety improvements on Lake Worth Road during FDOT's "RRR" project and the TPA's Lake Worth Road Multimodal Corridor Study		CRA Board members, Village Manager and PZ&B Director and Public Service Director	Village Council Resolution No 2018-21
	Evaluate Complete Street and traffic calming measures	Transportation Consultant, in conjunction with Village staff	TPA funding assistance for evaluation of regional roadway network
	Evaluate all CRA roads for feasibility of pedestrian and bicycle facilities	Transportation Consultant, in conjunction with Village staff	TPA funding assistance for evaluation of regional roadway network
	Evaluate corridors for enhanced transit facilities	Transportation Consultant, in conjunction with Village staff	TPA funding assistance for evaluation of regional roadway network
	Leverage CRA funds with TPA's Local Initiative or Transportation Alternative Program dollars for pedestrian/bicycle/transit facilities	Transportation Consultant, in conjunction with Village staff	
	Install gateway signs at the main entrances into the Village (CRA) limits	Village Manager and PZ&B Director and Public Service Director	

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Table 7: Long-Term Implementation Plan

Activity/Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Land Use										
Retain Planning Consultant to undertake in-depth visioning effort with CRA stakeholders and Village Council to expand upon Community Redevelopment Plan and prioritize capital improvements and programmatic activities	■									
CRA Community Redevelopment Plan Amendments	■									
FLUM/Zoning Changes in CRA	■									
LDR (Overlay) changes in CRA	■									
Economic Development										
Evaluate vacant parcels	■									
Identify and catalog redevelopment opportunity sites	■									
Prepare marketing brochure/website of available or vacant sites			■							
Transportation										
Evaluate Complete Street and traffic calming measures		■								
Evaluate all CRA roads for feasibility of pedestrian and bicycle facilities		■								
Evaluate corridors for enhanced transit facilities		■								
Leverage CRA funds with TPA's Local Initiative or Transportation Alternative Program dollars for pedestrian/bicycle/transit facilities		■								
Phased construction of ped/bike facilities per LI/TAP funding						■	■	■	■	■
Campaign for speed reduction and safety improvements on Lake Worth Road	■	■								

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Table 7: Long-Term Implementation Plan, continued

Activity/Project, continued	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Infrastructure										
Initiate discussions with Palm Beach County to enter into ILA to allow CRA to fund installation of sanitary sewer force main along Congress Avenue, with pro rata reimbursements as properties connect into utility										
Obtain funding for sanitary sewer project										
Assist County with drafting of RFP for sewer project										
Assist County with oversight of construction of utility project										
Initiate CRA stormwater planning to identify problem areas										
Draft RFP for stormwater plan										
Prepare Stormwater Plan										
Prepare construction documents for Stormwater improvements										
Phased construction of Stormwater facilities										
Evaluate CRA for general and special area street lighting needs										
Public Safety										
Expand Community Policing										
Heighten Code Enforcement										
Continue discussions with FDOT to reduce posted speed on Lake Worth Road										
Replace streetlights with LED lighting										

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Table 7: Long-Term Implementation Plan, continued

Activity/Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Streetscape										
Update Sign Ordinance to require consistent signage throughout the Village										
Prepare design guidelines to address street furniture such as lighting, benches, sidewalk/crosswalk design and paving, trash cans, etc.										
Identify locations for prioritized streetscape improvements.										
Design sign system, including major and minor gateway signs										
Prepare construction documents for streetscape items										
Install gateway signs at the main entrances into the Village (CRA) limits										
Phased Construction of streetscape items										
Evaluate ordinance requiring new developments to assist with maintenance of streetscape, bus stops										

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APPENDICES

APPENDIX A: CRA LEGAL DESCRIPTION

LEGAL DESCRIPTION- CONGRESS AVENUE DISTRICT – PALM SPRINGS CRA

A parcel of land lying in Sections 5, 6, 7, 8, and 18, Township 44 South, Range 43 East, Palm Beach County, Florida, described as follows:

BEGINNING at the Southwest corner of Tract "A" of the Plat of CHILDREN'S HOME SOCIETY, MUPD, according to the plat thereof as recorded in Plat Book 97, Pages 49 and 50 of the Public Records of Palm Beach County, Florida; said Southwest corner lying on the North right-of-way line of Forest Hill Boulevard (120 feet wide);

run thence Northerly, along said Westerly line of Tract "A", to the Northerly line of said Tract "A";

thence Easterly, along said Northerly line of said Tract "A", to the Easterly line of Tract "B" of the plat of said CHILDREN'S HOME SOCIETY, MUPD;

thence Northerly, along said Easterly line of Tract "B", to the Southerly right-of-way line of the Lake Worth Drainage District L-7 Canal;

thence Easterly, along said Southerly right-of-way of the Lake Worth Drainage District L-7 Canal, to the Southerly extension of the Westerly line of Lot 3, Block 3 of the plat of Laguna Park No. 2 as recorded in Plat Book 21, Page 65 of the Public Records of Palm Beach County, Florida;

thence Northerly along said Southerly extension to the Southwesterly corner of said Lot 3 Block 3;

thence Westerly along the Southerly lines of Lots 4,5,6 & 7 Block 3 of said plat of Laguna Park No. 2 to the Southwesterly corner of said Lot 7;
thence Northerly along the Westerly line of said Lot 7 to the Southerly right-of-way line of Melaleuca Road (50 feet wide);

thence Easterly, along the Southerly right-of-way line of Melaleuca Road, to the Southerly extension of the Easterly line of Lot 9, Block 2 of said plat of LAGUNA PARK No. 2;

thence Northerly, across Melaleuca Road to the Southeasterly corner of said Lot 9;

thence Westerly along the Southerly line of said Lot 9, Block 2 to the Northerly line of said Lot 9, Block 2;

thence Easterly, along said Northerly line of said Lot 9, Block 2, to the Westerly line of Lot 6, of said Block 2;

thence Northerly, along the Westerly line of Lots 3 through 6 of said Block 2, LAGUNA PARK NO. 2, to the Northerly line of said Lot 3, Block 2;

thence Easterly, along the Northerly line of said Lot 3, Block 2, to the Westerly line of said lands described in Official Records Book 11373, Page 425 of the Public Records of Palm Beach County, Florida;

thence Northerly, along said Westerly line of said lands describe in Official Record Book 11373; Page 425 to the Southerly line of Riddle Road; thence Easterly along the Southerly right of way line of Riddle Road to Westerly right-of-way line of Congress Avenue South;

thence Northerly along the Westerly right-of-way line of Congress Avenue South to the Northerly right-of-way line of Riddle Road;

thence Westerly, along the Northerly right-of-way line of Riddle Road, to the Easterly line of said Lot C, Block B of said plat of LAGUNA PARK NO. 2;

thence Northerly, along the Easterly line of said Lot C to the Northerly line of said Lot C;

thence Westerly along the Northerly line of Lots C and D, Block B of said plat of LAGUNA PARK NO. 2 to the Northwest corner of said Lot D;

thence Northerly along the Westerly lines of lands described in Official Records Book 18204, Page 1439 and Official Record Book 27452, Page 623 of the Public Records of Palm Beach County, Florida, to the Northwesterly corner of said lands described in Official Record Book 27452, Page 623, Public Records of Palm Beach County, Florida;

thence Easterly, along the Northerly line of lands described in Official Record Book 27452, Page 623, to the Westerly right-of- way line of South Congress Avenue;

thence Northerly along the Westerly right-of-way of South Congress Avenue, to the Southerly line of lands described in Official Records Book 30657, Page 416 of the Public Records of Palm Beach County, Florida;

thence Westerly along said Southerly line, to the Westerly line of said lands described in Official Records Book 30657, Page 416;

thence Northerly, along said Westerly line, to the Northerly line of said lands described in Official Records Book 30657, Page 416;

thence Easterly, along said Northerly line, to the Westerly line of lands described in Official Records Book 25232, Page 990 of the Public Records of Palm Beach County, Florida;

thence Northerly, along said Westerly line, to the Northerly line of said lands described in Official Records Book 25232, Page 990;

thence Easterly, along said Northerly line, to the Westerly right-of-way line of South Congress Avenue;

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thence Northerly, along the Westerly right-of-way line of South Congress Avenue to the Southerly right of way line of Summit Boulevard;

thence Easterly along said Southerly right- of- way line of Summit Boulevard to the Easterly right-of-way line of South Congress Avenue;

thence Southerly along the Easterly right-of-way line of South Congress Avenue to its intersection with the Southerly right-of-way line of Marbill Road;

thence Easterly, along the Southerly right-of-way line of Marbill Road, to the Easterly line of Lot 4, Amended Plat of LARSON ADDITION, according to the plat thereof as recorded in Plat Book 24, Page 55 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Easterly line of said Lot 4, to the Northerly line of Lot 3, Block 1, CONGRESS MEADOWS, according to the plat thereof as recorded in Plat Book 23, Page 140 of the Public Records of Palm Beach County, Florida;

thence Easterly, along the Northerly line of said Lot 3, Block 1, to the Easterly line of said Lot 3, Block 1;

thence Southerly along said Easterly line, and its Southerly extension, and along the Easterly line of Lot 3, Block 2, of said CONGRESS MEADOWS, to the Southerly line of Block 2 of said CONGRESS MEADOWS;

thence Easterly, along said Southerly line of Block 2, CONGRESS MEADOWS, to the Northwest corner of the plat of FLAMANGO LAKE WEST, according to the plat thereof as recorded in Plat Book 32, Pages 61 and 62 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Westerly line of said FLAMANGO LAKE WEST, to the Northerly right-of-way line of the Lake Worth Drainage District's L-6 Canal;

thence Westerly, along the Northerly right-of-way of the Lake Worth Drainage District's L-6 Canal, to the Easterly right-of-way line of South Congress Avenue;

thence Southerly along said Easterly right-of-way line of South Congress Avenue to the Southerly right-of-way line of the Lake Worth Drainage District's L-6 Canal;

thence Easterly along said Southerly right-of-way line to the Easterly line of lands described in Official Records Book 18522, Page 1742 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Easterly line to the Northerly right-of-way line of Palmarita Road;

thence Westerly, along the Northerly right-of-way line of Palmarita Road, to the Northerly extension of the Westerly line of said lands described in Official Records Book 7722, Page 187 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Northerly extension and along the Westerly line of said lands described in Official Records Book 7722, Page 187, to the Northerly line of the South three-eighths of the Northwest One-Quarter of the Northwest One-Quarter of Section 8, Township 44 South, Range 43 East, Palm Beach County, Florida;

thence Easterly, along said Northerly line, to the Easterly line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 8;

thence Southerly along said Easterly line, to the Southerly line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 8;

thence Westerly, along said Southerly line, to the Easterly line of the West-half of Lot 2A, Block 1, LAGUNA PARK NO. 1, according to the plat thereof as recorded in Plat Book 21, Page 53 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Easterly line of the West-half of Lot 2A, Block 1, to the Northerly right-of-way line of Oak Drive;

thence Westerly, along the Northerly right-of-way line of Oak Drive, to the Easterly right-of-way line of South Congress Avenue;

thence Southerly, along the Easterly right-of-way line of South Congress Avenue, to the Northerly line of lands described in Official Records Book 20199, Page 1050 of the Public Records of Palm Beach County, Florida;

thence Easterly, along said Northerly line, to the Easterly line of said lands described in Official Records Book 20199, Page 1050;

thence Southerly, along said Easterly line, to the Southerly line of said lands described in Official Records Book 20199, Page 1050;

thence Westerly, along said Southerly line, to the Easterly right-of-way line of South Congress Avenue;

thence Southerly, along the Easterly right-of-way line of South Congress Avenue, to the Northerly line of Lot 2, Block 3, LAGUNA PARK NO. 1, according to the plat thereof recorded in Plat Book 21, Page 53 of the Public Records of Palm Beach County, Florida;

thence Easterly, along said Northerly line of Lot 2, Block 3, to the Easterly line of said Lot 2, Block 3;

thence Southerly, along the Easterly lines of Lots 2 and 3 of said Block 3, LAGUNA PARK NO. 1, to the Northerly right-of-way line of the Lake Worth Drainage District L-7 Canal;

thence Westerly, along said Northerly right-of-way line of the Lake Worth Drainage District L-7 Canal, to the Easterly right-of-way of South Congress Avenue;

thence Southerly, along said Easterly right-of-way line of South Congress Avenue, to the Southerly right-of-way line of Cherokee Road;

thence Easterly, along the Southerly right-of-way of line of Cherokee Road, to the Easterly line of Lot 1, Block 2, MEADOW PARK, according to the plat thereof as recorded in Plat Book 22, Page 7 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Easterly line of Lots 1, 2 and 3 of said Block 3, MEADOW PARK, to the Northerly right-of-way line of Shawnee Road;

thence Westerly, along the North right-of-way line of Shawnee Road, to the Northerly extension of the East line of Lot 1, Block 4 of said plat of MEADOW PARK;

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thence Southerly, along said Northerly extension and along the Easterly lines of Lots 1, 2, 3, 4, 5 and 6 of said Block 4, to the Southerly line of Lot 6, Block 4;

thence Easterly, along the Northerly right-of-way line of Forest Hill Boulevard to the Easterly right-of-way line of Choctaw Road;

thence Northerly along the said Easterly right-of-way line of Choctaw Road, to the Northerly right-of-way line of Shawnee Road;

thence Easterly along the Southerly right-of-way line of Shawnee Road to the Northeast corner of Lot 1 Block 5 of the Plat of MEADOW PARK;

thence Southerly along the Easterly line of said Lot 1, Block 5 to the Northerly line of Lot 7 Block 5 of said plat of MEADOW PARK;

thence Easterly along the Northerly line of said Lot 7, Block 5, MEADOW PARK, to the Easterly line of the Westerly Half of said Lot 7;

thence Southerly along said Easterly line to the Northerly right-of-way line of Forest Hill Boulevard;

thence Easterly, along said Northerly right-of-way line of Forest Hill Boulevard to the Easterly right-of-way line of Prairie Road, thence Northerly along said Easterly right-of-way line of Prairie Road, also being the Westerly line of the plat of LAKE SHORE PLAZA as recorded in Plat Book 74, Page 106, of the Public Records of Palm Beach County, Florida;

thence Northerly, along the West line of said Plat of LAKE SHORE Plaza to the Northwest corner of said plat of LAKE SHORE PLAZA;

thence Easterly along the Northerly boundary of said plat of LAKE SHORE PLAZA to the Northeast corner of said plat of LAKE SHORE PLAZA as recorded in said Plat Book 74, Page 106;

thence Southerly along the Easterly line of said plat of LAKE SHORE PLAZA to the Northerly right-of-way line of Forest Hill Boulevard;

thence Easterly along said Northerly right-of-way line of Forest Hill Boulevard to the Westerly right-of-way line of Florida Mango Road;

thence Southerly, across Forest Hill Boulevard along the Westerly right-of-way line of Florida Mango Road to the Southerly right-of-way line of Forest Hill Boulevard;

thence Westerly along said Southerly right-of-way line of Forest Hill Boulevard to the Easterly line of lands described in Official Record Book 12073 Page 556 of the Public Records of Palm Beach County, Florida;

thence Southerly along said Easterly line to the Southerly line of Parcel 1 of lands described in Official Record Book 26535, Page 1743, Public Records of Palm Beach County, Florida;

thence Westerly along the Southerly line of said Parcel 1 to the Westerly line of said Parcel 1;

thence Northerly along the Westerly line of said Parcel 1 to the Southerly right-of-way line of Nelson Drive;

thence Easterly along the Southerly right-of-way line of Nelson Drive to the Easterly terminus of Nelson Drive;

thence Northerly along the Easterly terminus of Nelson Drive to the Northerly right-of-way line of Nelson Drive;

thence Westerly along the Northerly right-of–way line of Nelson Drive to its intersection with the Easterly right-of-way line of Prairie Road;

thence Northerly along the Easterly right of way line of Prairie Road to the Easterly extension of the North line of Lot 5 Block 7, of the plat of MEADOW PARK as recorded in Plat Book 22, Page 7 of the Public Records of Palm Beach County, Florida;

thence Westerly, along the Northerly line of said Lot 5, Block 7 and its Easterly and Westerly extensions, to the Westerly right-of-way line of Choctaw Road;

thence Southerly, along said Westerly right-of-way line of Choctaw Road to the Easterly extension of the North line of lands described in Official Record Book 24912, Page 232 of the Public Records of Palm Beach County, Florida;

thence Westerly, along said North line and its Easterly extension to the Westerly line of lands described in Official Record Book 24912, Page 323 of the Public Records of Palm Beach County, Florida;

thence Southerly along the Westerly line of lands described in Official Records Book 24912, Page 323 to the Northerly line of lands described in Official Records Book 26649, Page 23, of the Public Records of Palm Beach County, Florida;

thence Westerly, along said Northerly line to the Northwest corner of said lands described in said Official Records Book 26649, Page 23 Public Records of Palm Beach County, Florida;

thence Southerly along said Westerly line and its Southerly extension to the Southerly right-of-way line of Apalachee Road;

thence Easterly along the Southerly right-of-way line of Apalachee Road to the Westerly line of that certain 20 foot wide Service Alley adjoining Tracts "A and "B" shown on the plat of CONGRESS HEIGHTS as recorded in Plat Book 25, Page 192 Public Records of Palm Beach County, Florida;

thence Southerly along said Westerly line to the Northerly line of the Lake Worth Drainage District's L-8 Canal;

thence Westerly along said Northerly line and it's Westerly extension to the Westerly right-of-way line of South Congress Avenue;

thence Southerly along said Westerly right-of-way line of South Congress Avenue to the Northerly line of The Lodges of South Congress Avenue, a Condominium, as recorded in Official Record Book 4966, Page 1233, Public Records of Palm Beach County, Florida;

thence Westerly, along the Northerly line of said THE LODGES OF SOUTH CONGRESS AVENUE, a Condominium, to the Westerly property line of said THE LODGES OF SOUTH CONGRESS AVENUE, a Condominium;

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thence Southerly, along said Westerly line, to the Northerly line of Block 1, FROST PARK, according to the plat thereof as recorded in Plat Book 23, Page 188 of the Public Records of Palm Beach County, Florida;

thence Westerly, along said Northerly line of Block 1, and the Northerly line of Block A of said Plat of FROST PARK, to the Northeasterly corner of that parcel of land described in Official Record Book 5019, Page 1771 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Easterly line of that parcel of land described in Official Record Book, 5019, Page 1771, to the Southeasterly corner of that parcel of land described in Official Record Book 5019, Pg. 1771;

thence Westerly along the Southerly line of that parcel of land described in Official Record Book 5019, Pg. 1771 to the Southwest corner thereof;

thence Northerly along the Westerly lines of those two parcels of land described in Official Record Book. 5019, Page 1771 and Official Record Book 1693, Page 1273 its Northerly extension to the Northerly right-of-way line of the Lake Worth Drainage District's L-8 Canal;

thence Westerly along said Northerly right-of-way line of the Lake Worth Drainage District's L- 8 Canal to the Southwest corner of Fairview Villas Condominium as recorded in Official Record Book 2672, Page 1 and amended in Official Record Book 11735, Page 1390, Public Records of Palm Beach County Florida;

thence Northerly along the Westerly line of said Fairview Villas Condominium and its Northerly extension to the Northerly right-of-way line of Forest Hill Boulevard;

thence Westerly along the Northerly right-of-way line of Forest Hill Boulevard to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM said lands described in Official Records Book 13474, Page 668 of the Public Records of Palm Beach County, Florida.

Said herein described Congress Avenue District – Palm Springs CRA containing 221.0 Acres more or less.

LEGAL DESCRIPTION- LAKE WORTH ROAD DISTRICT – PALM SPRINGS CRA

A parcel of land lying in Sections 19, 20 & 30 Township 44 South Range 43 East and in
Sections 24 & 25 Township 44 South, Range 42 East, Palm Beach County, Florida.

Beginning at the intersection of the Northerly right-of-way line of Lake Worth Road with the Westerly right-of-way line of South Congress Avenue, thence Southerly, along the Westerly right-of-way line of South Congress Avenue, to the Southerly line of Lot A, Block 32 of PALM BEACH FARMS CO. PLAT NO. 7, according to the plat thereof as recorded in Plat Book 5, Page 72 of the Public Records of Palm Beach County, Florida;

thence Westerly, along the Southerly line of said Lot A, Block 32, to the Northeast corner of Lot B, Block 31 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence Southerly, along the Easterly line of said Lot B, Block 31, to the Southeast corner of said Lot B, Block 31;

thence Westerly, along the Southerly line of said Lot B, Block 31, to the Southwest corner of said Lot B, Block 31;

thence Northerly, along the Westerly line of said Lot B, Block 31, to the Easterly extension of the Southerly line of Lot A, Block 30 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence Westerly, along said Easterly extension of the Southerly line of Lot A, Block 30 and along the Southerly line of Lot A, Block 30, to the Southerly right-of-way line of the Lake Worth Drainage District L-12 Canal;

thence Southwesterly, along said Southerly right-of-way line, to the centerline of that certain 30 foot wide roadway lying between Blocks 28 & 29 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence Northerly, along said centerline, to the Easterly extension of the Southerly line of Lot A, Block 5 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence Westerly, along said Easterly extension of the Southerly line of Lot A, Block 5 and along the Southerly line of Lot A, Block 5, to the Easterly right-of-way line of Mar Mak Drive;

thence Northerly, along the Easterly right-of-way line of Mar Mak Drive, to the Southerly right-of-way of line of Lake Worth Road;

thence Westerly, along the Southerly right-of-way line of Lake Worth Road, to the Westerly right-of-way line of Mar Mak Drive;

thence Southerly, along said Westerly right-of-way line of Mar Mak Drive, to the Southerly line of the North 216 feet of Block 6 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence, Westerly along the Southerly line of the Northerly 216 feet of Block 6 and its Westerly extension, to the Westerly line of Block 6 of said PALM BEACH FARMS CO. PLAT NO. 7;
thence Northerly, along said Westerly line of Block 6 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Easterly line of Block 7;

thence Southerly along the Easterly right-of-way lines of Blocks 7 and 26 of said PALM BEACH FARMS CO. PLAT NO. 7, to the Southeasterly corner of Lot C of said Block 26;

thence Westerly, along the Southerly line of said Lot C, Block 26 and along the Southerly line of Lot C, Block 25 of said PALM BEACH FARMS CO. PLAT NO. 7, to the Easterly right-of-way line of Davis Road;

thence Northerly, along the Easterly right-of-way line of Davis Road, to the Southerly right-of-way of Lake Worth Road;

thence Westerly along the Southerly right-of-way line of Lake Worth Road to the Westerly right-of-way line of Davis Road ;

thence Southerly along the Westerly right-of –way line of Davis Road to the Northeasterly corner of lands described in Official Record Book 13379, Page 498 of the Public records of Palm Beach County, Florida;

thence Westerly, along the Northerly line of said lands described in Official Record Book 13379, Page 498 of the Public Records of Palm Beach County, Florida, to the Northwesterly corner of said lands described in said Official Record Book 13379, Page 498;

thence Southerly, along said Westerly line of lands described in Officials Record Book 13379, Page 498 to the Northerly right-of-way line of the Lake Worth District's L- 12 Canal;

thence Westerly along said Northerly right -of-way line to the Easterly right-of-way line of Coconut Road;

thence Northerly, along the Easterly right-of-way line of Coconut Road to the South right-of-way line of Lake Worth Road;

thence Westerly, along said Southerly right-of-way line of Lake Worth Road to the Easterly line of lands described in Official Record Book 23455, Page 1724;

thence Southerly along said Easterly line to the Southeast corner thereof;

thence Westerly along the Southerly line of lands described in said Official Record Book 23455, Page 1724 to the Easterly line of lands described in Official Record Book 27416, Page 1568;

thence Southerly, Westerly and Northerly along the boundaries of said lands described in Official Record Book 27416, Page 1568 to the Southerly right-of-way line of Lake Worth Road;

thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northerly extension of the East line of lands described in Official Record Book 29124, Page 1085;

thence Southerly along said East line and its Northerly extension to the Southeast corner of lands described in Official Record Book 29124, Page 1085;

thence Westerly, and Northerly along the boundaries of lands described in Official Record Book 29124, Page 1085, to the Southerly right-of-way line of Lake Worth Road;

thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northeast corner of lands described in Official Record Book 25162, Page 175;

thence Southerly, Westerly and Northerly along the boundaries of said lands described in Official Records Book 25162, Page 175 to the Southerly right-of-way line of Lake Worth Road;

thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northerly extension of the Westerly right-of-way line of Kirk Road;

thence Southerly along the Westerly right-of-way line of Kirk Road to the Southeast corner of lands described in Official Record Book 10066, Page 1573 of the Public Records of Palm Beach County, Florida;

thence Westerly along the Southerly lines of lands described in said Official Record Book 10066, Page 1573 and Official Record Book 27513, Page 896 of the Public Records of Palm Beach County, Florida, to the Southwest corner of lands described in said Official Record Book 27513, Page 896;

thence Northerly, Westerly, and Northerly, to the Southerly right-of-way line of Lake Worth Road;

thence Westerly, along said Southerly right-of-way line, to the Northeast corner of lands described in Official Record Book 30559, Page 47 of the Public Records of Palm Beach County, Florida;

thence Southerly, Westerly and Northerly along the boundaries described in said Official Record Book 30559, Page 47 to the Southerly right-of-way line of Lake Worth Road;

thence Westerly, along said Southerly right-of-way line of Lake Worth Road to the Easterly line of lands described in Official Record Book 30707, Page 1892 Public Records of Palm Beach County, Florida;

thence Southerly, along the Easterly lines of those parcels of land described in Official Record Book 30707, Page 1892 to the Southeasterly corner thereof;

thence Westerly along the Southerly line of that parcel of land described in Official Record Book 30707, Page 1892 to the Southwest corner of said parcel;

thence Northerly along the Westerly line of the parcels described in said Official Record Book 30707, Page 1892 to the Southerly line of that certain parcel of land described in Official Record Book 30123, Page 59, Public Records of Palm Beach County Florida;

thence Westerly along said Southerly line to the Westerly line of lands described in Official Record Book 30123, Page 59;

thence Northerly along said Westerly line to the Southerly right-of-way line of Lake Worth Road;

thence Westerly along said Southerly right-of-way line to the Easterly line of that parcel of land described in Official Record Book 15021, Page 1441 of the Public Records of Palm Beach County, Florida;

thence Southerly along said Easterly line of lands described in Official Record Book 15021, Page 1441, to the Southerly line of lands described in Official Record Book 15021, Page 1441;

thence Westerly, along said Southerly line of lands described in Official Record Book 15021, Page 1441 to the Westerly line of lands described in Official Record Book 15021, Page 1441;

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thence Northerly, along said Westerly line of lands described in Official Record Book 15021, Page 1441 to the Southerly line of that parcel of land described in Official Record Book 28718, Page 864, and its Easterly extension;

thence Westerly along said Southerly line of lands described in Official Record Book 28718, Page 864 to the Easterly right-of-way line of South Price Street;

thence Northerly along the Easterly right-of-way line of South Price Street to the Southerly right-of-way line of Lake Worth Road;

thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Westerly right-of-way line of Price Street;

thence Southerly along said Westerly right-of-way line of South Price St. to the Northerly right-of-way line of Cross Street;

thence Westerly along said Northerly right-of-way line of Cross Street to the Easterly right-of-way line of Military Trail;

thence Northerly along the Easterly right-of-way line of Military Trail to the Southerly right-of-way line of Springfield Street;

thence Easterly along the Southerly right-of-way line of Springfield Street to the Easterly line of lands described in Official Record Book 28530, Page 1370;

thence Southerly along said Easterly line of lands described in Official Record Book 28530, Page 1370 and its Southerly extension to the Southerly right-of-way line of Lakewood Road;

thence Easterly along the Southerly right-of-way line of Lakewood Road to the Westerly right-of-way line of 43rd Dr. South;

thence Southerly along said Westerly right-of-way line of 43rd Dr. South to the Westerly extension of the Northerly line of lands described in Official Record Book 29979, Page 1901 of the Public Records of Palm Beach County, Florida;

thence Easterly to the Northeast corner of lands described in Official Record Book 29979, Page 1901, also being the Easterly line of the Plat of Mc. S Acres, as recorded in Plat Book 21, Page 81, Public Records of Palm Beach County, Florida;

said Easterly line also being the Easterly line of the West Half of the East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 44 South, Range 42 East;

thence Southerly, along said Easterly line of the lands described in Official Record Book 29979, Page 1901 to the Northerly line of lands described in Official Record Book 29928, Page 662, Public Records of Palm Beach County, Florida;

thence Easterly along said Northerly line of lands described in Official Record Book 29928, Page 662 and its Easterly extension across Beverly Drive, to the Westerly line of lands described in Official Record Book 11605, Page 509;

thence Northerly along said Westerly line of lands described in Official Record Book 11605, Page 509 to the Northerly line of lands described in Official Records Book 11605, Page 509;

thence Easterly along said Northerly line to the Easterly line of lands described in Official Record Book 11605, Page 509;

thence Southerly along said Easterly line to the Northerly line of lands described in Official Record Book 27105, Page 638, Public Records of Palm Beach County Florida;

thence Easterly to a point on the Easterly right-of-way line of Kirk Road, said point also being the Northwest corner of lands described in Official Record Book 11182, Page 1779 Public Records of Palm Beach County, Florida;

thence Easterly, along the Northerly lines of lands described in Official Record Book 11182, Page 1779 and Official Record Book 27823, Page 780 to the Northeasterly corner of lands described in Official Record Book 27823, Page 780;

thence Northerly along the Westerly line of lands described in Official Record Book 2534, Page 377 to the Northwest Corner of lands described in said Official Record Book 2534, Page 377;

thence Easterly along the Northerly line of lands described in Official Record Book 2534, Page 377 to the Westerly right-of-way line of Serubi Avenue;

thence Northwesterly across Serubi Avenue to the Northwest corner of lands described in Official Record Book 25757, Page 1228;

thence Easterly along said Northerly line of lands described in Official Record Book 25757, Page 1228, to the Westerly line of lands described in said Official Record Book 25143, Page 314, Public Records of Palm Beach County Florida;

thence Northerly along said Westerly line to the Northwesterly corner of lands described in Official Record Book 25143, Page 314;

thence Easterly along the Northerly line of said lands described in Official Record Book 25143, Page 314 and across Corrigan Court, and along the North lines of lands described in Official Record Book 30509, Page 1289, and Official Record Book, 27235, Page 1781, and its Easterly extension to the Northeasterly corner of lands described in Official Record Book 11816, Page 1302 Public Records of Palm Beach County, Florida;

thence Northerly along the Westerly lines of lands described in Official Record Book 22880, Page 798, and Official Record Book 10507 Page 700 to the Northwesterly corner of lands described in Official Record Book 10507, Page 700;

thence Easterly along said Northerly line of lands described in Official Record Book 10507, Page 700 to the Westerly right-of-way line of Davis Road;

thence Southerly along the Westerly right-of-way line of Davis Road to the Westerly extension of the Northerly line of the lands described in Official Record Book 15838, Page 1636 ;

thence Easterly along said Northerly line of lands described in Official Record Book 15838, Page 1636 and its Westerly extension to the Westerly line of lands described in

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Official Record Book 29308, Page 1881;

thence Northerly along said Westerly line to the Northwesterly corner of lands described in Official Record Book 29308, Page 1881;

thence Easterly along the Northerly line of lands described in Official Record Book 29308 Page 1881 to the Northeasterly corner of said lands described in Official Record Book 29308 Page1881;

thence Southerly along the Easterly line of lands described in Official Record Book 29308, Page 1881, to the Southerly right-of-way line of 2nd Avenue North;

thence Northeasterly and Easterly along the Southerly right–of–way line of 2nd. Avenue North to the Southerly extension of the Easterly right-of-way line of Elizabeth Street;

thence Northerly along the Easterly right-of-way line of Elizabeth Street and its Southerly extension, to the Northwesterly corner of lands described in Official Record Book 24336, Page 812, Public Records of Palm Beach County, Florida;

thence Easterly along said Northerly line and its Easterly extension to the Easterly right-of-way line of Riedel Avenue;

thence Northerly along said Easterly right-of-way line of Riedel Avenue to the Northerly right-of-way line of Scanlan Avenue;

thence Easterly along the Northerly right-of-way line of Scanlan Avenue to the Westerly right-of-way line of South Congress Avenue;

thence Southerly along said Westerly right-of-way line of South Congress Avenue to its intersection with the Westerly extension of Northerly line of lands described in Official Record Book 27864, Page 24, Public Records of Palm Beach County, Florida;

thence Easterly along said Northerly line of lands described in Official Record Book 27864, Page 24, and its Westerly extension, to the Northeast Corner of said lands described in Official Record Book 27864, Page 24;

thence Southerly along the Easterly line of lands described in Official Record Book 27864, Page 24 and its Southerly extension to the Southerly right-of-way line of 2nd Avenue North;

thence Easterly along the Southerly right-of-way line of 2nd. Avenue North to the Southerly extension of the Easterly line of Block 19 of the plat of Englewood Manor as recorded in Plat Book 24, Page 52, of the Public Records of Palm Beach County, Florida;

thence Northerly along said Easterly line of said Block19 and its Southerly extension to the Southerly line of that certain 30 foot alley shown on said plat of Englewood Manor;

thence Easterly along said Southerly right- of- way line of said 30 foot wide alley to the Westerly right-of-way line of the 200 foot wide Lake Worth Drainage District's E-4 Canal;

thence Southeasterly along the Westerly right- of-way line of said 200 foot wide Lake Worth Drainage District's E-4 Canal to the Southerly right-of-way line of 2nd Avenue North;

thence continue Easterly and Southwesterly along said Lake Worth Drainage District's E-4 canal right-of-way (110 ft. wide) to the Northerly right-of-way line of Lake Worth Road;

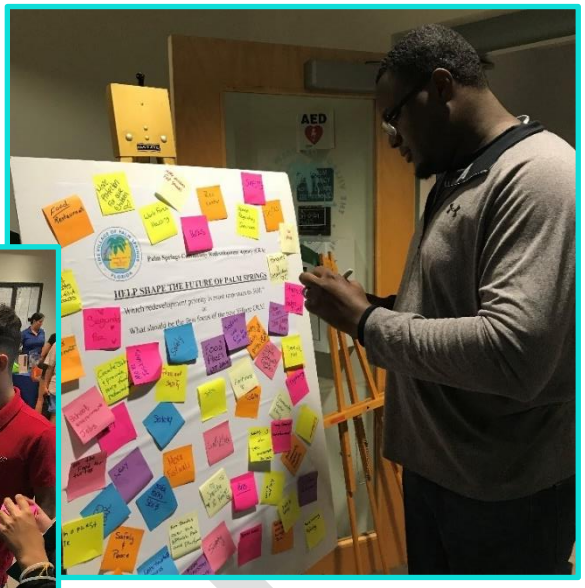
thence Westerly along said Northerly right-of-way line of Lake Worth Road to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM said lands described in Official Record Book 28707 Page 20 and Official Record Book 12607, Page 1070 of the Public Records of Palm Beach County, Florida.

Said herein described Lake Worth Road District – Palm Springs CRA containing 291.0 Acres more or less.

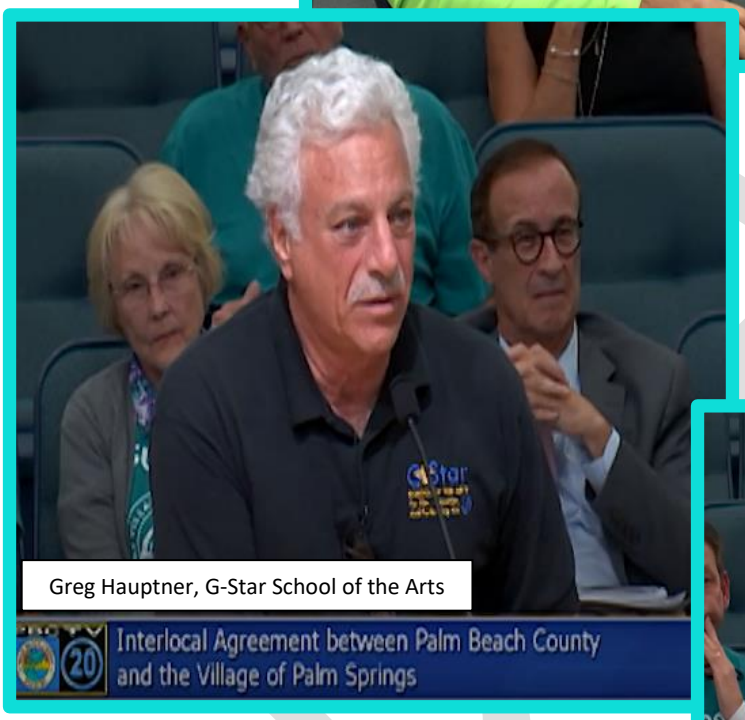
DRAFT

Community Input
on
Priorities for the
Palm Springs CRA



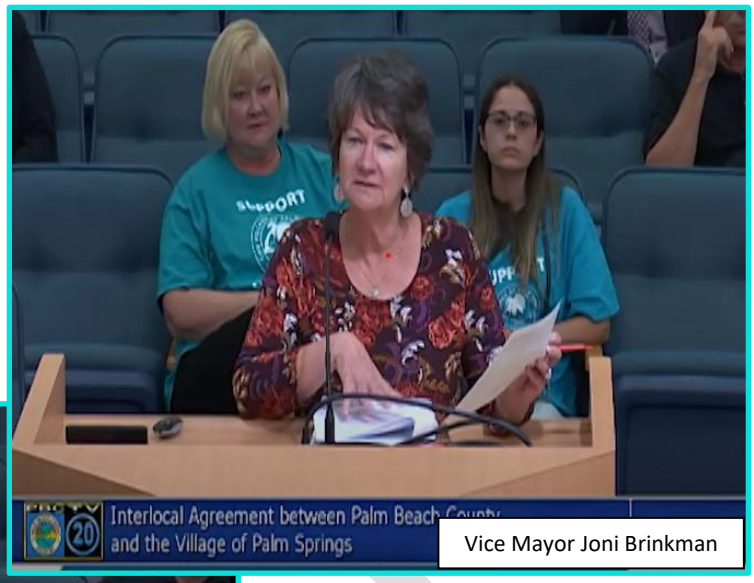
Residents providing
Letters of Support for CRA

Community Support for CRA:
Residents, Community Leaders and Mayor attend Board of County Commissioners hearings (August and September, 2019) to show support and speak on behalf of Village for delegation of authorities to create CRA



Community Support for CRA:

David Lin, PB Habilitation Center



Vice Mayor Joni Brinkman

Councilmember Gary Ready

Mayor Pro Tem Patti Waller

Councilmember Doug Gunther

Wellington Mayor Anne Gerwig
Immediate Past President, PBC League of Cities

Mary Lou Bedford, Central PB
Chamber of Commerce

STAKEHOLDER INTERVIEWS – Congress Avenue Corridor Study (February, 2016)

- Corridor is currently a "mish-mash" of uses.
- Proximity to airport, I95, WPB and Delray is a positive aspect
- Village should promote offices and manufacturing
- Assemblage of parcels should be encouraged to provide larger tracts for redevelopment
- Even small incentives can bring value to the corridor -- if Village paying attention to area, so will businesses
- Village doesn't need to regulate uses, but design and landscaping
- Allowance for small (light) manufacturing uses needed

- Streetscape can change the complexion of the corridor
- Village investment in the corridor (streetscape) can elevate values
- Uses do not need to be regulated, but appearance/aesthetics
- The Village needs a "fun" area (gathering place)
- Code should be amended to allow more uses by right and not require Special Exception approval
- Corridor is appropriate for car dealership cluster
- Pet boarding uses (marketed to airline passengers) would benefit from proximity to PBIA
- Medical office or small business offices, but Class A won't be supported
- Architectural standards cost money that property owners can't make up in rent

- Corridor is not attractive and needs a modern look
- Village should adopt a look (sidewalks, streetlights, landscaping)
- Regulatory fees are too burdensome (water/sewer connections, FDOT signalization, permit fees, etc.) and are cost-prohibitive for most small businesses
- Village needs to focus on aesthetics – create an attractive place for businesses

- Corridor has tremendous potential due to its central location and convenient access
- Need sanitary sewer along corridor to attract redevelopment – doesn't mind assessment program
- Need more flexibility in Code requirements (setbacks) – businesses need assistance, not obstacles
- No residential uses and no bars – need office and hotel in proximity to airport
- Encourage restaurants – should focus on national franchises that are destinations and create a restaurant row

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- With Australian/Southern access, can't understand why this segment hasn't taken off
- Off-Lease Only will be an attractor that will benefit other businesses
- This is not a retail corridor > heavy commercial/industrial uses should be encouraged
- Need to encourage conversion of residential to commercial to get more depth of commercial with assemblage of parcels
- Village should partner with a committee of business owners from the corridor to help sell (market/advertise) the area
- Need water/sewer capacity (lines) for heavy commercial and industrial uses
- Allow tilt wall construction, glass storefront look, bay doors in back for flexible commercial/industrial use
- Need approvals that allow businesses to move in and start operating, and phase property improvements to later years (3-5 after) to provide financial incentive
- Easier zoning/approvals needed as incentive

- Beautification of roadway needed
- Lower speed in vicinity of preschool desirable – perhaps a "school zone" could be designated
- Expedited permitting might help renovate the corridor

DRAFT

Village of Palm Springs

226 Cypress Lane • Palm Springs, Florida 33461-1699
561-965-4010 • www.vpsfl.org

November 14, 2019

Via U.S. Certified Mail
Board of County Commissioners of Palm Beach County
c/o Honorable Mayor Mack Bernard
301 North Olive Avenue
12th Floor
West Palm Beach, FL 33401

RE: Notification of Intent to Create Redevelopment Trust Fund for Palm Springs CRA

Dear Honorable Mayor and Commissioners:

The Village Council of the Village of Palm Springs, pursuant to the authorities delegated to it by the Palm Beach County Board of County Commissioners on September 16, 2019 (Resolution No. R2019-1463), intends on creating a Redevelopment Trust Fund for the newly created Palm Springs Community Redevelopment Agency (CRA), pursuant to Chapter 163, Part III, Florida Statutes, for allocation and deposit of funds to be used by the CRA to address blighting conditions and characteristics that are causing deterioration and economic distress.

This letter serves as formal notice to Palm Beach County and taxing authorities, pursuant to Chapter 163.346, Florida Statutes, that the Village Council of the Village of Palm Springs intends to consider an ordinance to create the Redevelopment Trust Fund for the Palm Springs CRA, on Tuesday, December 3 and Thursday, December 12, 2019 at 6:30 p.m. in the Council Chambers within Village Hall, located at 226 Cypress Lane, Palm Springs, Florida.

Note: Notice was previously provided to you that the Village Council intends to consider a resolution to adopt a community redevelopment plan for the Palm Springs CRA on Tuesday, December 3, 2019 at 6:30 p.m. (Note: The Palm Springs CRA Board will be considering the draft community redevelopment plan and transmitting its recommendations on Thursday, November 21, 2019 at 6:30 p.m., this meeting had previously been scheduled for November 14, 2019 at 6:30 p.m.)

We thank you for your ongoing assistance with our redevelopment effort.

Sincerely,

Richard J. Reade
Village Manager

c: Verdenia Baker, County Administrator, via Certified Mail
School District of Palm Beach County attn: Dr. Donald Fennoy II, via Certified Mail
South Florida Water Management District attn: Terrie Bates, via Certified Mail
Children's Services Council of Palm Beach County attn: Lisa Williams-Taylor, via Certified Mail
Health Care District of Palm Beach County, attn: Darcy Davis, via Certified Mail
Florida Inland Navigation District, attn: Mark Crosley, via Certified Mail
Dino Maniotis, Tax Roll Coordinator, Palm Beach County Property Appraiser
Dorothy Jacks, Palm Beach County Property Appraiser
Anne Gannon, Tax Collector
Bob Banks, Assistant County Attorney
Ramsay Bulkeley, PZB Director

Village of Palm Springs

Executive Brief

AGENDA DATE: November 21, 2019

DEPARTMENT: Planning, Zoning & Building

ITEM 9.2: Request Funding to Support Palm Springs CRA-related Costs - Village Council

SUMMARY:

As a newly created special dependent district, the Palm Springs Community Redevelopment Agency is not expected to receive tax increment financing (TIF) revenues from the Village and/or Palm Beach County until January 2021. However, the CRA is expected to have "start-up" costs during its first year (and possibly for additional future years), including the CRA's state of Florida Special District Fee, Errors and Omission insurance, legal counsel (Village Attorney and CRA Attorney), CRA website, consultants for modifications to the CRA Community Redevelopment Plan, etc.

Thus, as a dependent district, the Palm Springs CRA may request financial assistance from the Village Council during its initial year(s) and is recommended that the CRA request the Village Council to consider providing funding to support these costs until funding is available within the Palm Springs CRA's Trust Funds, which may be over a multiple-year period.

FISCAL IMPACT:

The Palm Springs CRA is not expected to receive tax increment (TIF) dollars until January 2021.

ATTACHMENTS:

Chapter 163.356, Florida Statutes

The 2019 Florida Statutes

163.356 Creation of community redevelopment agency.—

(1) Upon a finding of necessity as set forth in s. 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out the community redevelopment purposes of this part, any county or municipality may create a public body corporate and politic to be known as a "community redevelopment agency." A charter county having a population less than or equal to 1.6 million may create, by a vote of at least a majority plus one of the entire governing body of the charter county, more than one community redevelopment agency. Each such agency shall be constituted as a public instrumentality, and the exercise by a community redevelopment agency of the powers conferred by this part shall be deemed and held to be the performance of an essential public function. Community redevelopment agencies of a county have the power to function within the corporate limits of a municipality only as, if, and when the governing body of the municipality has by resolution concurred in the community redevelopment plan or plans proposed by the governing body of the county.

(2) When the governing body adopts a resolution declaring the need for a community redevelopment agency, that body shall, by ordinance, appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than nine commissioners. The terms of office of the commissioners shall be for 4 years, except that three of the members first appointed shall be designated to serve terms of 1, 2, and 3 years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of 4 years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term. As provided in an interlocal agreement between the governing body that created the agency and one or more taxing authorities, one or more members of the board of commissioners of the agency may be representatives of a taxing authority, including members of that taxing authority's governing body, whose membership on the board of commissioners of the agency would be considered an additional duty of office as a member of the taxing authority governing body.

(3)(a) A commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the county or municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.

(b) The powers of a community redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger

number. Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.

(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff.

(d) An agency authorized to transact business and exercise powers under this part shall file with the governing body the report required pursuant to s. 163.371(1).

(e) At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

(4) The governing body may remove a commissioner for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least 10 days prior to such hearing and has had an opportunity to be heard in person or by counsel.

History.—s. 2, ch. 77-391; s. 1, ch. 83-231; s. 6, ch. 84-356; s. 903, ch. 95-147; s. 4, ch. 98-314; s. 41, ch. 2001-266; s. 4, ch. 2002-294; s. 2, ch. 2006-307; s. 2, ch. 2019-163.

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