



**LOCAL PLANNING AGENCY BOARD AGENDA
REGULAR MEETING
Village Hall - Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Thursday, November 7, 2019
6:30 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.

- 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 Approve Palm Springs CRA Community Redevelopment Plan - Finding of Consistency with the Village's Comprehensive Plan

[Proposed Palm Springs CRA Redevelopment Plan](#)

[Chapter 163.360, F.S. - Community Redevelopment Plans](#)

[Chapter 163.362, F.S. - Contents of Community Redevelopment Plan](#)

[Future Land Use Element - Village of Palm Springs Comprehensive Plan](#)

10. ACTIONS AND REPORTS

11. VILLAGE MANAGER COMMENTS

12. VILLAGE COUNCIL COMMENTS

13. ADJOURNMENT

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 7, 2019

DEPARTMENT: Planning, Zoning & Building

ITEM 9.1: Approve Palm Springs CRA Community Redevelopment Plan - Finding of Consistency with the Village's Comprehensive Plan

SUMMARY:

The need for a Community Redevelopment Agency (CRA) was established on March 28, 2019, by the Village Council of Palm Springs (Resolution No 2019-09) based on the Finding of Necessity (FON) documentation required pursuant to Chapter 163, Florida Statutes. On September 16, 2019, the Palm Beach County Board of County Commissioners adopted Resolution No. R2019-1463 delegating the exercise of powers conferred by Chapter 163, Part III, Florida Statutes, "The Community Redevelopment Act of 1969" to the Village Council of the Village of Palm Springs, with the conditions outlined in the Interlocal Agreement. Utilizing this authority, the Village Council has begun the process of establishing the Palm Springs Community Redevelopment Agency, with two (2) districts - Congress Avenue District and the Lake Worth Road District.

Pursuant to Chapter 163.360(4), Florida Statutes, the Village Council has directed the preparation of a Community Redevelopment Plan in advance of the CRA being created. Prior to the newly created CRA Board convening to consider the proposed Community Redevelopment Plan, the plan must first be reviewed by the Village's Local Planning Agency (LPA) to ensure that it conforms (or is consistent) with the Village Comprehensive Plan, and make a recommendation to the Palm Springs CRA.

Consistency with Comprehensive Plan

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 in 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 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 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 multi-modal 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.)

Note: The draft Community Redevelopment Plan recommends that future comprehensive plan amendments and land development regulation modifications be considered after additional community input, discussions about the future of the CRA, and prioritization of long-term redevelopment strategies

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

Village staff recommends that the LPA make a finding that the proposed Palm Springs CRA Redevelopment Plan is consistent with the Village's Comprehensive Plan and recommend approval to the Palm Springs CRA Board.

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:

Proposed Palm Springs CRA Redevelopment Plan

Chapter 163.360, F.S. - Community Redevelopment Plans

Chapter 163.362, F.S. - Contents of Community Redevelopment Plan

Future Land Use Element - Village of Palm Springs Comprehensive Plan



PALM SPRINGS CRA COMMUNITY REDEVELOPMENT PLAN

October 31, 2019



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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.

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.

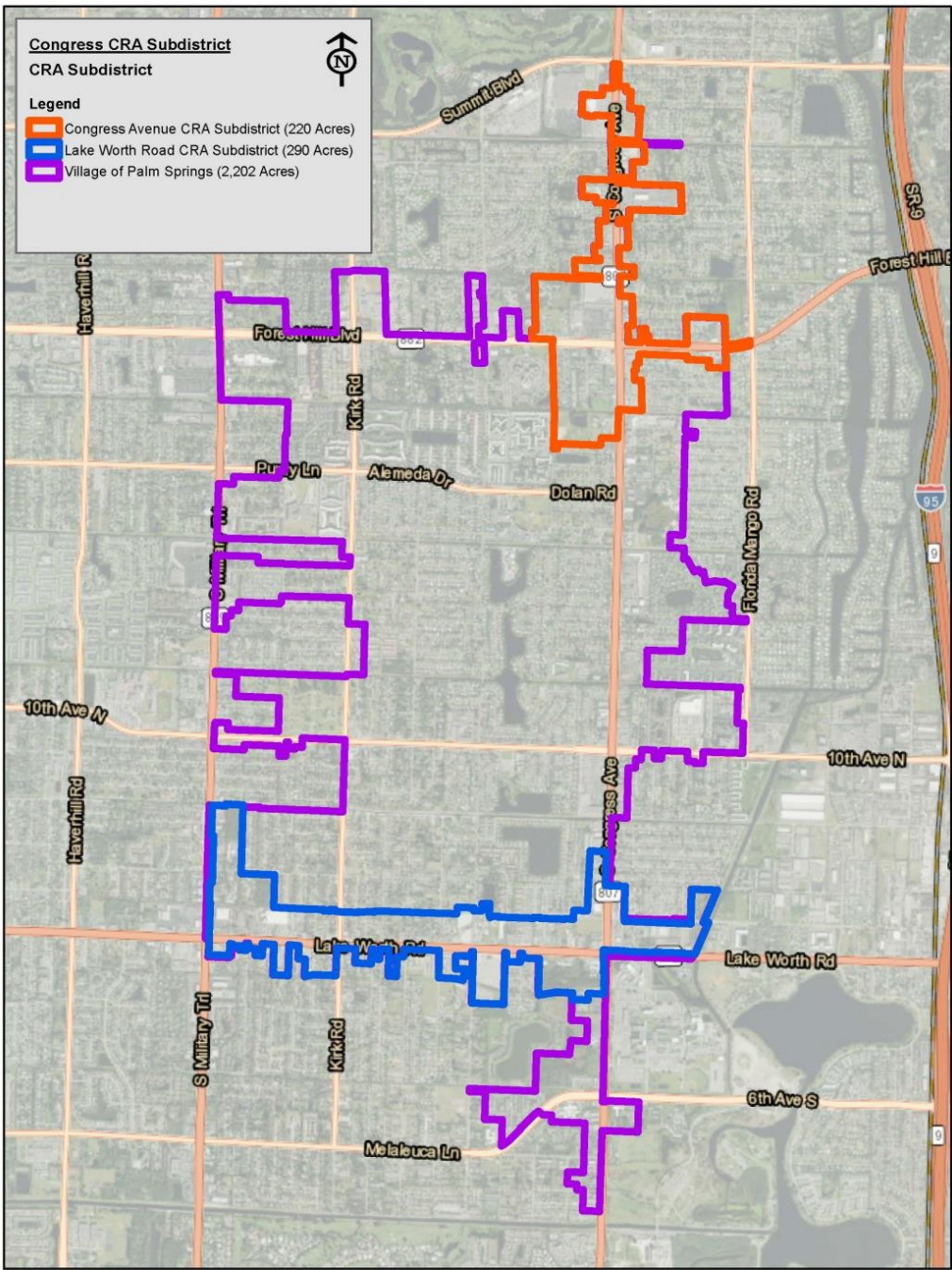
To administer the activities and programs that can be offered within the redevelopment areas the Village adopted the Finding of Necessity reports for the two (2) proposed CRA district within the Village of Palm Springs on March 28, 2019. On September 16, 2019, the Palm Beach County Board of County Commissioners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

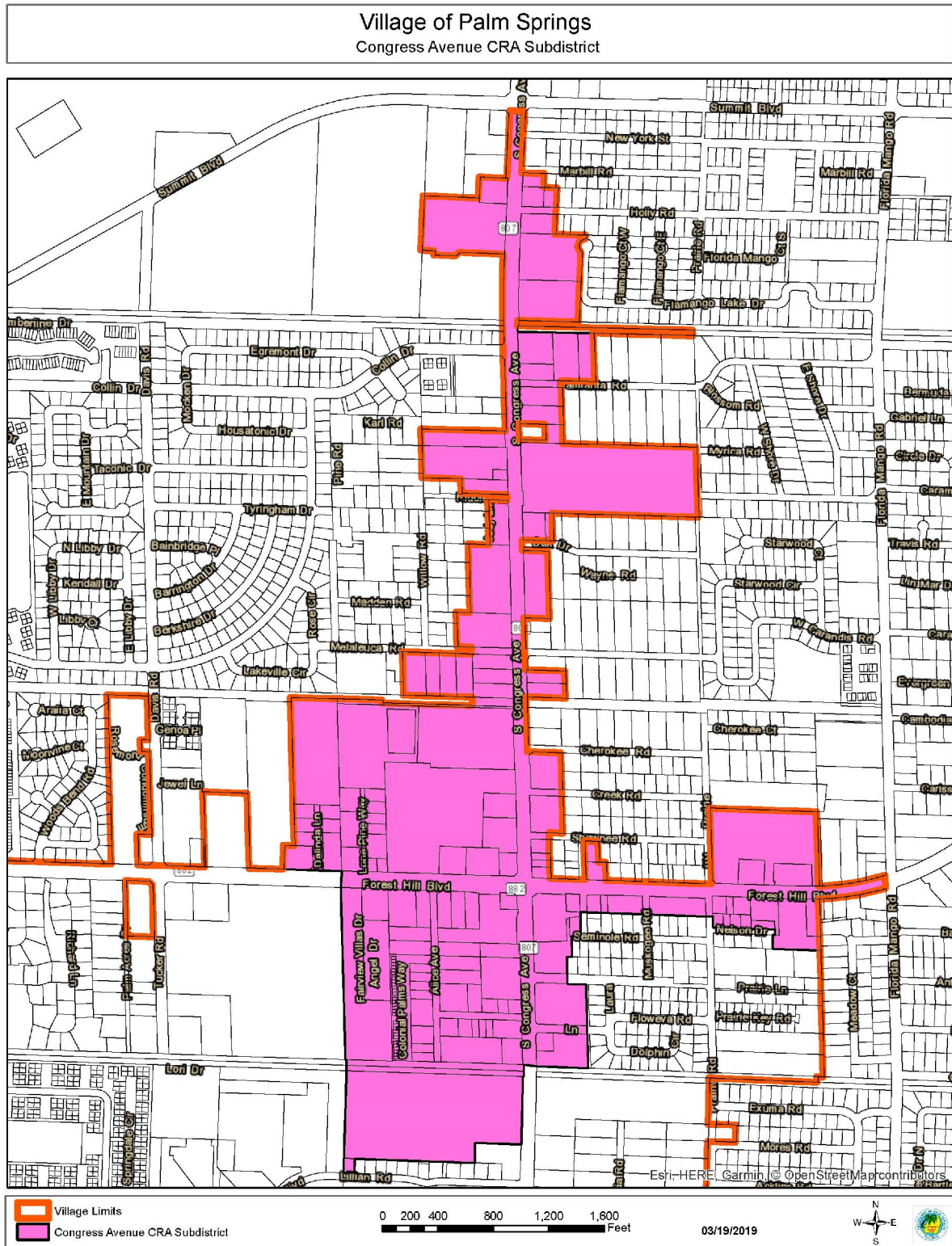
The Palm Springs CRA is approximately 510 acres in size (220 acres within the Congress Avenue district and 290 acres within the Lake Worth Road district) and about 18.8% of the Village's total acreage (2,712 acres), and is comprised of approximately 425 parcels.

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.

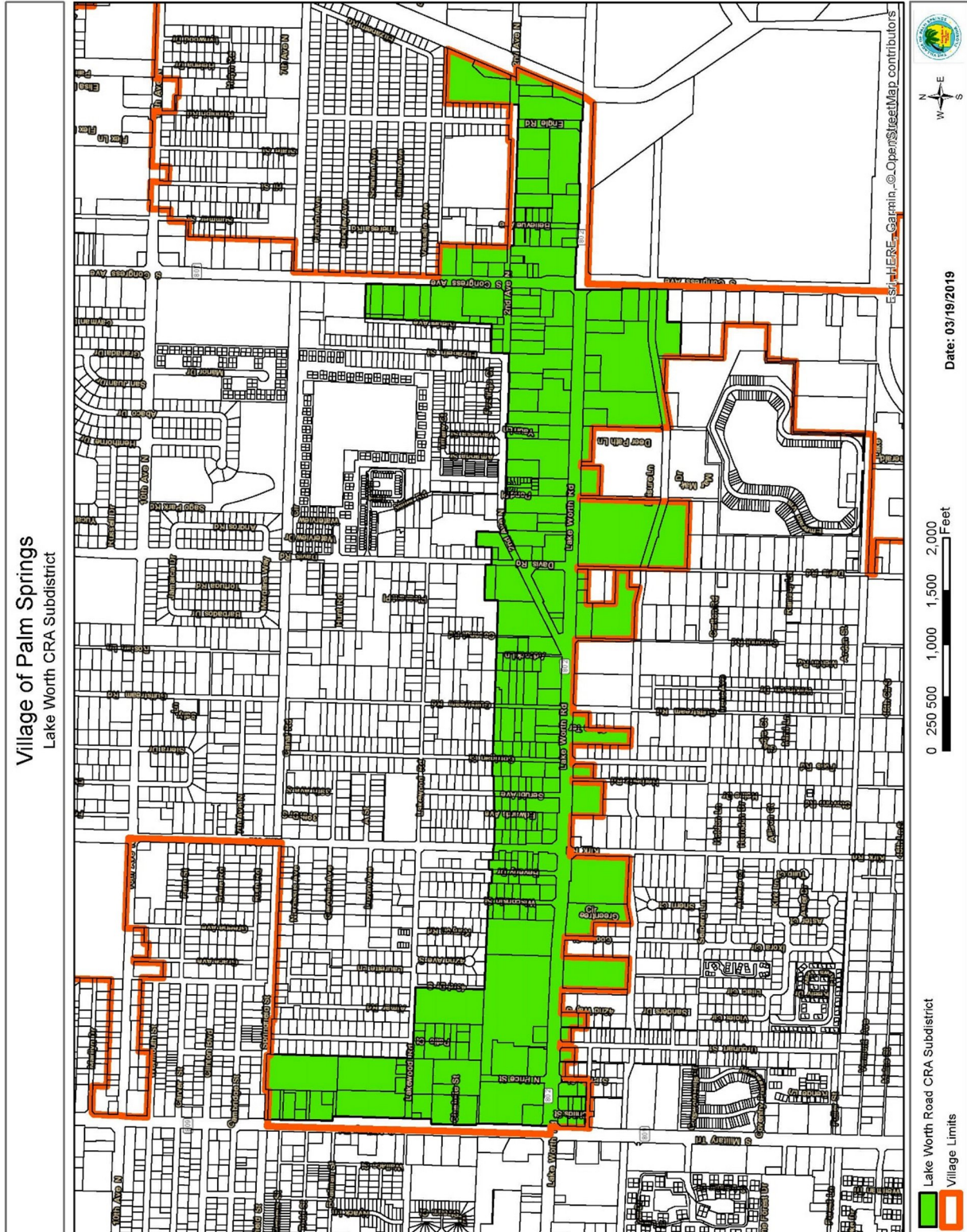
Map 1: Location of CRA



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.)



- 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.

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.

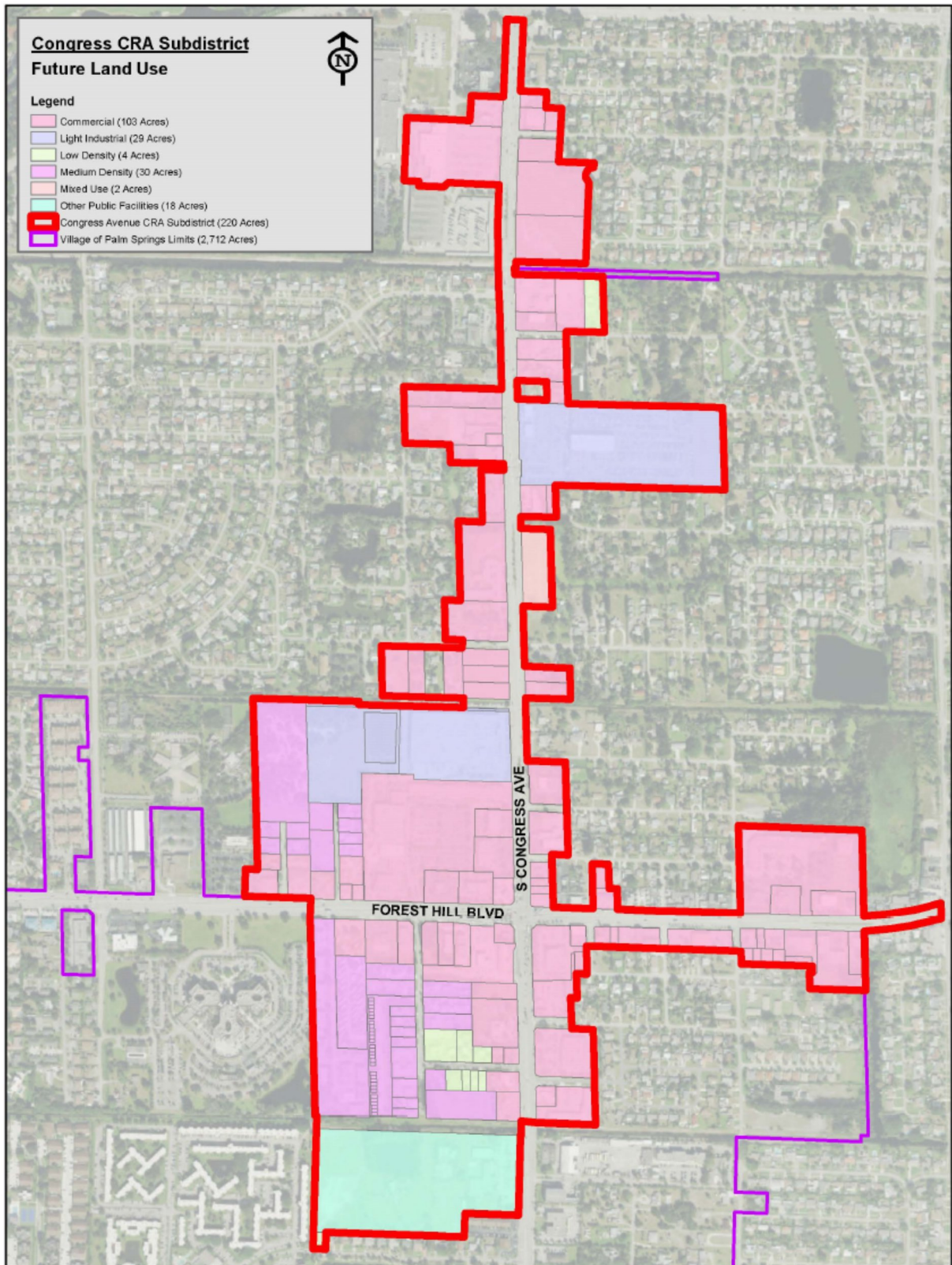
Table 1: Future Land Use in the CRA

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%

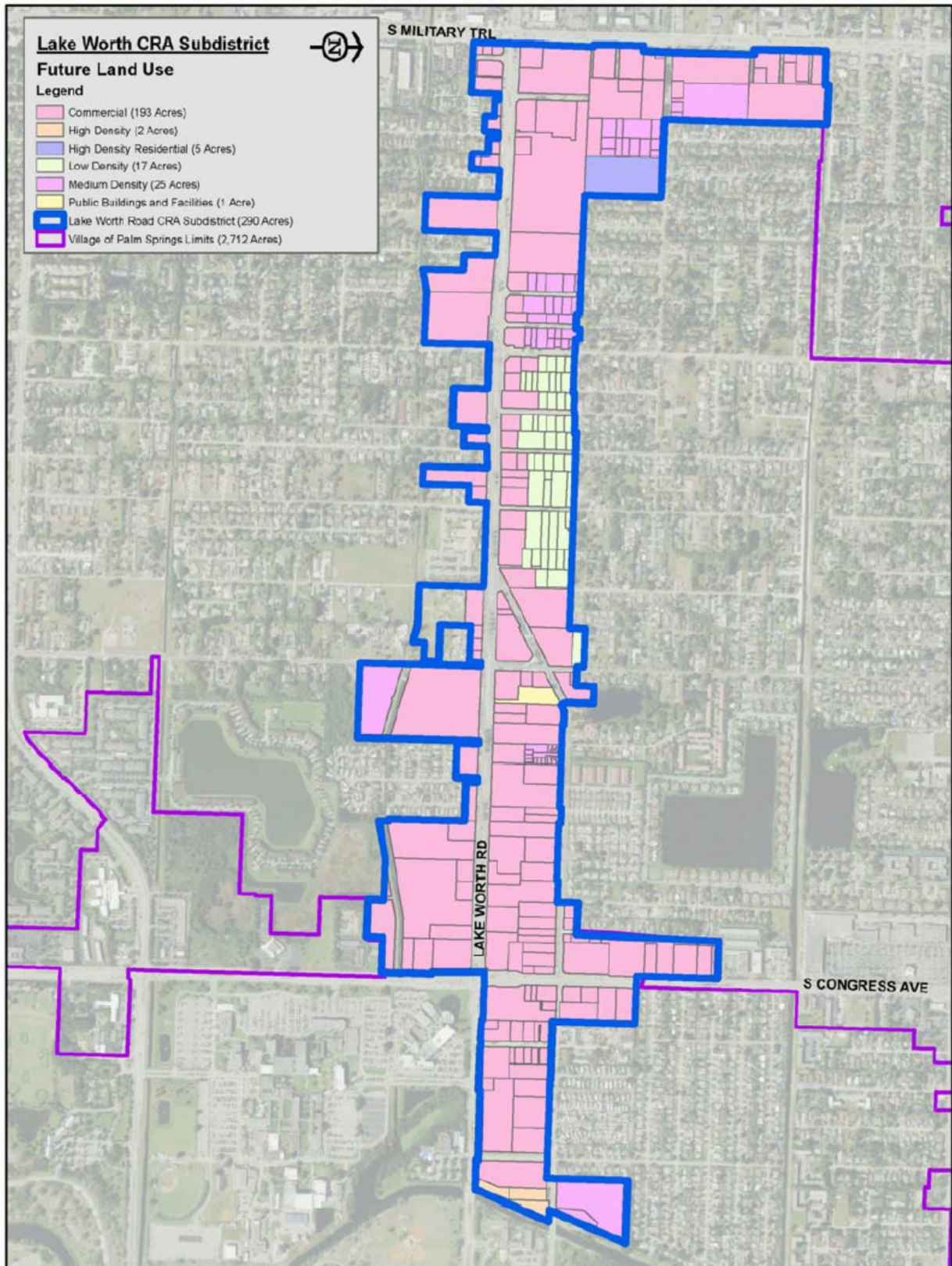
The CRA does not include public recreation lands or open space, as these uses are located central to the Village's residential neighborhoods and are not generally located along the commercial corridors. The Congress Avenue and Lake Worth Road corridors are characterized by low-rise commercial structures. 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. 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.

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.



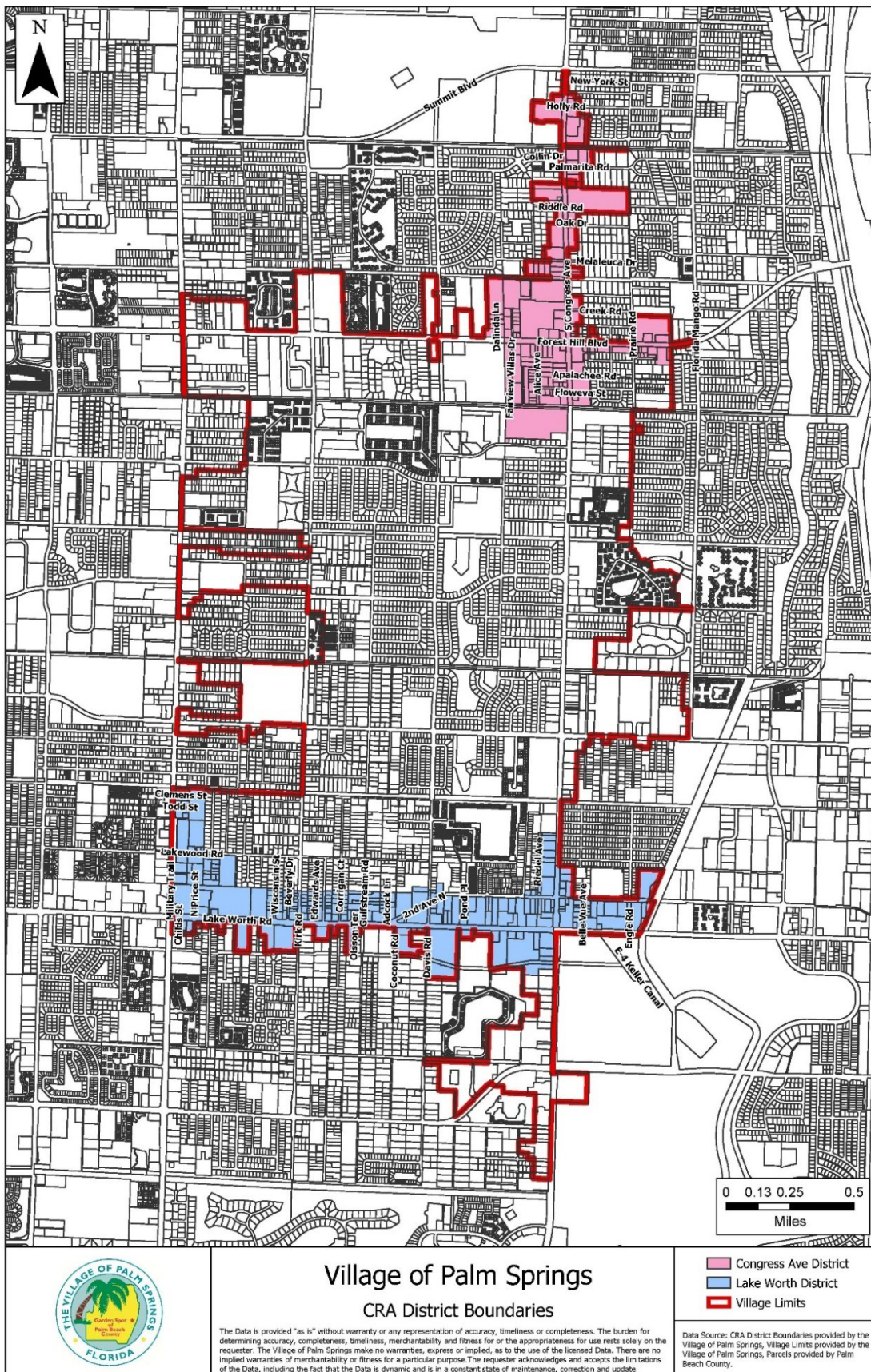
Both Congress Avenue and Lake Worth Road have noted safety concerns due to deficient design and lack of protections for non-motorized users, and

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
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Map 6: Roadway Network



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.

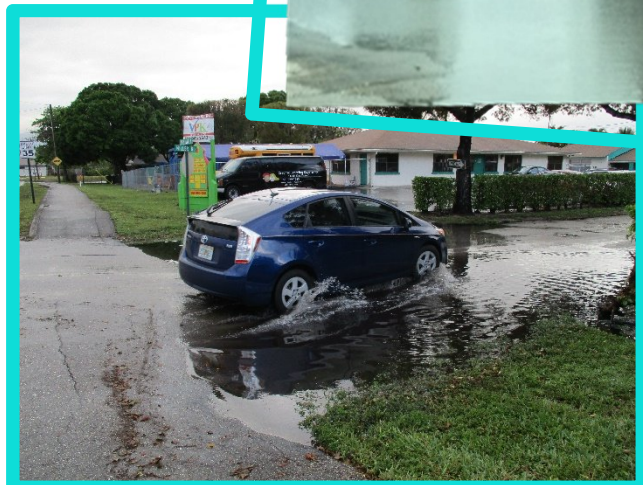
Palm Beach County Water Utilities Department (PBCWUD) operates and maintains the collection system within their service area. A significant deficiency in this system, which is stymying redevelopment efforts, is the lack of a sanitary sewer main along Congress Avenue, north of Forest Hill Boulevard (and 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.



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

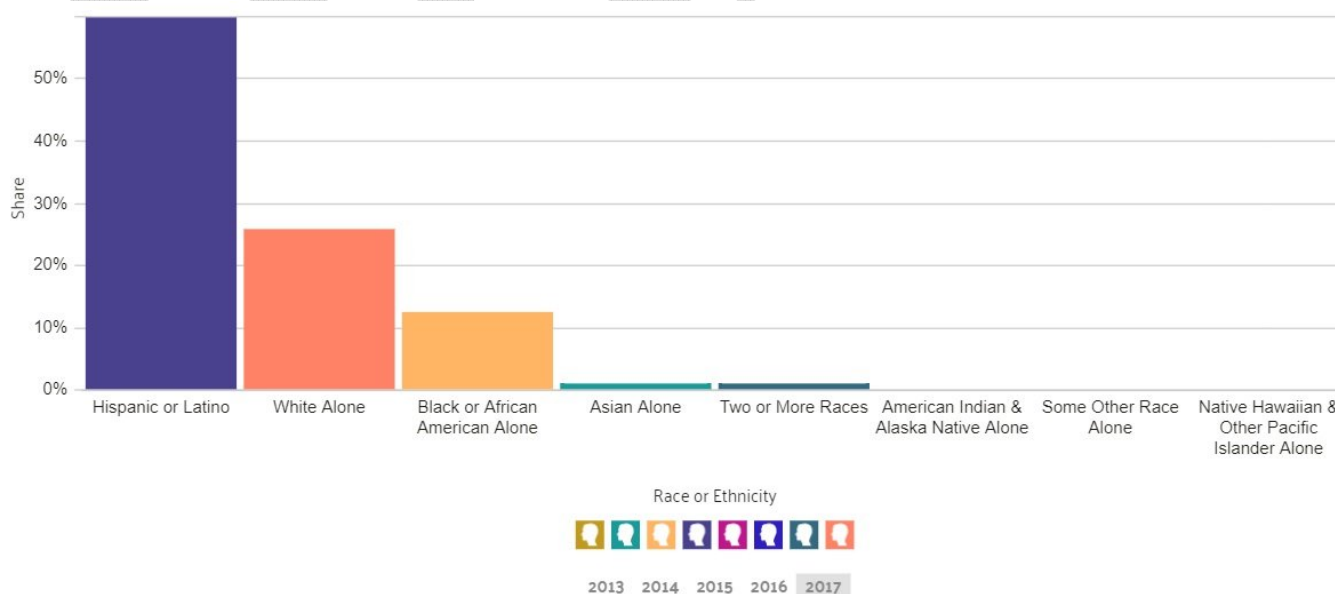
As presented in [Table 2](#) (below), while the Village's population has grown significantly between 2000 and 2018, much of that growth is due to annexation of residential neighborhoods. As a built-out community, new development has not been the impetus for the increase in population. In fact, a majority 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/>

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 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):

Total: 12k



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

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.

Attainable housing strategies, either mandatory or voluntary, provides an environment where workforce housing can and should be built side-by-side with market rate housing through:

- Housing density bonuses that provides incentives encouraging developers to create workforce housing voluntarily;
- Requiring developers to designate a portion of development as workforce residential units meeting requirements of an inclusionary housing program; and
- Participation in a Community Land Trust that provides land for attainable housing at all income limits.

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

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. 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.

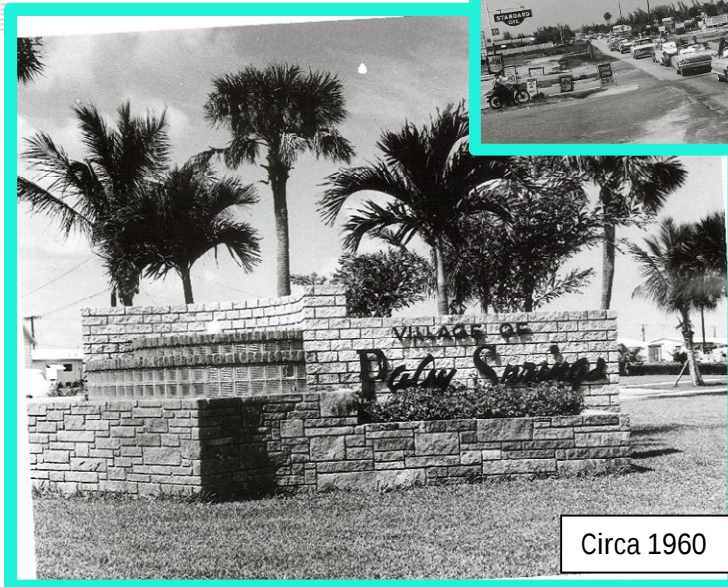


Table 6: Two-Year Action Plan

Year 1 1/1/2020-12/31/2020	Year 2 1/1/2021-12/31/2022	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

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 bond, bank loan, or Village "loan" 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	

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										

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										

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										

APPENDICES

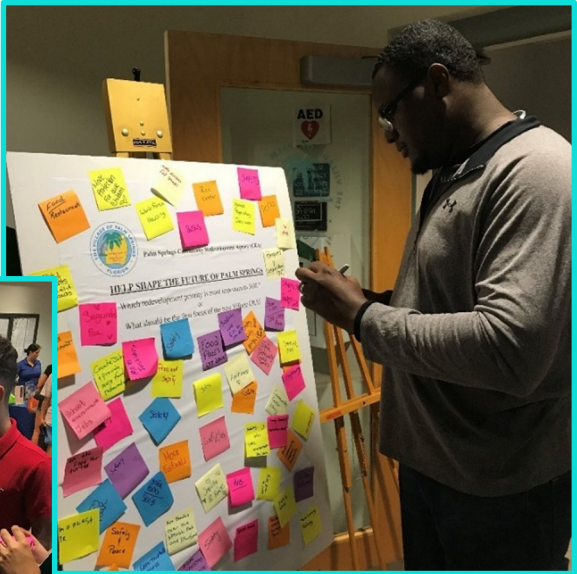
APPENDIX A: CRA LEGAL DESCRIPTION

DRAFT

APPENDIX B: COMMUNITY INPUT



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



Village Residents



Mayor Bev Smith



Greg Hauptner, G-Star School of the Arts

Interlocal Agreement between Palm Beach County
and the Village of Palm Springs



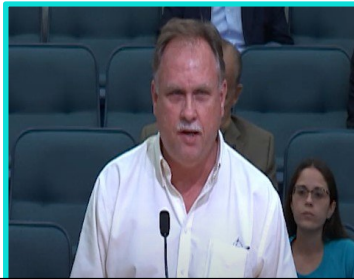
Laura Danowski, Town of Loxahatchee Groves



Village Attorney Glen Torcivia
and Village Manager Rich Reade

Resolution denying
for a Community

Community Support for CRA:

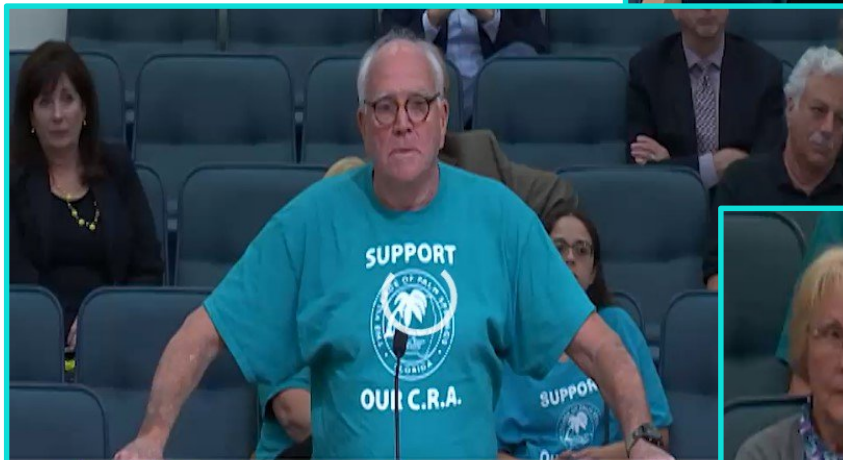


David Lin, PB Habilitation Center



Interlocal Agreement between Palm Beach County
and the Village of Palm Springs

Vice Mayor Joni Brinkman



Interlocal Agreement between Palm Beach County
and the Village of Palm Springs

Councilperson Gary Ready



Interlocal Agreement between Palm Beach County
and the Village of Palm Springs

Mayor Pro Tem Patti Waller

Councilperson Doug Gunther



Mary Lou Bedford, Central PB
Chamber of Commerce



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

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



- 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

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Title XI	Chapter 163	View Entire Chapter
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	INTERGOVERNMENTAL PROGRAMS	

163.360 Community redevelopment plans.—

(1) Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

(2) The community redevelopment plan shall:

(a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

(3) The community redevelopment plan may provide for the development and implementation of community policing innovations.

(4) The county, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.

(5) The community redevelopment agency shall submit any community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area. The governing body shall then proceed with the hearing on the proposed community redevelopment plan as prescribed by subsection (6).

(6)(a) The governing body shall hold a public hearing on a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the

community redevelopment area covered by the plan, and outline the general scope of the community redevelopment plan under consideration.

(b) For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a community redevelopment plan under subsection (7):

1. Within 30 days after receipt of any community redevelopment plan recommended by a community redevelopment agency under subsection (5), the county may provide written notice by registered mail to the governing body of the municipality and to the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. 163.355. If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and to the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of the plan under subsection (7) until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(7) Following such hearing, the governing body may approve the community redevelopment and the plan therefor if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The community redevelopment plan conforms to the general plan of the county or municipality as a whole;

(c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

(d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

(e) The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

(8) If the community redevelopment area consists of an area of open land to be acquired by the county or the municipality, such area may not be so acquired unless:

(a) In the event the area is to be developed in whole or in part for residential uses, the governing body determines:

1. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality;
2. That the need for housing accommodations has increased in the area;
3. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and
4. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.

(b) In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:

1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
2. Acquisition may require the exercise of governmental action, as provided in this part, because of:
 - a. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
 - b. Tax delinquency;
 - c. Improper subdivisions;
 - d. Outmoded street patterns;
 - e. Deterioration of site;
 - f. Economic disuse;
 - g. Unsuitable topography or faulty lot layouts;
 - h. Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or
 - i. Any combination of such factors or other conditions which retard development of the area.
3. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.

(9) Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.

(10) Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under s. 252.34(4), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a "blighted area," and the governing body may approve a community redevelopment plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment.

History.—s. 7, ch. 69-305; s. 3, ch. 77-391; s. 5, ch. 83-231; s. 6, ch. 83-334; s. 9, ch. 84-356; s. 26, ch. 85-55; s. 3, ch. 93-286; s. 5, ch. 94-236; s. 3, ch. 98-201; s. 6, ch. 98-314; s. 63, ch. 99-2; s. 4, ch. 2006-307; s. 33, ch. 2011-139; s. 3, ch. 2016-198.

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Title XI COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	Chapter 163 INTERGOVERNMENTAL PROGRAMS	View Entire Chapter
163.362 Contents of community redevelopment plan.—Every community redevelopment plan shall: (1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan. (2) Show by diagram and in general terms: (a) The approximate amount of open space to be provided and the street layout. (b) Limitations on the type, size, height, number, and proposed use of buildings. (c) The approximate number of dwelling units. (d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature. (3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood. (4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area. (5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. (6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part. (7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area. (8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor. (9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues. (10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted. (11) Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment		

agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. [163.360](#) before chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

History.—s. 5, ch. 77-391; s. 7, ch. 83-231; ss. 10, 22, ch. 84-356; s. 5, ch. 93-286; s. 6, ch. 94-236; s. 6, ch. 2002-294.

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Chapter I
Future Land Use Element
Goal, Objectives, and Policies

- Goal:** "A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village."
- Objective A:** Maintain Palm Springs primarily as a residential area consistent with the densities established in the Comprehensive Development Plan and Future Land Use Map, and which offers a variety of housing types that follow locational and design parameters to guide residential development and redevelopment decisions, by utilizing innovative land development concepts such as Planned Unit Developments and mixed-use concepts.
- Policy A.1:** Any vacant, undeveloped single family lots within the residential hub of Palm Springs shall be developed only as single family detached dwellings.
- Policy A.2:** Encourage the development of planned developments (townhouse, zero lot line) projects as an alternative single family living style to accommodate the demand and to preserve the character of the Village, and incorporate regulations into the Village of Palm Springs' Comprehensive Zoning Ordinance.
- Policy A.3:** Promote the location of multi-family residential development in areas with direct access to collector or arterial streets. The location of multi-family residential development shall be consistent with the high and medium density residential areas established on the Future Land Use Map.
- Policy A.4:** Utilize the Planned Unit Development and/or mixed use concepts on large tracts of land as an alternative way to meet residential demands and when it is consistent with the overall character of Palm Springs.
- Policy A.5:** Separate and buffer intense multi-family residential and cluster development areas from single family residences through the landscape regulations in the Village of Palm Springs' Comprehensive Zoning Ordinance.
- Policy A.6:** Continually maintain and update, when necessary, development regulations which assure efficient, high quality residential design construction, and redevelopment activities.
- Policy A.7:** In an effort to maintain the amenities and quality of life typified by the residential character of Palm Springs, the Village shall approve, where

necessary, ordinances pertaining to noise, pollution, and other nuisances deemed offensive or contrary to acceptable standards of the community.

Policy A.8: The Village shall continuously review and amend its Official Zoning Map to ensure it's consistency with the Village of Palm Springs Future Land Use Map.

Policy A.9 The Village shall allow for the development of live-work units within residential land use districts.

Objective B: Develop commercial development standards in Palm Springs that are in line with an intensity of development that is consistent with that established on the Future Land Use Map and which is oriented primarily to serving the needs of residents while maintaining the integrity of residential areas.

Policy B.1: Development of neighborhood and community type commercial areas as opposed to regional or strip centers, by identifying and establishing a CN - Commercial Neighborhood and CG - Commercial General Zoning Districts in the Village of Palm Springs' Comprehensive Zoning Ordinance.

Policy B.2: Limit commercial development to areas with direct access to collector and arterial streets if it is consistent with the Village's residential character and the Future Land Use Map.

Policy B.3: Limit strip commercial development by encouraging concentrations of mixed commercial uses that limit and control access to and from these areas. Mixed commercial uses shall be encouraged when they are consistent with the locations established on the Future Land Use Map and when adjacent residential areas are properly protected through adequate building separations, buffering, lighting control, landscaping, etc.

Policy B.4: Separate and/or buffer commercial development from residential areas within the Village consistent with landscape regulations established in the Village of Palm Springs' Comprehensive Zoning Ordinance.

Policy B.5: Develop, within the land development code, and overlay zoning district which shall allow for the transition from residential to commercial along arterial roadways while protecting existing residential from adverse impacts of such development through building spacing, buffering, lighting control, landscaping, etc.

Objective C: The Light Industrial Future Land Use category shall allow as permitted uses establishments which will accommodate employment centers using light-assembly, manufacturing, warehouse, distribution, showroom, and non-local office needs of the Village.

- Policy C.1:* The uses most appropriate in this land use category, aside from the uses listed in Objective C, shall also include:
1. Limited commercial uses where it is related to or supportive of the primary employers and businesses in areas zoned Light Industrial.
 2. Office supply convenience, retail, hotel, limited restaurant uses and day care centers will be allowed as ancillary uses based on meeting adequate buffering, access, and performance criteria established in the Land Development Code.
 3. Accessory commercial uses serving employees within the complex may be allowed provided the commercial uses are integrated within the industrial complex and do not exceed ten percent (10%) of the intensity of the entire project.
- Policy C.2:* Light Industrial areas shall be required to meet additional zoning and performance requirements outlined in the Land Development Code.
- Policy C.3:* Areas designated as Light Industrial on the Future Land Use Map shall only be located within an area contingent upon compatibility with surrounding uses and the availability of adequate public facilities and services.
- Policy C.4:* Light industrial development shall not exceed a floor area ratio (FAR) of 1.0 and the maximum impervious surface for development within this category shall not exceed 85% of the total acreage.
- Policy C.5:* It is intended that the land development code will have an overlay zoning district which will allow for a mixture of commercial and light industrial uses along with appropriate development standards as included in the code.
- Objective D:** Provide land areas for meeting community facilities needs of Palm Springs' residents consistent with the land designations on the Future Land Use Map for Public Buildings, Facilities and Government.
- Policy D.1:* Reserved.
- Policy D.2:* Maintain the Village administrative complex as the governmental focal point of the community.

- Policy D.3:* Meet the social, cultural and civic needs of Palm Springs’ residents through the maintenance of adequate sites for institutional uses, as depicted as Public Buildings, Facilities and Government use on the Future Land Use Map.
- Objective E:*** Development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources and the Village character, as prescribed in the Future Land Use Goal.
- Policy E.1:* The developer/owner of any site, except for single family residences, shall be responsible for the on-site management of stormwater runoff at the time of development or redevelopment in a manner so that post-development runoff rates, volumes and pollutant loads are the same as pre-development conditions.
- Policy E.2:* The Village land development regulations shall address and limit activities which have the potential to contaminate land and water resources, and protect designated wildlife habitats.
- Policy E.3:* The Village shall protect potable water wellfields by maintaining and enforcing a Wellfield Protection Ordinance in defined aquifer recharge areas within the Village limits.
- Policy E.4:* At the time of each required Comprehensive Development Plan update, the Village shall identify, designate and protect under provisions of the Standard Housing Code, areas of historical significance.
- Objective F:*** Meet Level of Service standards for all public facilities and services facilitated by proposed future land uses at the time of, and concurrent with, land development and/or redevelopment of areas in Palm Springs.
- Policy F.1:* All development orders and permits necessary prior to future development and redevelopment activities shall be issued only if public facilities and services necessary to meet Level of Service standards are available concurrent with the impacts of the development.
- Policy F.2:* Require, at the time of site plan review, that all on-site lands for rights-of-way, easements, etc., be conveyed to the proper authority prior to issuance of Certificates of Occupancy.
- Policy F.3:* The development of residential and commercial land shall be in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection services, emergency medical service, and the like.

Policy F.4: New development and redevelopment activities shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development. This shall be made a condition to site plan approval.

Policy F.5: The Village shall continue to protect it's residents through certain performance standards against nuisances (e.g., noise; smoke and emissions; odors; toxic or noxious matter; radiation; radio or television interference; fire and explosion hazards; humidity, heat and glare; and the like.).

Policy F.6: Development for the Cornerstone Plan Amendment (17.93 acres) located at 2765 10th Avenue shall be limited to 175,000 square feet.

Objective G: Manage future growth and development in the Village of Palm Springs through the preparation, adoption, implementation and enforcement of land development regulations and to coordinate future land uses with the appropriate topography, soil conditions and the availability of facilities and services; encourage the prevention, elimination or reduction of uses inconsistent with the Future Land Use Goal and Future Land Use Map; and, manage redevelopment, renewal or renovation in the Village.

Policy G.1: Adopt, update, where necessary, and enforce land development regulations that shall contain specific and detailed provisions required to implement the Comprehensive Development Plan, and which, as a minimum:

- ☐ Regulate the subdivision and platting of land.
- ☐ Regulate the use, intensity and location of land development in a manner that is compatible with adjacent land uses and provides for open space.
- ☐ Protect Conservation Use lands designated on the Future Land Use Map and those delineated in the **Conservation Element**.
- ☐ Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater management.
- ☐ Regulate signage.
- ☐ Ensure safe and convenient onsite traffic flow and vehicle parking needs through the Site Plan review process and off-street parking regulations.

- ☐ Ensure that public facility, utility and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities, and services is concurrent with development.
- ☐ Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public (community) facilities below the Level of Service standards adopted in this Comprehensive Development Plan.
- ☐ Ensure the proper maintenance of building stock and property by continually updating and enforcing adopted housing, building and related construction codes.

Policy G.2: Land development standards for residential land use densities shall be as follows:

Low density residential - .01 to 5.80 residential units per gross acre; and

Medium density residential - 5.81 to 10.0 residential units per gross acre; and

High density residential – 10.01 to 19.0 residential units per gross acre.

Policy G.3: Land development standards for non-residential land use intensities shall be as follows:

Commercial	0.50 floor area ratio
Public Buildings and Facilities	0.40 floor area ratio
Other Public Buildings	0.40 floor area ratio

Policy G.4: Existing land uses which are inconsistent with the character of the Village shall be eliminated upon redevelopment. Exceptions may be made if the rebuilding of the structure does not threaten public safety.

Objective H: Pursuant to Chapter 333, F.S., the Village will regulate land development activity in the vicinity of Palm Beach International Airport and Palm Beach County Park (Lantana) Airport to ensure compatibility and consistency with operations, expansion plans and safety needs per the Airport Master Plans.

Policy H.1: The Village shall enter into an interlocal agreement with Palm Beach County to jointly adopt, administer, and enforce airport protection zoning

regulations for identified airport hazard areas to assure compliance with the minimum requirements of Chapter 333, F.S., and to deter encroachment into airport operational areas or airspace surfaces.

Objective I: At the time of site plan review, coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

Policy I.1: As part of the site plan review process, coordinate requests for development orders, permits or project proposals, as appropriate, with adjacent municipalities, Metropolitan Planning Organization, Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District, and State and Federal Agencies.

Objective J: The Village shall continue to encourage annexation efforts as a means to pursue future annexations that are consistent with local and State laws.

Policy J.1: The Village shall consider requests for voluntary annexation into the Village when those lands are logical extensions of the existing Village limits, when services can be properly provided and when proposed uses are compatible with the Village's Comprehensive Plan. For the purpose of this Policy, an annexation shall be considered as a logical extension if it meets the technical criteria of State law applicable to annexation. Services will be considered as being properly provided if the existing or planned public facilities can support the land uses and densities proposed in the area to be annexed consistent with the level of service standards set forth in this plan.

Policy J.2: Continue an annexation policy plan that is consistent with Palm Beach County's annexation policies.

Policy J.3: Coordinate the **Future Land Use Element** with the **Capital Improvements Element** and **Intergovernmental Coordination Element** of this Comprehensive Development Plan to establish a cohesive and coordinated approach to future annexations, as part of the site plan review process and prior to the issuance of permits.

Policy J.4: The Village shall continue its informal annexation agreement policies with the County for properties located in the Target Annexation Area. The policy allows controlled growth in a manner that is not in conflict with adjacent uses and in areas with the proper infrastructure in place.

Policy J.5: Annexations shall not create new enclaves, and shall reduce or eliminate existing enclaves when feasible.

Policy J.6: Continue to promote annexation of land where service delivery systems in the annexed area will be consistent with and equal to those provided for existing corporate lands.

Policy J.7: Require infrastructure services to be available to a proposed annexation area at the level that is consistent with the Village's adopted level of service standards.

Objective K: Discourage urban sprawl in order to achieve a compact urban form. Measures to accomplish this objective shall include concurrency management requirements and site development regulations such as access management, and intensity and density limitations consistent with this Plan.

Policy K.1: All land uses that have been developed or approved for development within the Village must be adequately served by existing public utilities and services before the Village may approve any new development, redevelopment, or annexations that would require use of these utilities and services. These utilities and services shall include the following for which the Village has set a Level of Service Standard, including:

- Water facilities
- Sewer facilities
- Drainage facilities
- Roadways
- Recreational facilities

Policy K.2: The Village shall direct urban growth to areas which can be served efficiently by public services and facilities in conformance with local land development regulations and the Village's five-year plan for capital improvements to discourage the proliferation of urban sprawl.

Policy K.3: No land use approval for new development, redevelopment or annexation shall cause facilities or services to fall below the Village's adopted local Level of Service Standards, as contained in the Capital Improvements Element of this Comprehensive Plan. Public facilities and services necessary to serve the proposed development, redevelopment, or annexation must be available, at the Village's adopted local levels of service, concurrent with the impacts of development.

Policy K.4: All development shall be compatible with and complementary to surrounding land uses and shall not negatively affect existing approved activities.

Objective L: Require, through the land development and site plan review processes, that suitable land is made available for utility facilities necessary to support all

proposed development.

Policy L.1: The Village shall continue to enforce the Adequate Facilities Ordinance to ensure that facilities and services meet acceptable levels of service.

Policy L.2: The approval and authorization of development within the Village shall be concurrent with the provision of utility service. Concurrency shall be defined in the Adequate Facilities Ordinance.

Policy L.3: The site plan review process in the Village of Palm Springs' Comprehensive Zoning Ordinance shall be written to specifically condition the issuance of permits on the availability of facilities and services necessary to proposed development.

Objective M: The Village shall continue to coordinate with Palm Beach County School Board on the location of new schools within land uses designated as Educational and Medium Density Residential.

Policy M.1: The Village shall allow, by right, all schools in the Educational and Medium Density Residential land use categories. At a minimum, the threshold acreage for new schools shall be as follows:

- a. Elementary Schools - A minimum of four (4) acres for the first two hundred (200) students, plus one (1) acre for each additional one hundred (100) students.
- b. Middle of Junior High Schools - A minimum of five (5) acres for the first three hundred (300) students plus one (1) acre for each additional one hundred (100) students.
- c. Senior High Schools - A minimum of seven (7) acres for the first three hundred (300) students plus one (1) acre for additional students up to one thousand (1,000) students; thereafter, one (1) acre for each one hundred (100) students.

Policy M.2: The Village shall advise the School Board of all Plan amendments, development orders and other land-use decisions that modifies or adds any residential designation or increase in residential density, at least 30 days prior to the first public hearing, consistent with the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning", which was approved by the Village Council via Resolution 2016-04, on January 14, 2016. In addition to the Government zoning district, schools shall be allowed in the RM and RH zoning districts.

Policy M.3: The Village shall request that the School Board submit for review information on renovations, additions, and proposed expansion on property owned by the School Board to assure the availability of public facilities and infrastructure as the proposal relates to future planned improvements.

Objective N: The Village shall encourage the development of a variety of innovative typers of mixed-use projects.

Policy N.1 The Village shall encourage and promote sustainable development by establishing a mixed use land designation and mixed use land development district regulations.

Policy N.2 The mixed land use designation is an umbrella category which requires a non-residential designation and a residential designation, for a minimum of two distinct land uses. The projecdt shall have minimum and maxium intensities/densities for each land use.

- Residential Density: The maximum number of units for the parcel shall be calculated by multiplying the total acreage of the parcel by the density permitted through the specified residential land use designation.
- Nonresidential Intensity: The maximum intensity for each specified non-residential use shall be calculated by assigning all non-residential uses a percentage of the total site area, not to exceed 100% for vertically integrated projects and 50% for non-vertically integrated projects.

Policy N.3: Projects that utilize the mixed use land use designation shall concurrently rezone to the mixed-use land development district and obtain site plan approval, and shall be subject of a Unity of Control instrument to ensure a consistent and cohesive project.

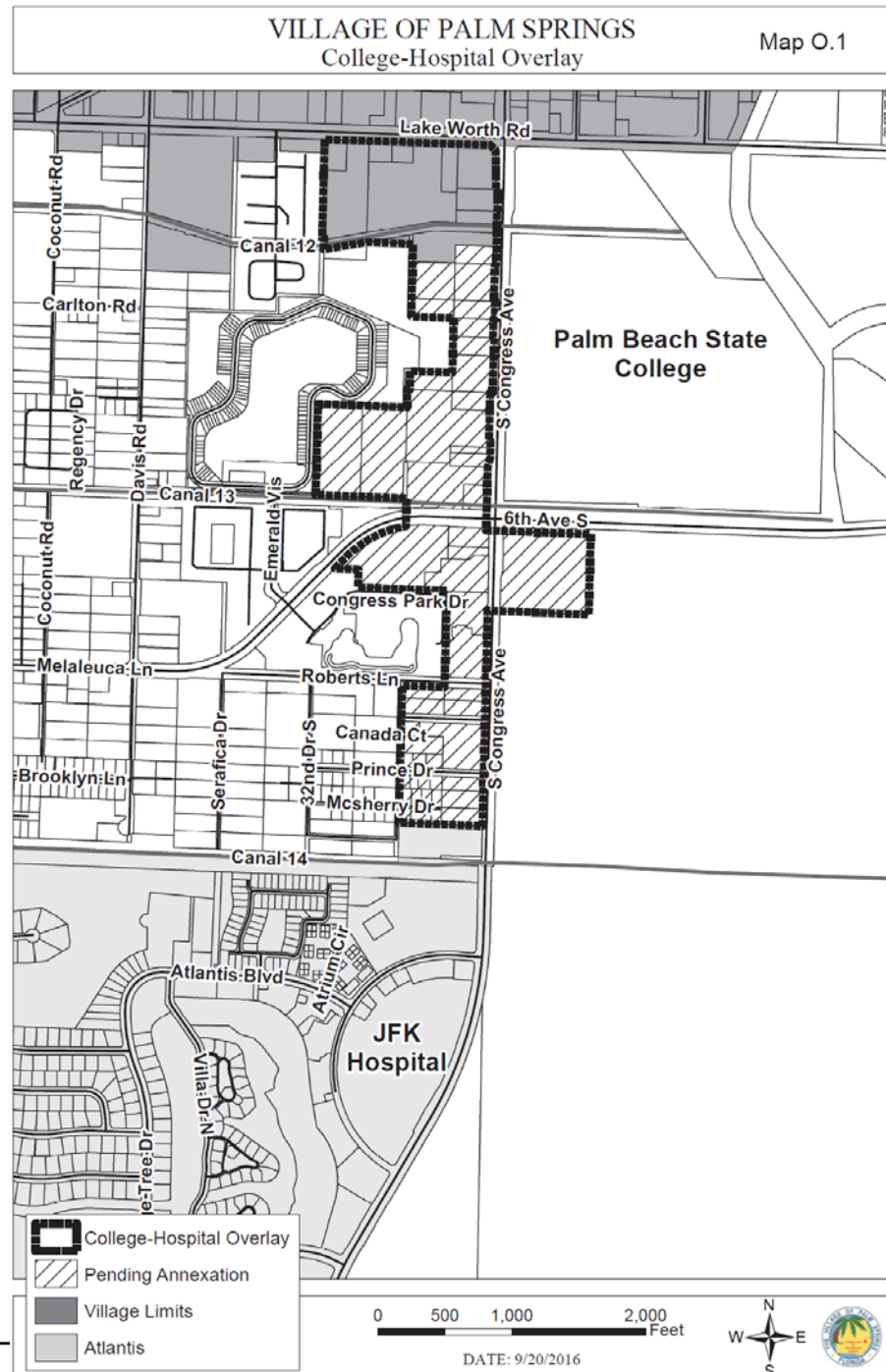
Objective O: A College-Hospital Overlay (“CHO” or “Overlay”) shall be maintained in the Village’s Land Development Regulations in order to implement strategies of the Congress Avenue Corridor Study and promote economic (re)development with high intensity/density value-added development along the corridor.

The CHO is established in recognition of the 30,000+ students and 2500 staff that attend Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility), both

institutions being located along South Congress Avenue and whose employees/clients generate a need for retail, restaurants and personal services in proximity to the campuses.

Policy O.1:

The allowances of the CHO shall only be applicable to properties along the South Congress Avenue corridor, south of Lake Worth Road, designated with the Mixed Use land use category and Mixed-Use (MU) zoning district that fulfill the objectives of the Overlay. The applicable properties are depicted in the Map O.1.



- Policy O.2:* The Village shall provide incentives through the CHO to promote a diverse mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College (a commuter campus) and JFK Hospital (a full service emergency facility), and to attract a critical mass of housing within proximity of and to serve the college and hospital and service-oriented uses.
- Policy O.3:* Mixed-use planned developments within the CHO that fulfill the objectives of the Overlay shall be allowed a residential density up to 35 dwelling units per acre and nonresidential intensity up to 1.0 FAR.
- Objective P:*** The Village of Palm Springs authorizes and establishes the Urban Redevelopment Area (URA) for the Congress Avenue corridor (Figure 1A) and the Military Trail corridor (Figure 1B). Although neither corridor is entirely within the municipal boundaries, Figures 1C and 1D, the Congress Avenue corridor is entirely within the future annexation area of the Village, and the eastern side of the Military Trail corridor is within the Village's future annexation area.
- The URA standards as established by Palm Beach County are delineated below and the data and analysis are adopted by reference.
- Policy P.1:* The Urban Redevelopment Area (URA) – The purpose of the URA is to focus on 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.
- Policy P.2:* Higher development intensity/density should be encouraged in the URA where appropriate.
- Policy P. 3:* Mixed-use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.
- Policy P.4:* Higher development intensity/density should incorporate multimodal transportation amenities for development and redevelopment projects in the URA where appropriate.
- Policy P.5:* The Village shall require, where feasible, inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access.
- Policy P.6:* The Village shall encourage workforce housing opportunities in the URA where residential or mixed-use projects are developed.

- Policy P.7:* The Village shall coordinate with Palm Beach County regarding redevelopment activities within the URA to ensure that such efforts are consistent with municipal annexation plans and redevelopment activities within the URA, as appropriate.
- Objective Q:*** The Village shall conserve and properly manage energy consumption to the best of the Village’s abilities and encourage green design practices in new development and redevelopment to foster sustainable, energy efficient land use patterns.
- Policy Q.1:* The Village shall continue to support alternative modes of travel as called for in the Transportation Element to minimize fuel consumption, promote energy-efficient land use patterns, and reduce greenhouse gas emissions.
- Policy Q.2:* The Village shall support energy conservation measures and practices in the administration, design and construction of Village buildings and facilities to reduce energy consumption and tax dollars allocated for power and fuel.
- Policy Q.3:* The Village shall promote education of Village employees in energy conservation measures and practices and promote certification for energy conservation practices.
- Policy Q.4:* The Village shall support, as applicable, intergovernmental programs with adjacent jurisdictions to promote energy conservation and education.
- Policy Q.5:* The Village shall encourage participation as may be appropriate in the following programs, as well as others that may apply:
- U.S. Environmental Protection Agency’s Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings;
 - Rebuild America;
 - Building for the 21st Century;
 - Energy Smart Schools;
 - National Industrial Competitiveness through Energy;
 - U.S. Department of Environmental Protection’s Pollution Prevention (P2) Program;
 - U.S. Green Building Council (LEED); and
 - Florida Green Building Coalition (FBGC) and pursue certification as a Green Government.

- Policy Q.6:* The Village will support incentives and programs by the state and federal governments to promote green building programs and best practices.
- Policy Q.7:* The Village will consider the provision of incentives to support developers interested in implementing green roof design and the construction of green roofs on appropriate public buildings as feasible.
- Policy Q.8:* By June, 2011, the Village shall coordinate with the Palm Beach County Green Task Force on Environmental Sustainability and Conservation to establish a community action plan to reduce or encourage reductions in greenhouse gas emissions within the Village limits.

Map of the City of Fort Lauderdale, Florida, showing the location of the proposed new City Hall. The map displays a grid of streets, with a large green shaded area indicating the proposed site. The site is bounded by S Congress Ave to the west, S Broward Blvd to the east, and S University Ave to the south. The map includes a scale bar (0 to 1,600 feet) and a north arrow. The date 8/15/2008 is printed at the bottom right.

Village of Palm Springs
Comprehensive Plan

VILLAGE OF PALM SPRINGS

Military Trail URA & TCEA Boundary

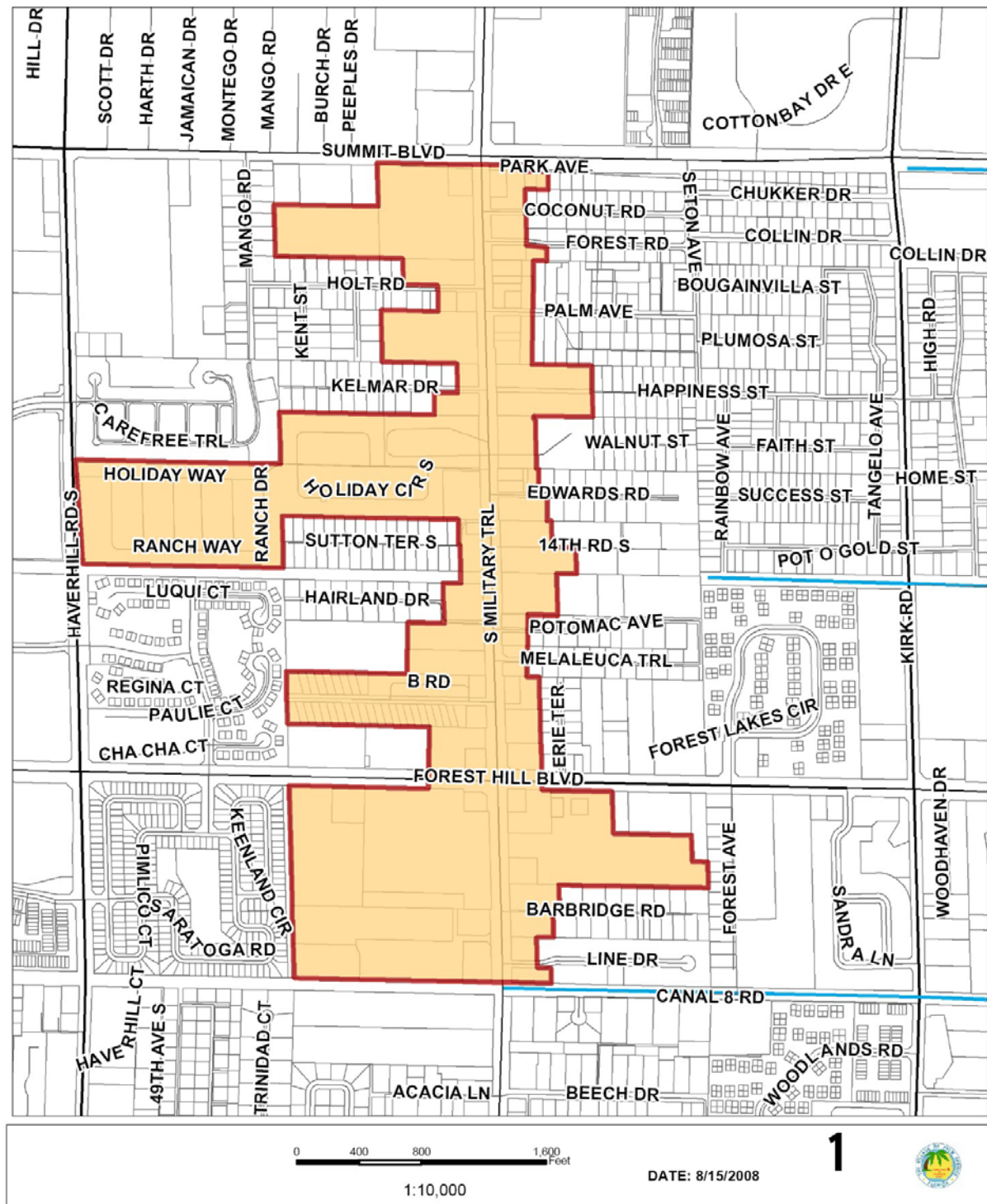


FIG 1B

VILLAGE OF PALM SPRINGS

Municipal Limits Within Congress Avenue URA

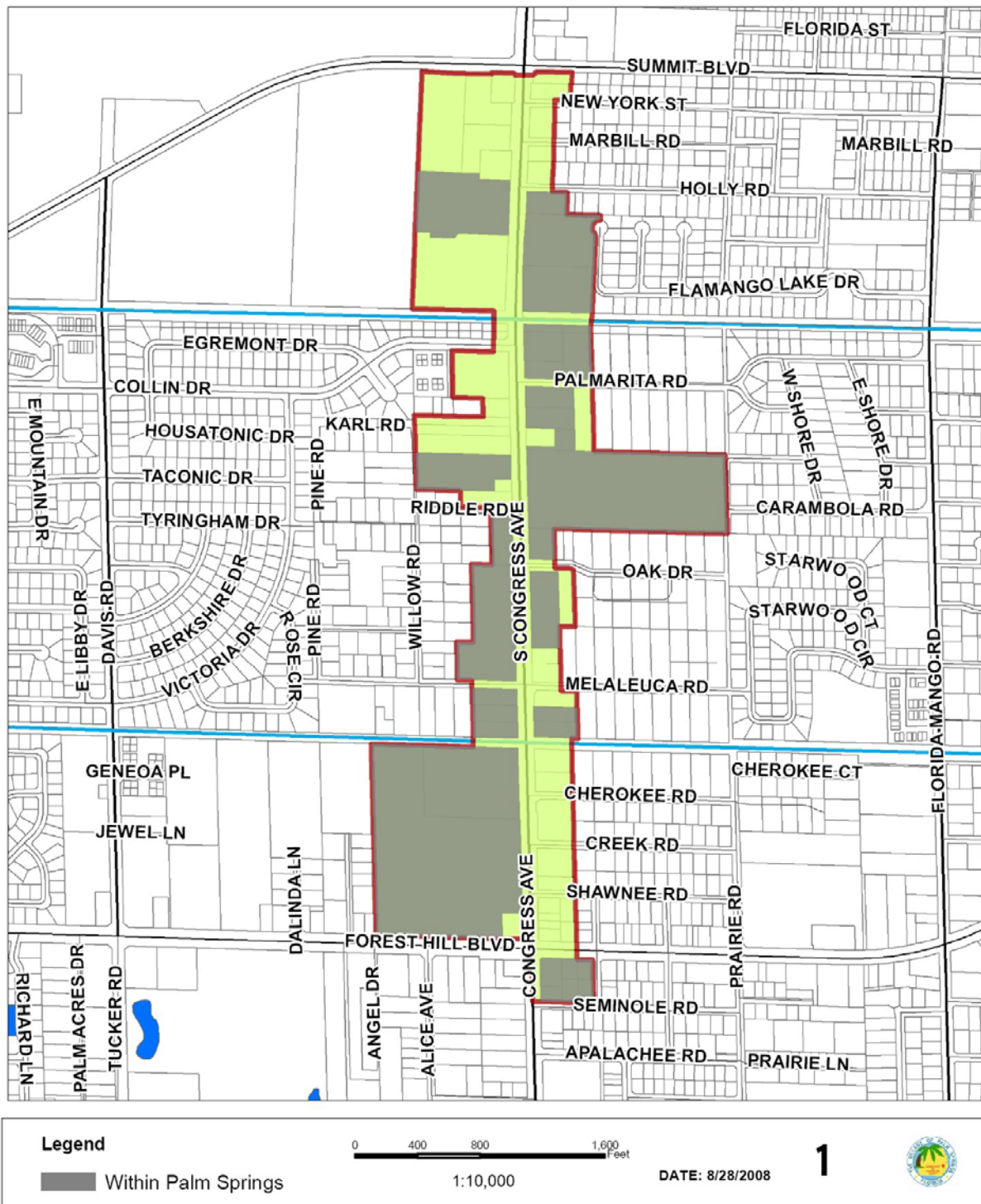


FIG 1C

VILLAGE OF PALM SPRINGS

Municipal Limits Within Military Trail URA

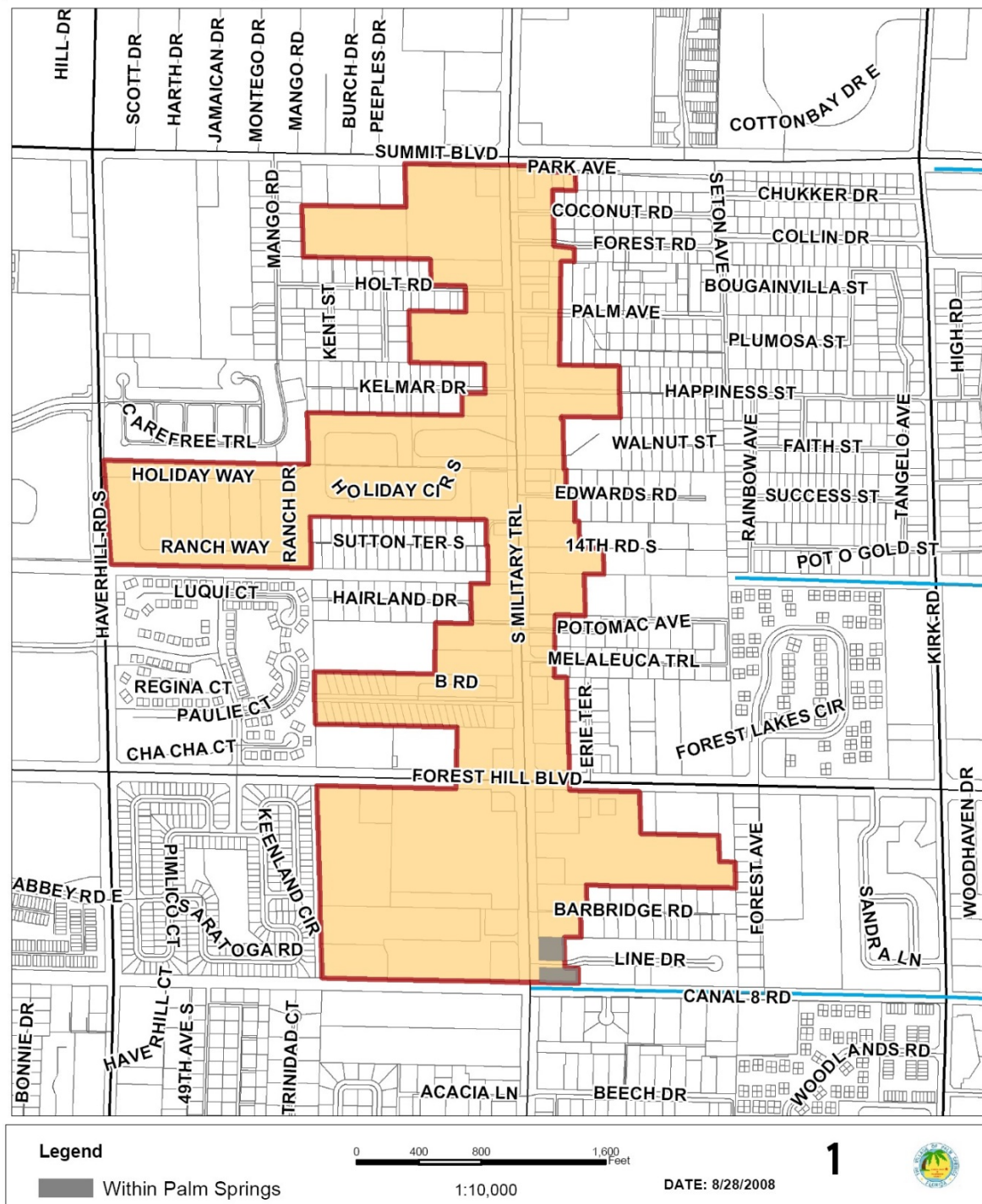


FIG 1D

Chapter II Transportation Element Goal, Objectives, and Policies

- Goal 1:** "A sufficient, safe, and cost-effective transportation system that provides for the controlled movement of people, goods and services to, from and within the Village."
- Objective A:** Provide an efficient interrelationship between the transportation network and various land use activities in Palm Springs.
- Policy A.1:** Street location and design in developing areas shall be carefully analyzed during the site plan review process and at the time of development to assure that they accommodate demands of the area without creating adverse impacts on existing streets and traffic flows.
- Policy A.2:** Limit ingress/egress generated by land use activities which impede traffic flow by discouraging the proliferation and placement of median cuts and curb cuts on major carriers of traffic, primarily Congress Avenue and Tenth Avenue North.
- Policy A.3:** Continue to monitor the requirements of off-street parking within the Village of Palm Springs' Comprehensive Zoning Ordinance to keep pace with growth and concurrent demands for commercial and multi-family needs.
- Policy A.4:** The Village shall review the traffic circulation plans of Palm Beach County and neighboring municipalities for compatibility with this **Transportation Element** as they become available and provide comments, concerns and suggested resolutions, where appropriate, to the appropriate jurisdiction.
- Policy A.5:** The Village shall continue to coordinate transportation planning and improvements with the MPO.
- Objective B:** Establish traffic patterns that are safe and offers controlled movement for vehicular, as well as, non-vehicular traffic.
- Policy B.1:** Maintain transportation design criteria in regulatory codes which protects the citizenry from unsafe ingress/egress points.
- Policy B.2:** With the Village Hall, Municipal Library, municipal recreation areas adjacent to the Village Hall complex, and proposed expansion to community facilities, the Village shall consider alternative street design that would truly promote

this area as the focal point of the community while enhancing traffic circulation (both vehicular and non-vehicular movement) patterns, by 1999.

- Policy B.3:* The Village shall continue to require that applicants provide a traffic impact analysis study for proposed developments as a condition of the Development Permit.
- Policy B.4:* As part of the Concurrency Review Process, the Village shall make sure necessary facilities and services are in place at the time a development permit is issued.
- Policy B.5:* A Development Permit may be issued if the County Transportation Department determines that the proposed development will not adversely affect the adopted level of service on the roadway.
- Policy B.6:* On-street parking in public rights-of-way shall be controlled by provisions established in the Village's Comprehensive Zoning Ordinance.
- Policy B.7:* Continue to work cooperatively with surrounding jurisdictions to provide a uniform traffic control system within the Village and surrounding areas to the extent practical and feasible.
- Policy B.8:* The Village shall maintain and enforce strict requirements within its development codes which regulate proper site distances to eliminate visual barriers which hinder safe and controlled circulation of traffic.
- Policy B.9:* The Public Safety Department shall make available annual accident frequency reports for collector and arterial roads in Palm Springs.
- Policy B.10:* The Village shall support and maintain accepted Level of Service standards for roads and streets serving Palm Springs. Specifically, Level of Service "C" is acceptable for adequate traffic operation conditions except during peak hour when Level of Service "D" is considered acceptable for all roadway facility types.
- Policy B.11:* The Village supports Palm Beach County acquisition of additional rights-of-way to widen Tenth Avenue North.
- Policy B.12:* The Village will coordinate with Palm Beach County on the future expansion of Kirk Road to ensure that the neighborhood character of the Village is retained.

- Objective C:** Satisfy the majority of transportation demands within the Village, as identified in the Support Documentation.
- Policy C.1:* The Village will accept Level of Service "D" (ADT) on Tenth Avenue North and Kirk Road until other acceptable resolutions to the special concerns and conditions on these roadways can be resolved.
- Policy C.2:* The Village shall coordinate with Palm Beach County by meeting and working with Palm Beach County staff and officials to cooperatively plan for the future acceptable roadway capacity for Tenth Avenue North.
- Policy C.3:* The Village shall continue to enforce the Palm Beach County Traffic Performance Standard Ordinance to ensure that roadway capacities will be available when necessitated by development.
- Objective D:** Identify roadway needs and laneage requirements for roads and streets within the Village of Palm Springs on an annual basis.
- Policy D.1:* Examine existing street rights-of-way on an annual basis to determine whether they meet future projected demands or whether condemnation of rights-of-way, special setbacks or purchase of additional rights-of-way will be necessary to meet Village demands. The Village staff should study and meet with County staff and State FDOT staff to make these determinations. When determinations are made, appropriate improvement costs should be included in the 5-Year Schedule of Improvements of the **Capital Improvements Element**.
- Policy D.2:* The Village shall prepare and adopt an official Traffic Ways Map as part of this Comprehensive Development Plan which identifies functional roadway classifications and laneage requirements based upon the **Transportation Element** and the **Future Land Use Element** of this Comprehensive Development Plan.
- Policy D.3:* In order to maintain the residential character of Palm Springs, no interior Village streets with a right-of-way dimension of eighty (80) feet or less shall become a four (4) lane thoroughfare.
- Policy D.4:* The Village of Palm Springs should adopt the County Thoroughfare Right-of-way Protection Map when all legal issues surrounding the map have been resolved.

- Policy D.5* Given the Village's desire to maintain its neighborhood character, existing roadway deficiencies will be corrected by coordinating with the County in its effort to perform improvements on Kirk Road and Tenth Avenue North.
- Objective E:*** Continually involve the Village in multi-jurisdictional transportation planning activities by coordinating with the Palm Beach County Metropolitan Planning Organization, Florida Department of Transportation and any other affected transportation planning authority.
- Policy E.1:* The Village will actively participate in the Metropolitan Planning Organization's (MPO) activities to assure decisions affecting the Village are met concerning area wide transportation planning issues.
- Policy E.2:* Transportation planning will be coordinated with the future land uses shown on the Future Land Use Map of this Plan, the **FDOT 5-Year Transportation Plan**, the Palm Beach County Metropolitan Planning Organization plans and plans of neighboring jurisdictions, by meeting with staffs of the County, Metropolitan Planning Organization, and State Florida Department of Transportation at least once per year.
- Policy E.3:* The Village Public Services Department shall review future updates of the **FDOT 5-Year Transportation Plan** and coordinate with the Palm Beach County Metropolitan Planning Organization in order to update or modify this element, if necessary.
- Objective F:* Continually maintain a transportation system that provides for alternative modes of travel.
- Policy F.1:* Support the Palm Beach County Transportation Authority in providing an alternative means (bus routes) of transportation to Village residents to and from Palm Springs, by Resolution or other official means.
- Policy F.2:* The Village supports the regional public transportation system.
- Policy F.3:* The Village shall coordinate with the Metropolitan Planning Organization to ensure adequate mass transit systems are available to its residents.
- Policy F.4:* The Village shall continue to work with adjoining jurisdictions and developers to maintain and enhance facilities for bicycle and pedestrian travel, when applicable

- Policy F.5* The Village shall continue to publicly support the commuter rail system (Tri-Rail) as an alternative mode of transportation between West Palm Beach and Miami.
- Policy F.6* The Village shall continue to support the existing Interlocal Agreement with the County that enables mass transit to be provided in the unincorporated and incorporated areas of Palm Beach County.
- Objective G:** Continually ensure adequate traffic circulation and access to existing and new developments.
- Policy G.1:* The Village shall strictly enforce subdivision regulations during the plan review and implementation process.
- Objective H:** Continually maintain the current high level of roadway maintenance.
- Policy H.1:* The Village shall plan maintenance and repair efforts of local streets well in advance of wear and deterioration.
- Policy H.2:* The Village will provide for maintenance and repair funding in the annual budgeting process.
- Objective I:** Limit local public expenditures to those costs necessary to maintain specified Level of Service standards on its roadways when developing and maintaining the Village transportation.
- Policy I.1:* Before expanding the transportation network, the Village shall carefully scrutinize and investigate the utilization of existing facilities to determine whether or not modifications to the current network would more cost-effectively satisfy demands placed on it.
- Policy I.2:* The Village shall keep abreast of current programs of other levels of government which offer possible alternative sources of funding to improve, expand or maintain the Palm Springs' transportation system.
- Goal 2:** The long-term end toward which the Village's transportation programs and activities are directed is the provision of safe, convenient, energy efficient multi-modal transportation system that encourages public transit; and is closely coordinated with the Future Land Use Plan and meets all needs to protect future rights-of-ways and is integrated into the Metropolitan Planning Organization's (MPO) Long Range Transportation Plan.

Objective A: The Village of Palm Springs shall continue to utilize the MPO and its processes to guide long range transportation decisions and to coordinate transportation plans with the Florida Transportation Plan, Adopted Work Program, and the MPO's member governments' plans.

Policy A.1: The Village shall continue to participate in the MPO process by attending scheduled meetings and providing staff time as needed.

Policy A.2: The Village shall consider the fifteen (15) factors identified by the International Surface Transportation Efficiency Act to guide transportation planning:

1. preservation of existing facilities.
2. energy conservation.
3. relieve congestion.
4. effects of transportation on land use.
5. enhancement activities.
6. effects on transportation projects.
7. access to various facilities.
8. connectivity of roads.
9. management systems.
10. preservation of rights-of-way.
11. movement of freight.
12. life cycle costs.
13. overall social, economic, energy, and environmental effects.
14. expand transit services.
15. transit security.

Policy A.3: The Village of Palm Springs will utilize the needs assessment to guide right-of-way protection and acquisition.

Objective B: The Village shall design each component of the transportation network in coordination with other components to achieve convenience, efficiency, cost effectiveness, and safety, when feasible. Each component of the transportation network will be designed in coordination with the Future Land Use Map to ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with transportation modes and services.

Policy B.1: Opportunities which provide more than one (1) mode of transportation shall take priority over those that do not.

- Policy B.2:** The Village shall incorporate sidewalks into all road capacity improvement projects for urban and transition area collector and arterial streets, when feasible.
- Objective C:** The Village shall provide modal choice in public rights-of-way, when feasible.
- Policy C.1:** The Village will evaluate new transportation facilities based on provision of modal choice and not based solely on ability to relieve automobile congestion.
- Objective D:** The Village of Palm Springs shall consider sidewalk/bikeway needs and priorities in the transportation planning and capital programming process.
- Policy D.1:** The Village shall consider sidewalk/bikeway needs in the development of capital improvement priorities for safety and congestion management.
- Objective E:** Through the MPO, the Village shall continue providing a coordinated and comprehensive approach to planning, developing, and providing transportation services that meet the needs of transportation disadvantaged persons. This approach is identified in greater detail in the Transportation Disadvantaged Service Plan, prepared by the MPO and updated annually.
- Policy E.1:** The Village supports and shall continue to help fund through County tax dollars the Transportation Disadvantaged Program.
- Objective F:** The Village of Palm Springs authorizes and establishes the Transportation Concurrency Exception Area (TCEA) for the corridors of Military Trail and Congress Avenue (Figures 1A and 1B). The Congress Avenue right-of-way is entirely within the corporate limits of the Village of Palm Springs although many of the contiguous properties are not (See Figure 1C). The Military Trail right-of-way is in unincorporated Palm Beach County as well as most of the contiguous properties (See Figure 1D). However, both corridors and contiguous properties are within the future annexation area of the Village (Figure 1E).
- The TCEA standards as established by Palm Beach County are delineated below and the data and analysis are adopted by reference.
- Policy F.1:** The Urban Redevelopment Area (URA) - Transportation Concurrency Exception Area (TCEA) is hereby established and designated. Only projects that are consistent with the Urban Redevelopment Area Master Plan as adopted by the Board of County Commission shall utilize the provisions of

this TCEA. The boundaries of the TCEA are shown in Figures 1A and 1B. Projects within the Village, except industrial development and industrial parcels generally located at the northwest corner of Congress Avenue and Forest Hill Boulevard, may utilize this TCEA. For those projects choosing to utilize the TCEA, the Village shall adopt regulations consistent with this policy and adopt affordable housing regulations consistent with the County's workforce housing regulations for projects proposing residential development. Palm Beach County will require projects wanting to utilize this TCEA to be consistent with the URA Master Plan and the County's land development regulations adopted to implement this plan. The Industrial developments and industrial projects described above shall be able to utilize this TCEA, at any time, provided that these projects are generally consistent with the goals and objectives of the URA Master Plan and Regulating Plan. The entire TCEA, unincorporated and incorporated area TCEA area, shall be limited to the maximum allowable number of units, square footage, total daily trips, and total pm peak hour trips identified in Tables TE-7a and TE-7b of this policy. Any project utilizing this TCEA and significantly impacting the Strategic Intermodal System (SIS) shall be required to address its impacts on SIS facilities pursuant to the Village of Palm Springs Land Development Code and the Palm Beach County Unified Land Development Code.

Prior to issuance of any Development Order for a project within the TCEA, the project must submit a traffic generation study for approval to the County Engineer. This traffic study shall show external project traffic and all other existing and committed development traffic in the area to demonstrate that the proposed project is within the limits for allowable land uses and trips set forth in Tables TE-7.A and TE-7.B.

No developments shall be allowed to use this TCEA, except for the industrial projects located at the northwest corner of Forest Hill Boulevard and Congress Avenue, until the new Palm Beach County land development regulations and the Village of Palm Springs land development regulations are adopted and in effect.

The development approvals utilizing this TCEA shall remain at or below the maximum allowable limits for units, square footage, total daily trips, and total pm peak hour trips in Tables TE-7a and TE-7b of this policy. No building permits shall be issued for any new development utilizing the TCEA when the maximum allowable limit for that land use is reached.

Mixed use centers should be strategically spaced preferably located at major corridor intersections.

Projects utilizing this TCEA must meet at least three mitigation strategies out of the fourteen strategies available in the Okeechobee Boulevard Point System outlined in detail in Chapter P, Section 4 of the Traffic Performance Standards in the Palm Beach County Unified Land Development Code and attached as Figure 2 herein for reference.

Military Trail and Congress Avenue corridors shall maintain its current roadway sections accommodating a maximum of six lanes of traffic; three through lanes in each direction.

Projects utilizing the TCEA shall be consistent with the URA Master Plan. Projects should increase North-South connectivity through the development or redevelopment of small and large parcels by requiring continuous frontage roads, connection of commercial parcels, consolidation of driveways through elimination of curb cuts, provision of access in the front and rear of existing and future developments and utilization of parking lot driveways to connect existing streets or frontage streets.

Consistent with the URA Master Plan, projects utilizing the TCEA should increase corridor capacity through neighborhood connectivity by requiring connectivity to all existing right-of-ways from all new developments or redevelopments, elimination of street closures, avoidance of right-of-way abandonment and by connecting missing links.

Policy F.2:

The Village shall update Objective F and the accompanying policies regarding Transportation Concurrency Exception Areas within 18 months of Palm Beach County's update to their Comprehensive Plan regarding Transportation Concurrency Exception Areas pursuant to Section 163.3180(g), Florida Statutes.

TABLE TE-7A
Urban Redevelopment Area–TCEA for Military Trail Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail ²	Industrial/W arehouse	Office	Other Non- Residential
Planned Land Use Totals ¹ Allowable variance +/- (%)	2766 15%	1,432,127 25%	300,669 10%	153,266 10%	247,426 10%
Maximum Allowable Minimum Allowable	3181 2351	1,790,159 1,074,095	330,736 270,602	168,593 137,939	272,169 222,683
Allowable Vehicle Trips		Daily Traffic		PM Peak Hour Traffic	
Planned Land Use Net New Trips		15785		1590	
Allowable Land Use Ratios at Buildout		Residential/Office		Residential/Other Non-Residential (Incl. Industrial)	
Minimum Allowable Ratios ³		14.0		3.9	

¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial).

TABLE TE-7B
Urban Redevelopment Area–TCEA for Congress Avenue Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail ²	Industrial/ Warehouse	Office	Other Non- Residential
Planned Land Use Totals ¹ Allowable variance +/- (%)	1,743 15%	619,949 25%	25,146 40% <u>815,146</u> 15%	180,521 40% <u>25%</u>	58,188 40% <u>25%</u>
Maximum Allowable Minimum Allowable	2,004 1,482	774,936 464,962	33,661 31,631 <u>937,418</u> <u>692,874</u>	198,573 162,469 <u>225,651</u> <u>135,391</u>	64,007 52,369 <u>72,735</u> <u>43,641</u>
Allowable Vehicle Trips		Daily Traffic		PM Peak Hour Traffic	
Planned Land Use Net New Trips		8213 <u>13,379</u>		913 <u>1,641</u>	
Allowable Land Use Ratios at Buildout		Residential/Office		Residential/Other Non-Residential (Incl. Industrial)	
Minimum Allowable Ratios ³		7.5 <u>6.6</u>		14.4 <u>1.47</u>	

¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

VILLAGE OF PALM SPRINGS

Congress Avenue URA & TCEA Boundary

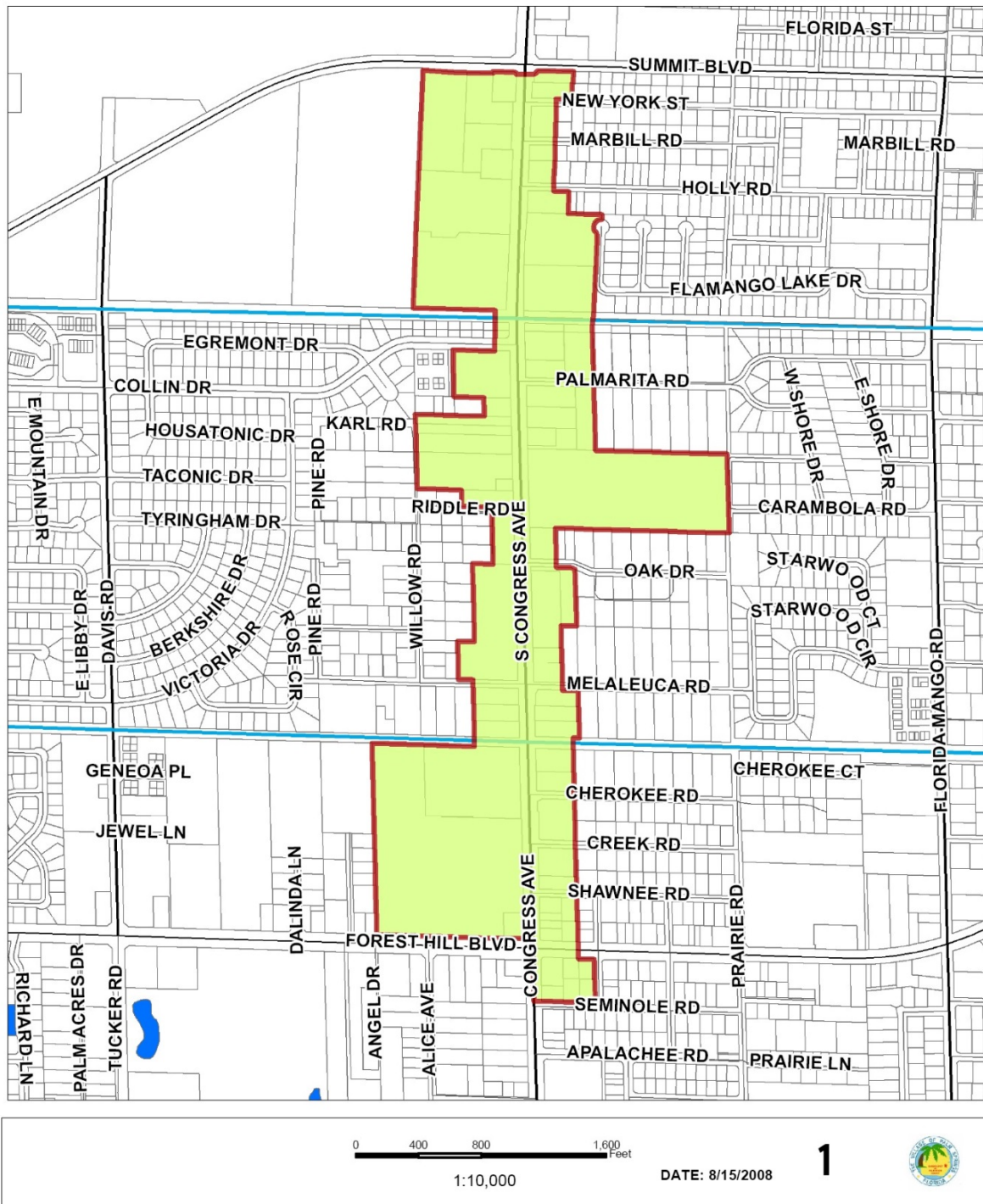


FIG 1A

VILLAGE OF PALM SPRINGS

Military Trail URA & TCEA Boundary

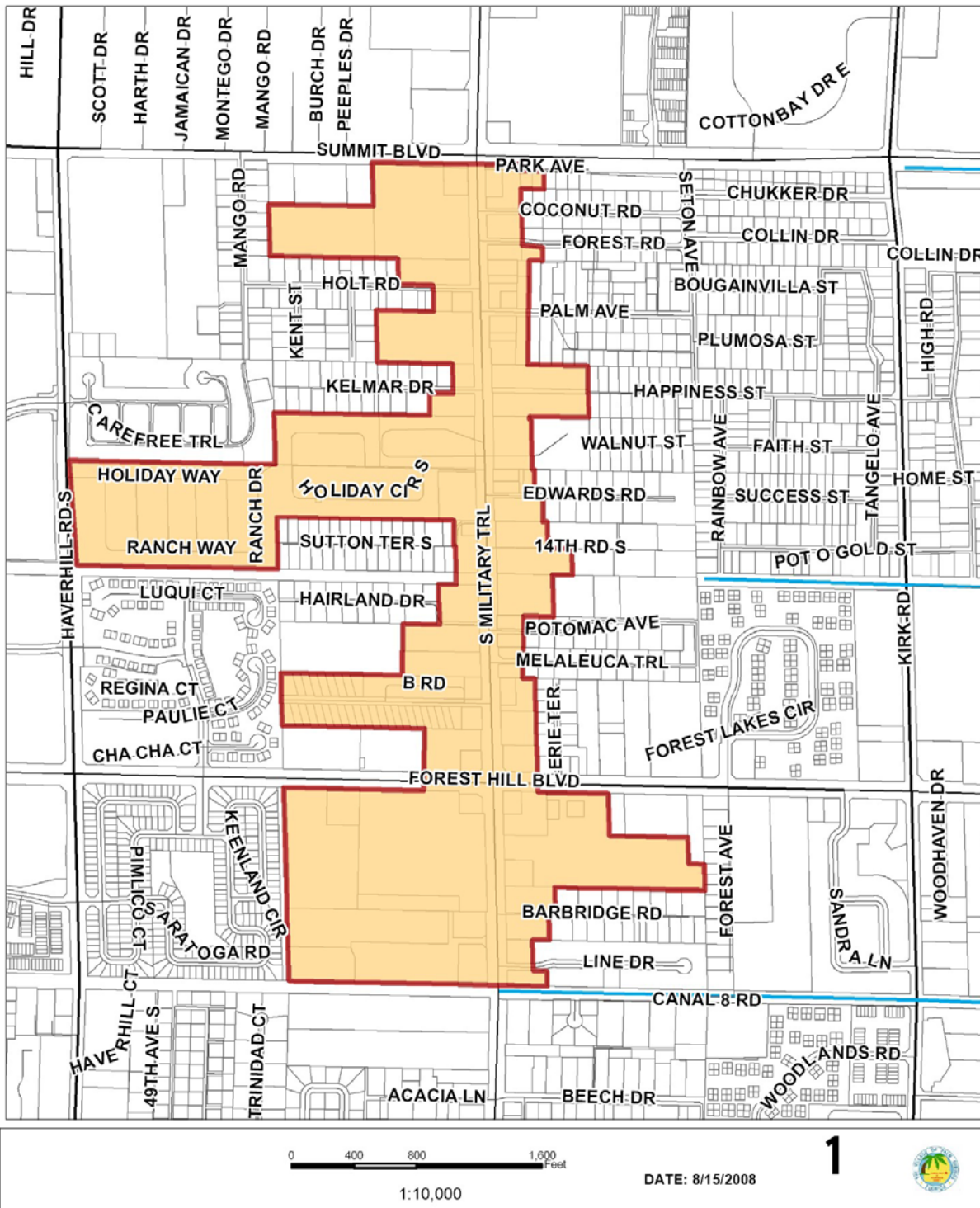


FIG 1B

VILLAGE OF PALM SPRINGS

Municipal Limits Within Congress Avenue URA

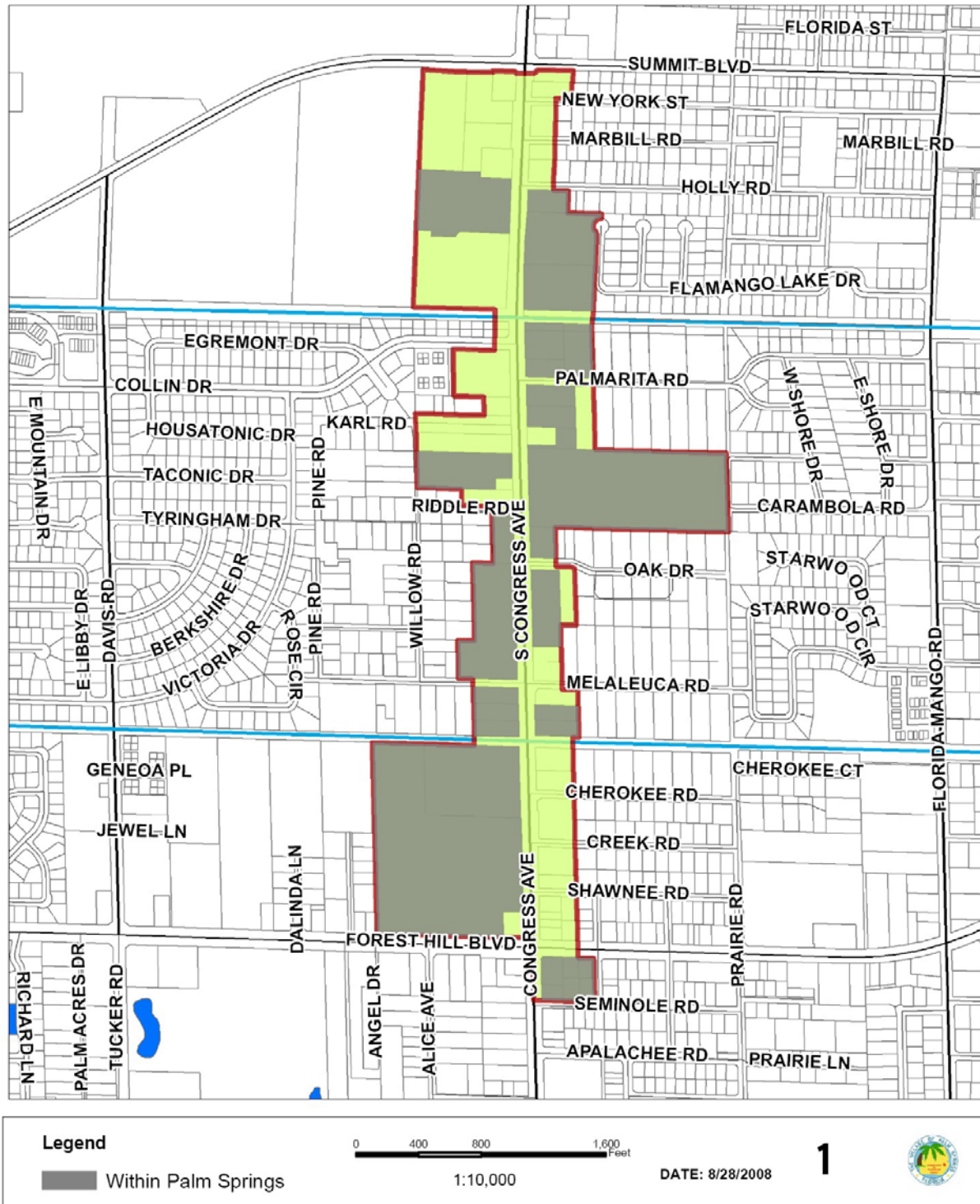


FIG 1C

VILLAGE OF PALM SPRINGS

Municipal Limits Within Military Trail URA

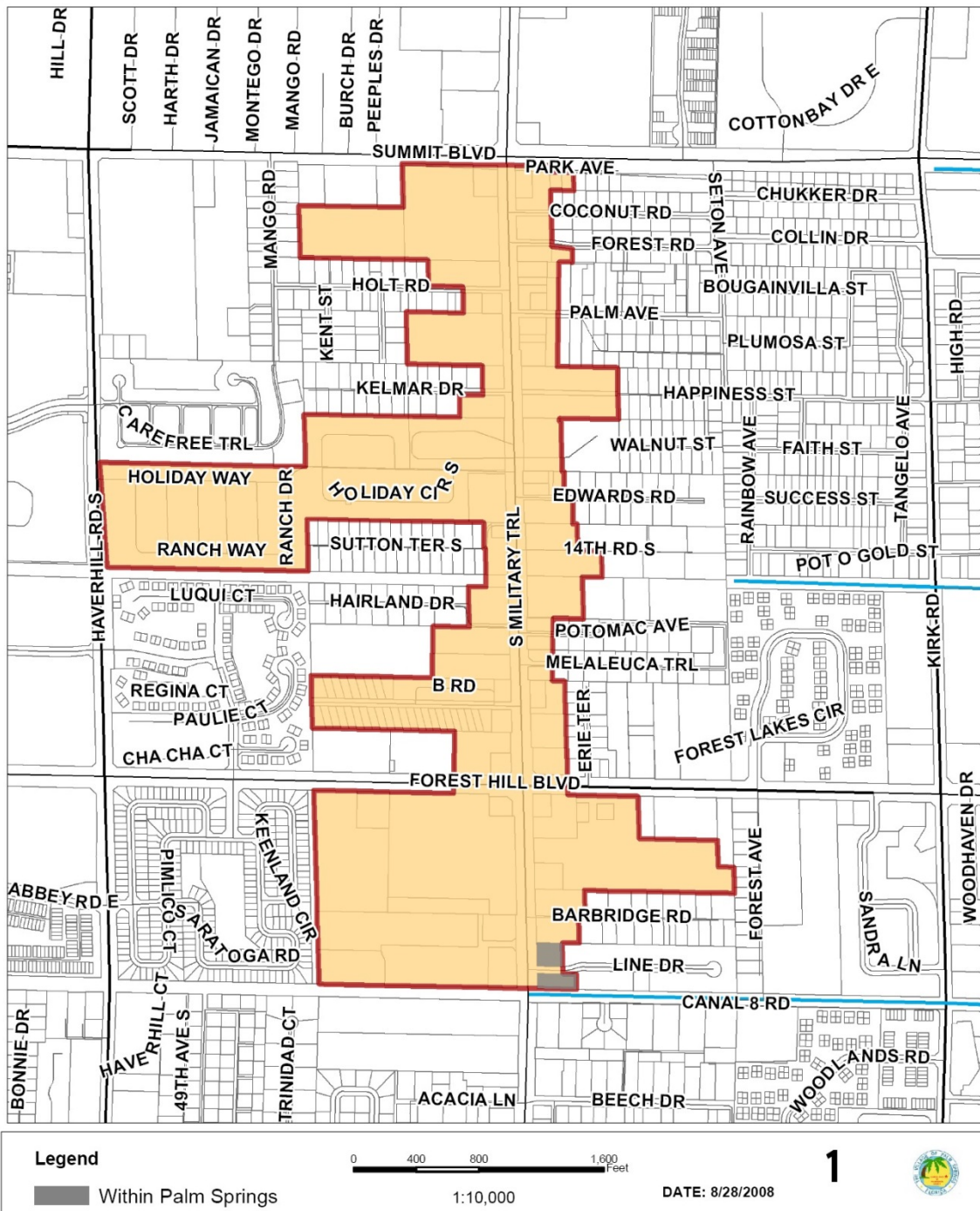


FIG 1D