



AGENDA
VILLAGE COUNCIL MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
FEBRUARY 10, 2022
6:30 PM
(IMMEDIATELY FOLLOWING THE REGULAR COUNCIL MEETING)

COUNCIL / BOARD MEMBERS

- ☐ Mayor Bev Smith
- ☐ Vice Mayor Gary M. Ready
- ☐ Mayor Pro Tem Doug Gunther
- ☐ Council Member Joni Brinkman
- ☐ Council Member Patti Waller
- ☐ Chairman Johnnie Tieche
- ☐ Vice Chair Richard Hughes
- ☐ Board Member Peter Braun
- ☐ Board Member James Mandigo
- ☐ Board Member Ralph Lashells
- ☐ Board Member Kim Gehrman
- ☐ Board Member Larry Saingilus

FACILITATOR / ADMINISTRATION

- ☐ Peter Henn, Esq.
- ☐ Village Manager Michael Bornstein
- ☐ Village Attorney Glen Torcivia
- ☐ Assistant Village Manager Kim Glas-Castro
- ☐ Village Attorney Susan Garrett
- ☐ Village Clerk Kimberly Wynn

Persons who need an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT (Three minute limit)

ORDER OF BUSINESS

1. Discussion: Vision for the Future (Re)Development and Economic Growth of the Village

Staff: Kimberly Glas-Castro, Assistant Village Manager

ADJOURNMENT

NEXT MEETING

If a person decides to appeal any decision made by the Council concerning any considered matter, they will need a record of the proceeding. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.

Joint Village Council and Planning & Zoning Board Workshop
Thursday, February 10, 2022

Purpose: To help identify the Village Council / P&Z Board's vision for the future (re)development and economic growth of the Village

Objectives:

- To provide a starting point in developing written statements of the community's long term goals and strategic objectives that might be included in the re-write of the Village Comprehensive Plan
- To provide guidance to staff for revising the land development (zoning) regulations that provides clear direction to perspective developers when considering development, redevelopment, or repurposing of properties and/or requirements for new businesses and residential neighborhoods within the Village
- To identify immediate, attainable goals as steppingstones to achieving the long-term vision for the Village
- To better align staff recommendations with Village Council / P&Z Board expectations
- To embrace each Council/Board member's perspective and experience, yet enhance collective decision-making that helps achieve the long-term goals and strategic objectives of the Village

Note: We want to avoid speaking about specific properties or development projects, but discuss possibilities, problems, and desires in general, big picture terms.

*A vision without a plan is just a dream.
A plan without a vision is just drudgery.
But a vision with a plan can change the world.*

Old proverb – unknown author

What do you want to

P reserve in the Village that we have now that is positive	Small Town Feel Businesses (community serving shops and restaurants) Special Events and Activities Neighborhood Parks and Recreation Opportunities Affordable Living Diversity Library and programs for all ages Water Utility Strong Police Visibility Expedited Permitting Good Neighbor Policy with surrounding cities Landscaping / Green Spaces / Beauty of Village
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What do you want to

A dd to the Village that we do not have that is positive	Establish a “downtown” area along main corridor Hotel Entertainment district (theater, commercial recreation) Sports Facilities / Additional Parks Employment Center Walkways / bike lanes Dining options (more restaurants, outdoor dining) Neighborhood Events Programs/incentives for 1st time homebuyers Enhanced code enforcement Additional Density along main corridors Landscaping / Green Spaces / Aesthetic Improvements
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What do you want to

R emove from the Village that exists now and is negative	Eyesore properties (need code enforcement; possible foreclosure; need property improvement programs) High density development Traffic issues (speeding/congestion at lights) Rental properties (encourage home ownership) Bail bond businesses Adult Clubs Food Trucks
--	---

What do you want to

K **ee**p **O**ut
of the Village that
would be negative

Rental Apartments / Transient-style Living

Auto-Oriented Uses: Car Washes / Gas Stations / Car Lots

Night Clubs / Adult Entertainment / Gambling Facilities

Cannabis outlets

Businesses that outgrow their Structure (outdoor operations)

Multi-Family living beyond code (occupancy limitations)

Residential projects that do not provide sufficient parking

Annexations that create a financial burden or are illogical

Density changes with long-term effects

Village of Palm Springs Joint Village Council and Planning & Zoning Board Workshop

Please think about the Village today. And please think about the future of the Village.
Write down your ideas in response to:

What do you want to

P reserve in the Village that we have now that is positive	1. - The small town feel of friendliness and security. 2. - The ability of our police department to diffuse and prevent problems from occurring. 3. - The effectiveness of our code compliance personell to maintain the look of cleanliness within the community. 4. - The amount and quality of our parks and recreational facilities for people of all ages. 5. - The concept of incentives to attract desirable business and development. 6. - The overall landscaping and beauty of the village.
A dd to the Village that we do not have that is positive	1. - Additional parks and recreation facilities. 2. - Incentives for restaurant and entertainment venues to locate here. 3. - More family oriented community events such as concerts, movies and similar activities. 4. - More decorative landscaping around the village.
R emove from the Village that exists now and is negative	1. - clean up some less desirable neighborhoods and business areas. 2. - Heavy traffic issues. 3. - Permanant food trucks or create better regulations governing them. 4. - Step up code enforcement on problem properties.
K eeep Out of the Village that would be negative	1. - High density residential projects. 2. - Additional gas stations and auto related businesses. 3. - Growth and expansion solely for the sake of growth and expansion without some clear goals in mind (which we may have but they are not shared as much as they could be, as with the advisory boards).

Village of Palm Springs
Joint Village Council and Planning & Zoning Board Workshop

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 Write down your ideas in response to:

What do you want to

P reserve in the Village that we have now that is positive	The small town feel, while still looking into possibilities of annexing more land, parks.
A dd to the Village that we do not have that is positive	Sports facilities, more single family homes(work force housing), more sports events, scenery. Restaurants that provides outdoor dining. Attract Panera, another Starbucks, Chick Fil La, Entertainment facilities such as a Dave and busters, movie theater, arcade, Lake Worth Road scenery. Crack down code enforcement (violations,etc..).
R R emove	Eye sores such as private residence and commercial properties that are not being kept, we need to talk to business owners who have not updated or clean up their commercial properties.

Village of Palm Springs
Joint Village Council and Planning & Zoning Board Workshop

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 Write down your ideas in response to:

What do you want to

P reserve in the Village that we have now that is positive	medical Bldgs, Parks, schools, Grocery Stores, Restaurants, banks (child care (limited)) Soft businesses
A dd to the Village that we do not have that is positive	Hotel, art district, Theater district Restaurants, multi uses + Light industry - charging stations, Micro brewery, Better Landscaping, Supermarkets Walkways, bike lanes, pavers cross walks murals
R emove from the Village that exists now and is negative	adult clubs, Blighted areas and run down buildings, Homelessness camps
K eep Out of the Village that would be negative	Men's Club Car lots More car washes More gas stations night clubs

2/10

1/24

Village of Palm Springs
Joint Village Council and Planning & Zoning Board Workshop

Please think about the Village today. And please think about the future of the Village.

Write down your ideas in response to:

What do you want to

P reserve in the Village that we have now that is positive	• Small town feel. • Special Events - Christmas/Easter/4th July etc. • Recreation opportunities
A dd to the Village that we do not have that is positive	• Redevelopment in commercial corridors to include restaurants, services + employment. • Potential for addition density in the corridor to support the new uses
R emove from the Village that exists now and is negative	• Potential addition action on properties that don't comply with code enforcement orders. Could include foreclosure for properties with health/safety violations.
K eep Out of the Village that would be negative	• Not sure with compliance with fair housing + first amendment requirements what could be 'kept out'. • Already incorporated code revisions for auto related uses.

Village of Palm Springs
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Write down your ideas in response to:

What do you want to

P reserve in the Village that we have now that is positive	Businesses ie. (restaurants, schools, our large car dealers, banks, parks, medical offices, senior centers, box stores, recreational facilities, family oriented activities, police department, Churches). Events and activities. Outdoor movies, walks with the Mayor, holiday activities, food trucks... Travel club, library and rec events
A dd to the Village that we do not have that is positive	I don't where but a down town area would be nice. Reestablish neighborhood watch program. Code enforcement in CRA and residential areas. Get technology in the hands of code enforcement to use in their vehicle, this would give them more time out of office and get more done. Program to report issues is hard to use, hard to revisit problems already reported.
R emove from the Village that exists now and is negative	Enforce codes that we have on the books now, ie. (parking on lawns, vehicles that are not permitted box trucks, semis, dump trucks, just a few, over crowding, living in RV's, working with out permitts). Clean up junk yards.
K eep Out of the Village that would be negative	Illegal dumping, gang activity, multi family living beyond code, business that out grow their building,

Village of Palm Springs
Joint Village Council and Planning & Zoning Board Workshop

Please think about the Village today. And please think about the future of the Village.
 Write down your ideas in response to:

What do you want to

Preserve in the Village that we have now that is positive	Code requirements that continue to enhance and protect the residents and business owners of the village. Affordable living by keeping millage rates as low as possible and continuing to provide the services already established within our community.
Add to the Village that we do not have that is positive	Programs or incentives for first-time home buyers
Remove from the Village that exists now and is negative	High density development
Keep Out of the Village that would be negative	Transient style living

The L/D codes currently implemented seem to be satisfactory enough to meet the needs of the community. My concern goes beyond the approvals and more towards the need for better enforcement. Unfortunately, the culture of todays society seem to be controlling how many cities across the country can do their job.

January 24, 2022

PRESERVE in the Village that we have now that is positive.

1. Central location, short commute to main highways, cultural events/entertainment, colleges, shopping, beaches,
2. Diversity
3. Good governance
4. Dedicated employees with rapid response to community needs
5. Strong police visibility for safety concerns
6. Neighborhood parks with community sidewalks
7. Community recreation programs/organized sports/open facilities for basketball, volleyball, pickleball, tennis, exercise
8. Library with computers/internet, programs for all ages/book club/crafts/coloring/teen/child story times
9. Water utility providing a quality product
10. Community events to bring residents together

ADD to the Village that we do not have that is positive.

1. Employment centers
2. Dining options, lack of restaurants
3. Neighborhood events

REMOVE from the Village that exists now and is negative

1. Traffic issues such as vehicles speeding, running lights and stop signs,
2. Disruptive loud music with speakers/microphones
3. Residents renting out rooms, sheds, pool houses, multiple cars parked in swales, over sidewalks
4. Homes/apartments occupied by multiple family or nonfamily individuals+
5. Focus on reducing home rentals and attracting home ownership

KEEP OUT of the Village that would be negative

1. Additional auto support businesses: gas stations, car washes, auto repair, tire stores, car lots
2. Approval of high-density rental units-(focus on home ownership developments)
3. Approval of housing developments that historically do not provide adequate parking.
4. Crime elements

Park Survey

PRESERVE- G-Star Academy, Police Department, Expedited Permitting, Palm Beach State College, JFK Hospital, Oxygen, Off Lease, CRA establishment with PBC, Good neighbor policy with surrounding cities' School Board, Cidra Church, Defy, Soma Medical, John Prince Park, Dining Places (Take-out/Sit-down) Charities and Schools- Salvation Army, Pace Girls School, Dress for Success. Trump Golf Course, US Postal Service in West Palm and Lake Worth, School Bus staging areas, HRC-2, Senior Center, Foundcare, Wawa,

ADD- Better working relationships with PBC Schoolboard, to correct overcrowding and traffic control problems in existing schools. Establishment of a Downtown Area along main corridor. Aggressive Code Enforcement to cleanup areas, both in the CRA and residential housing sections. Annexation of possible streets per committee recommendations. Establish Volunteer workforce to serve all city departments to help make this a better place to call home. Neighborhood watches and adopt a park or street to keep our city clean of litter. Establishment of communications with HOA/COA to keep residents informed of what is going on in their city. Establish a zip code for Palm Springs. We now have 3 Zips for the city (06/15/61) Push DOT and County to go forth with CRA projects. Code Enforcement increase hours of watch, and days.

Remove- Bail bonds individual sites and establish one stop shopping for jail. Redevelop existing sites to conform to plan. Cleanup vacant buildings and overgrown properties for future development. Homeless camps, junk yards and illegal parking in yards. Enforcement of established codes as written. Try to find away to see over obstructions that is legal for code violations. Less office time for Code And Police using technology available to increase patrol times.

Keep Out- Illegal Dumping, Adult Entertainment Clubs and Stores., Nightclubs who won't follow set rules for operations. Gambling sites, Loud Events and unruly demonstrations. Drug Activity, Gang Activity, Multi Family living beyond the code. Residents from other cities coming to our special events causing traffic control problems.

Village of Palm Springs

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Please think about the Village today. And please think about the future of the Village.

Write down your ideas in response to:

What do you want to

Preserve in the Village that we have now that is positive	Grants for more beautification including painting and fences driveways to help update delapidated homes and business Our codes!! Let every Residential and commercial property transaction include our statutes and codes so people who come from different areas understand we may not have an HOA but we do have rules to live by in our community . Preserve our parks and recreation and library outdoor gym Our holiday traditions keep Keep Santa on the Fire Truck!! The kids and neighbors love it!!Easter Egg hunts 4th of July Promote new hires from within the Village that have an added interest in our community.	
Add to the Village that we do not have that is positive	Preserve our community celebrate our history create a Palm Springs day annual event bbq plant a tree every decade to honor our 1957 charter invite the VFW To participate with our flag and colors we used to Parade down Davis Road with such enthusiasm Every year that we kicked off Palm Springs Baseball season Neighbors Would park their chairs along the curbs to cheer on all of the young athletes Resturants shopping Outdoor movies in the parks or fields Lets offer some 5 k runs and walks Lets create More green space less concrete- establish a beautification enforcement mmanage over growth of landscape uneven side walks many	
Remove from the Village that exists now and is negative	are not being edged Many still in need of repair & pressure clean Crime lets add to our police department additional officers to help Mitigate crime especially with all the annexations ticket cars blocking Sidewalk areas Any request for More auto repair shops & gas stations!! Single family Over crowded illegal renters Remove excessive land waivers from P&z Tear down or Remove or restore delapidated un sightly properties convert to Create green space or Parks or restore to curb appealing properties	
Keeep Out of the Village that would be negative	Annexation properties and business When I speak to my neighbors of over 20 and 30 years they remember Palm Spgs being a prime clean pristine place to call home now with all the exterior annexations they are concerned that there are less support services spread too thin to accommodate all these newly annexed properties	

Thank you for the opportunity to share these thoughts on behalf of myself and fellow neighbors that have enjoyed living in Palm Springs and still look forward to doing so. As a volunteer on planning and zoning And above all resident for over 30 years in the village of Palm Springs I appreciate this opportunity to share these thoughts and I appreciate the dedication of our council members our employees - staff -law-enforcement -code enforcement all sincerely trying to do their very best keeping the village of Palm Springs a great place to call home.

Village of Palm Springs
Joint Village Council and Planning & Zoning Board Workshop

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Write down your ideas in response to:

What do you want to

Preserve in the Village that we have now that is positive	Landscaping
Add to the Village that we do not have that is positive	Additional parks such as Foxtail Park at the corner of Kirk and Greenbrier
Remove from the Village that exists now and is negative	Commercial and residential clutter
KeeP Out of the Village that would be negative	Adult entertainment facilities. Homeless people. Cannabis outlets.

WHAT THE VILLAGE CAN DO TO

P

reserve

In the Village that we
have now that is
positive

Small Town Feel

Businesses (community serving shops and restaurants)

Special Events and Activities

Neighborhood Parks and Recreation Opportunities

Affordable Living

Diversity

Library and programs for all ages

Water Utility

Strong Police Visibility

Expedited Permitting

Good Neighbor Policy with surrounding cities

Landscaping / Green Spaces / Beauty of Village

Evaluate Comprehensive Plan and Land Development Regulations to protect residential character of Village core, yet allow higher density and intensity along commercial corridors and nodes of mixed use

Direct small businesses to County programs (or establish a small business assistance service and fund implementation of a business support office)
Encourage and incentivize residents to shop local;
Promote local businesses on Village social media, website and newsletters.

Grow tax base with value-added (re)development and maintain a stable or reducing tax rate

Maintain Land Development Regulations that allow a variety of housing types

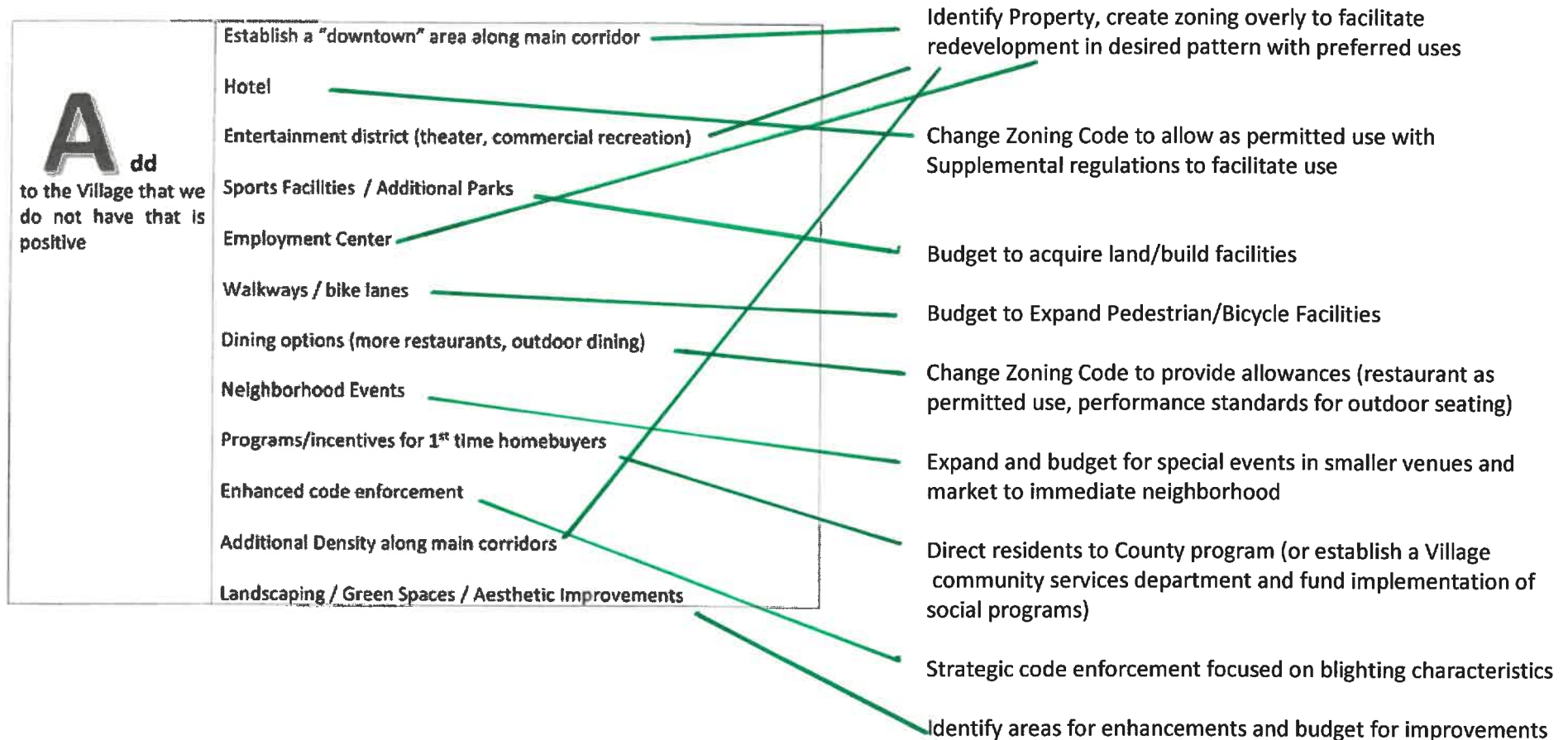
Continue to budget for Village operations

Evaluate permit process and reduce redundancy and improve efficiencies

Continue informal meetings with sister cities to foster partnerships and cooperation

Identify areas for enhancements and budget for improvements

WHAT THE VILLAGE CAN DO TO



WHAT THE VILLAGE CAN DO TO

R emove from the Village that exists now and is negative	Eyesore properties (need code enforcement; possible foreclosure; need property improvement programs)
	High density development
	Traffic issues (speeding/congestion at lights)
	Rental properties (encourage home ownership)
	Bail bond businesses
	Adult Clubs
	Food Trucks

Strategic code enforcement focused on blighting
Conditions; systematic action on absentee
landlords that do not comply

Evaluate and revise Property Improvement
Program (or adopt another program) focused on
eliminating blighting conditions that may not
require permits (paint, landscape, etc.)

Cannot remove existing development rights, but
can plan for redevelopment of an area

Implement traffic calming mechanisms outlined in
Transportation/Mobility Plan

The Village cannot regulate ownership vs. rentals.
We can enforce codes to alleviate negative aspects
of transient living (parking, noise, etc.)

Evaluate and amend land development regulations
to establish stricter supplemental regulations (in
some cases the Village cannot prohibit uses)

WHAT THE VILLAGE CAN DO TO

KeeP Out
of the Village that
would be negative

Rental Apartments / Transient-style Living

Auto-Oriented Uses: Car Washes / Gas Stations / Car Lots

Night Clubs / Adult Entertainment / Gambling Facilities

Cannabis outlets

Businesses that outgrow their Structure (outdoor operations)

Multi-Family living beyond code (occupancy limitations)

Residential projects that do not provide sufficient parking

Annexations that create a financial burden or are illogical

Density changes with long-term effects

The Village cannot regulate ownership vs. rentals.
We can enforce codes to alleviate negative aspects of transient living (parking, noise, etc.)

Evaluate and amend land development regulations to establish stricter supplemental regulations (in some cases the Village cannot prohibit uses)

Amend codes to strengthen restrictions on outdoor operations; then enforce codes

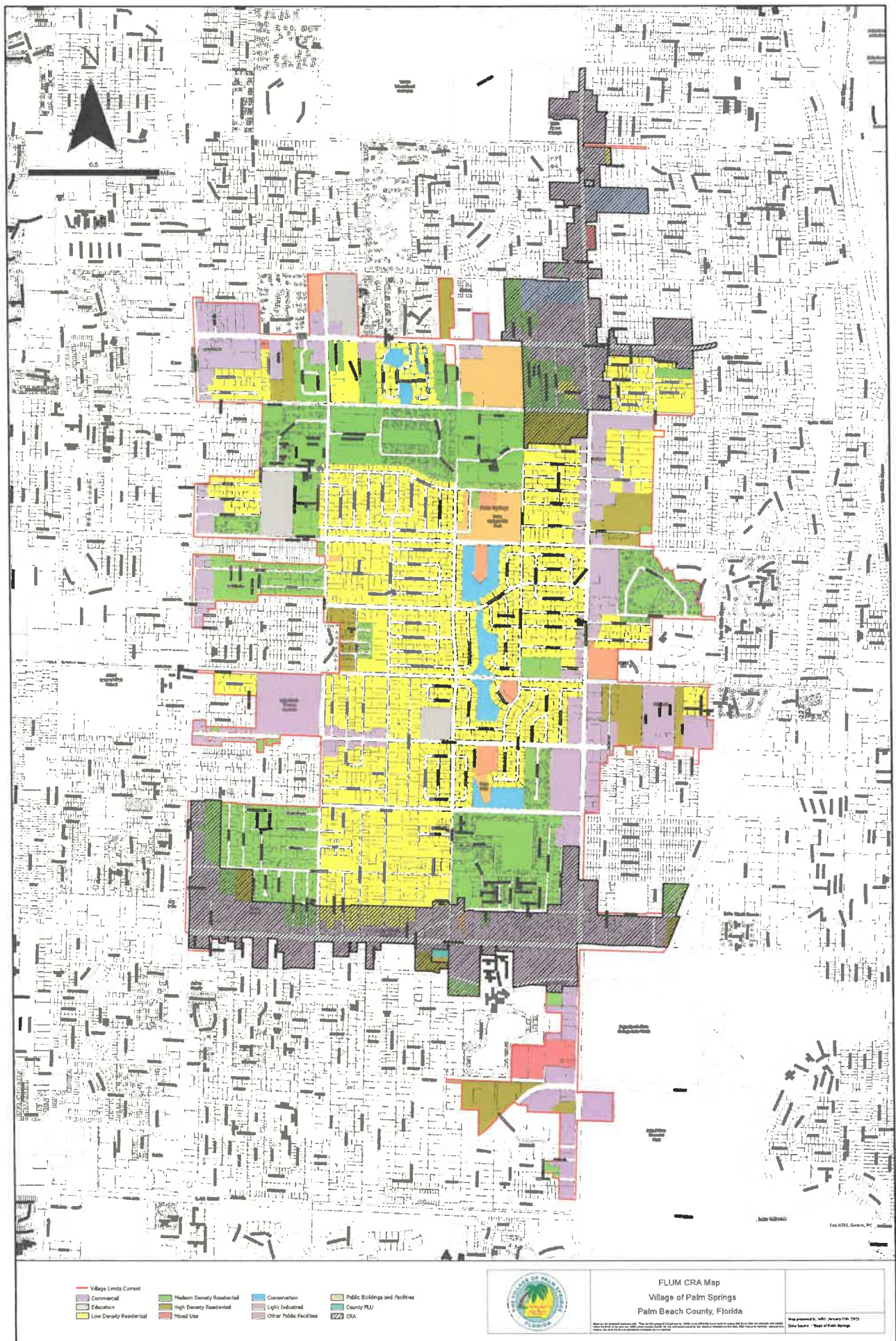
Stricter code enforcement

Require parking ratios to be met (no waivers/variances)

Conduct more public review of analysis that precedes annexation

Amend Comprehensive Plan policies to address density expectations and vision for development pattern

Do not approve waivers that allow additional densities beyond standard code allowances



APPENDIX 2

Public Engagement Survey (Q1-2 2021)

General Observations:

- Such a large response rate is not typical in a Suburban community like Palm Springs
- Like the small town, quiet feel
- Significant number of spanish responses as well
- Spanish speaking more likely to take bus (Question 11)
- Spanish speaking more comfortable walking along LWR and Congress

Question 1

Palm Springs CRA Survey

Do you live in Palm Springs?		
Yes	89.0%	121
No	11.0%	15

Answered 136

Skipped 1

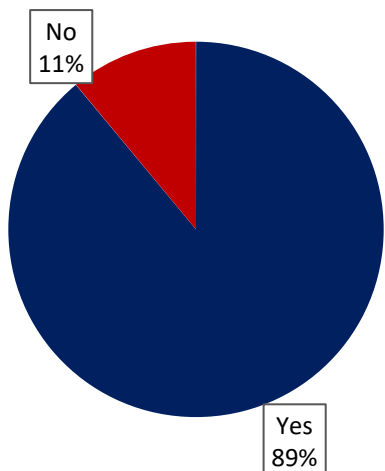
Encuesta Comunitaria de Palm Springs

¿Usted vive en Palm Springs?		
Si	95.24%	20
No	4.76%	1

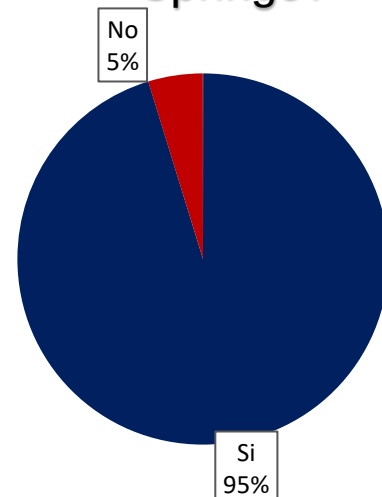
Answered 21

Skipped 0

Do you live in Palm Springs?



¿Usted vive en Palm Springs?



APPENDIX 2

Public Survey (2)

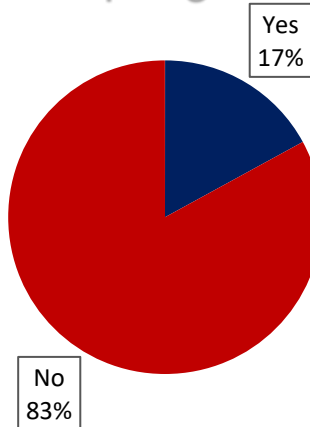
Question 2

Palm Springs CRA Survey

Do you work in Palm Springs?

Yes	17.0%	23
No	83.0%	112

Do you work in Palm Springs?

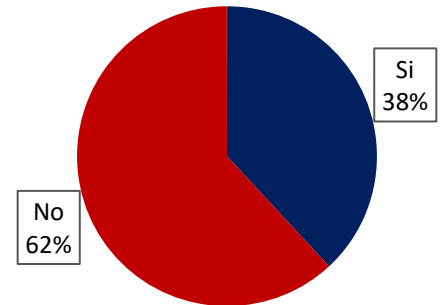


Encuesta Comunitaria de Palm Springs

¿Usted trabaja en Palm Springs?

Si	38.10%	8
No	61.90%	13

¿Usted trabaja en Palm Springs?



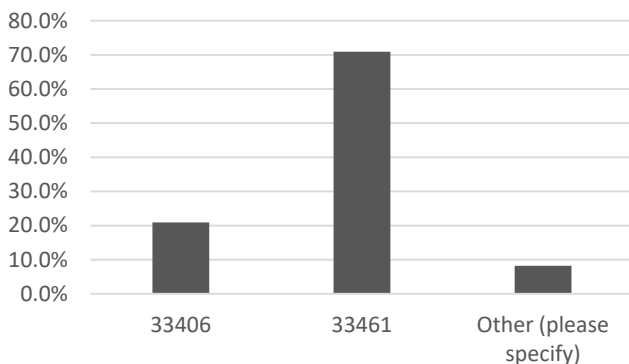
Question 3

Palm Springs CRA Survey

What is your home zip code?

33406	20.9%	28
33461	70.9%	95
Other (please specify)	8.2%	11

What is your home zip code?

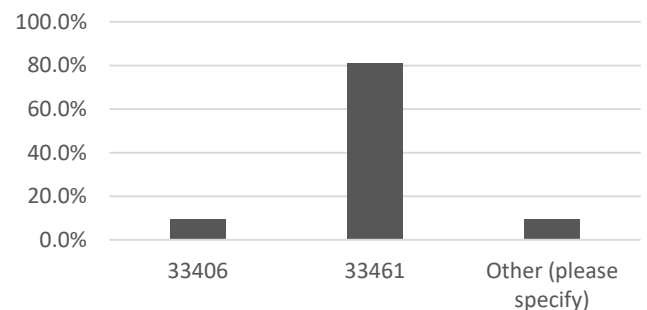


Encuesta Comunitaria de Palm Springs

¿Cual es el codigo postal ("zipcode") de su hogar?

33406	9.5%	2
33461	81.0%	17
Other (please specify)	9.5%	2

¿Cual es el codigo postal ("zipcode") de su hogar?



Question 4

If you are a new resident/business owner

17 Responses

[illegible]

15 Responses

A word cloud visualization of the text "Limpieza gusta la tranquilidad y la seguridad". The words are arranged in a horizontal, slightly curved layout. The most prominent words are "LIMPIEZA" and "TRANQUILIDAD", both in large, bold, blue capital letters. "GUSTA" is in a smaller, light blue font. "Y LA" is in very small, light blue font. "SEGURIDAD" is in large, bold, green capital letters. Other words include "COMERCIOS", "MEDICO", "SOY", "BELLO", "VIVO", "POLICIA", "BOMBEROS", "TEANQUILIDAD", "SPRINGS", "CAMBIO", "EMPLOYED", "TOWN", "VIVIA", "SELF", "PALMS", "DEPARTAMENTO", "HOUSE", "COMPRAR", "RESIDENTE", "MANTIENE", "TRANQUIL", "ESTOY", "Palm", "vecindario", "tener", "springs", "barrio", "home", and "compre". The words are in various shades of blue and green, with different font sizes and orientations, creating a dynamic and colorful composition.

Question 5

in your opinion, what are the top three

126 Responses



21 Responses



Question 6

What do you like the most about Balm

124 Responses

21 Responses



Question 7

What is a game changing enhancement

16 Responses



21 Responses

EUROPEAN



Question 8

What can be exposed (something that already exists in

10 Responses

9 Responses



Question 9

109 Responses



21 Responses



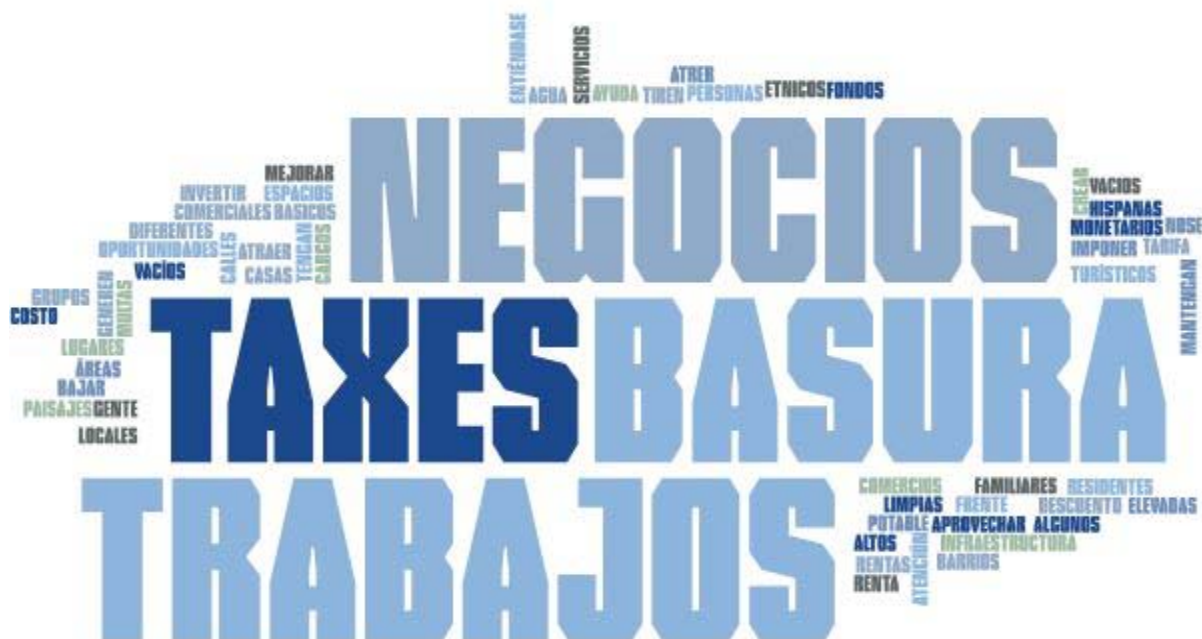
Question 10

What can Palm Springs capitalize on for the economic

98 Responses



17 Responses

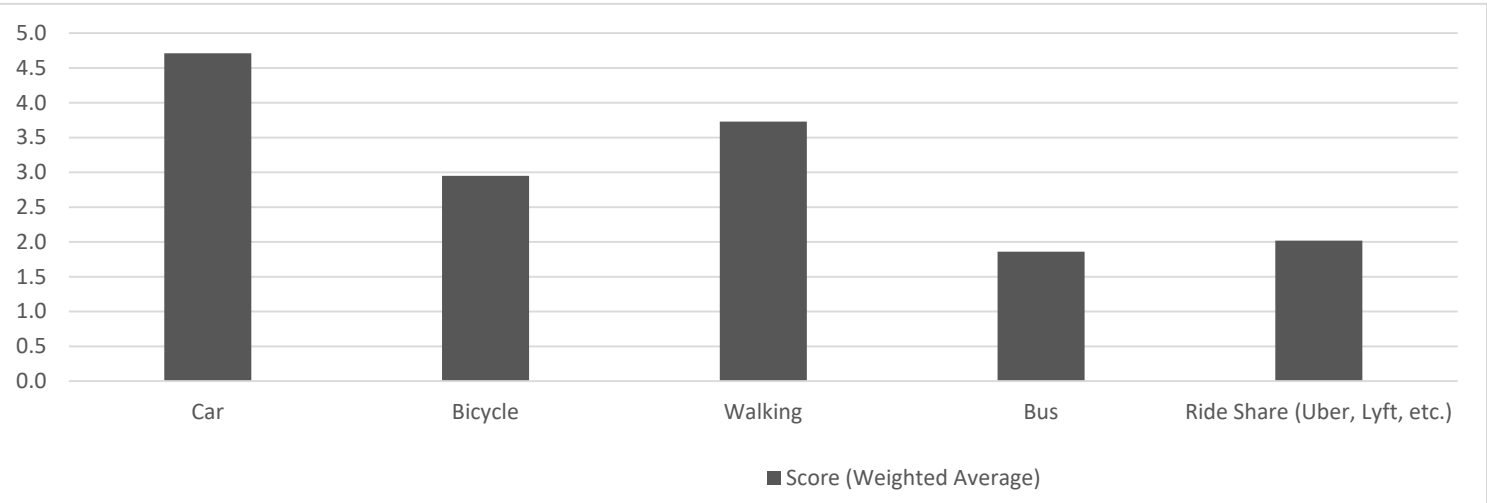


APPENDIX 2

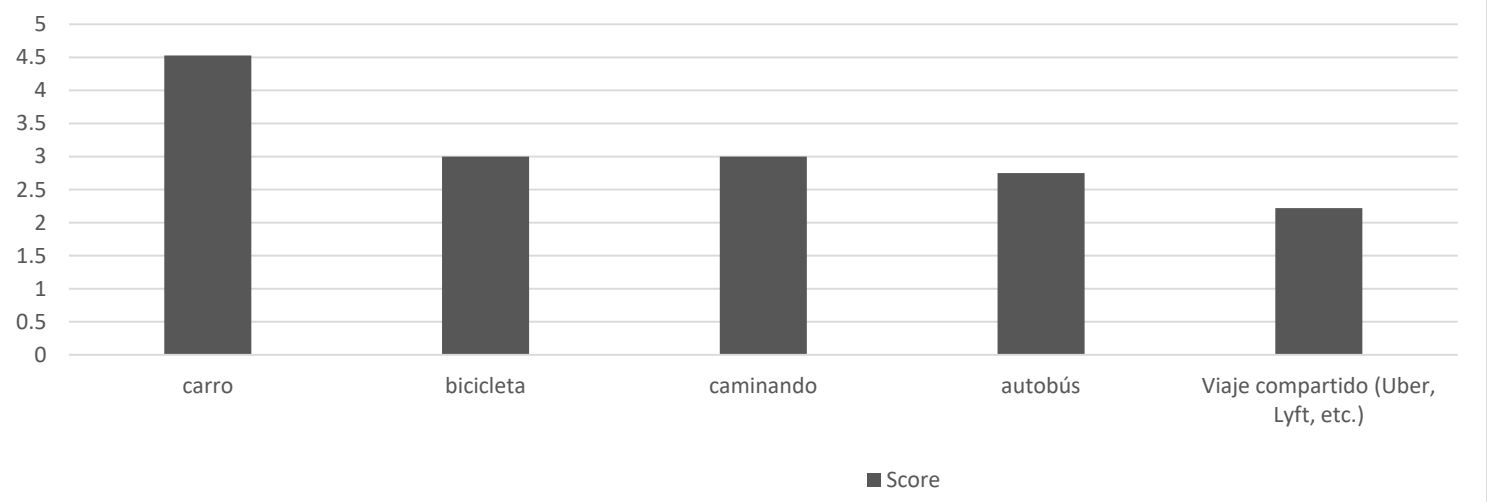
Public Survey (10)

Question 11

Please rank your most used form of transportation (from most to least)												
	1		2		3		4		5		Total	Score (Weighted Average)
Car	89.8%	114	1.6%	2	3.2%	4	0.8%	1	4.7%	6	127	4.7
Bicycle	3.0%	2	30.3%	20	39.4%	26	13.6%	9	13.6%	9	66	3.0
Walking	9.0%	7	61.5%	48	23.1%	18	6.4%	5	0.0%	0	78	3.7
Bus	1.6%	1	6.4%	4	9.5%	6	41.3%	26	41.3%	26	63	1.9
Ride Share (Uber, Lyft, etc.)	1.6%	1	6.5%	4	22.6%	14	30.7%	19	38.7%	24	62	2.0



Por favor, clasifique su forma de transporte más utilizada (de mayor a menor)												
	1		2		3		4		5		Total	Score
carro	86.67%	13	0.00%	0	0.00%	0	6.67%	1	6.67%	1	15	4.53
bicicleta	0.00%	0	28.57%	2	57.14%	4	0.00%	0	14.29%	1	7	3
caminando	0.00%	0	25.00%	2	50.00%	4	25.00%	2	0.00%	0	8	3
autobús	12.50%	1	37.50%	3	0.00%	0	12.50%	1	37.50%	3	8	2.75
Viaje compartido (Uber, Lyft, etc.)	22.22%	2	0.00%	0	0.00%	0	33.33%	3	44.44%	4	9	2.22

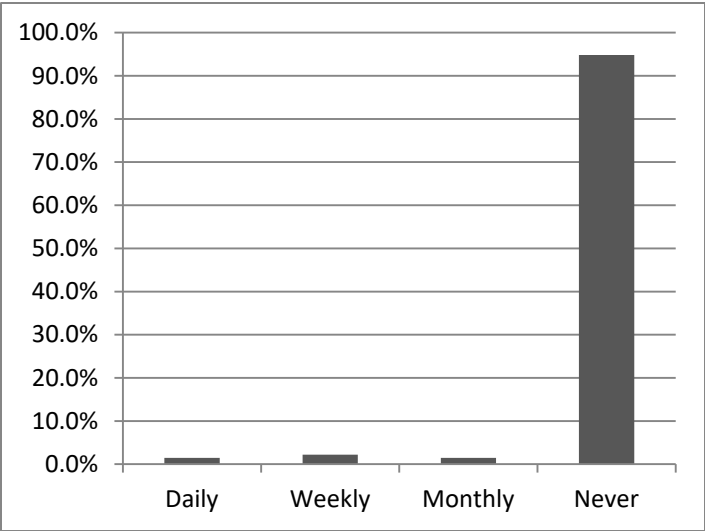


APPENDIX 2

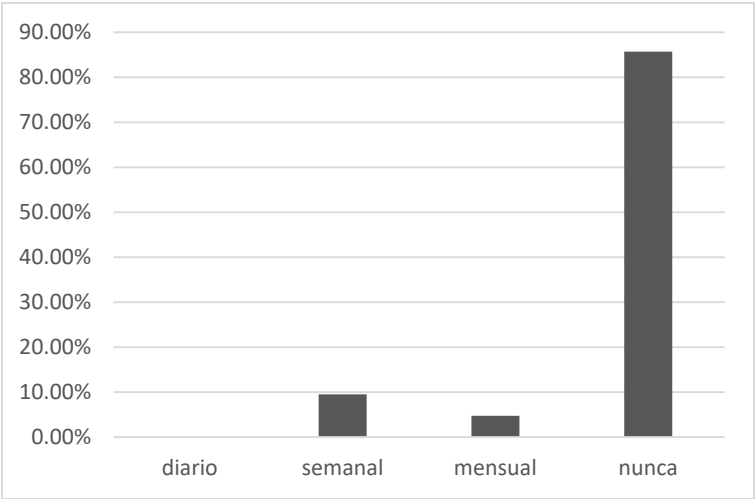
Public Survey (11)

Question 12

How often do you use public transportation?		
	Responses	
Daily	1.5%	2
Weekly	2.2%	3
Monthly	1.5%	2
Never	94.8%	128

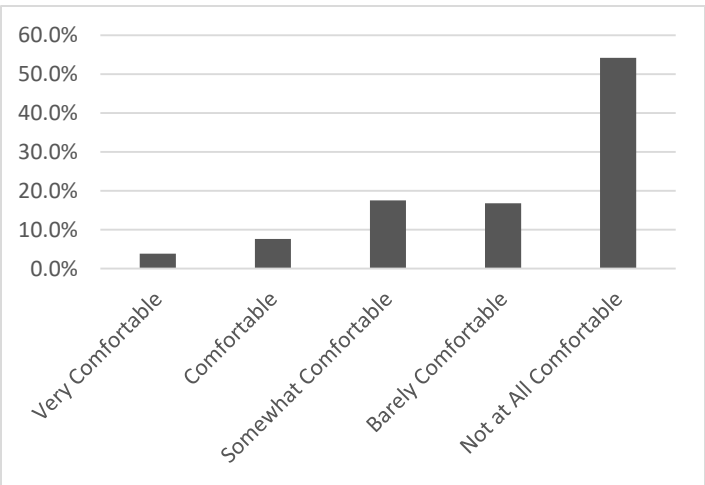


¿Que tan menudo utiliza transporte público, como el autobús o tren?		
	Responses	
diario	0.0%	0
semanal	9.5%	2
mensual	4.8%	1
nunca	85.7%	18

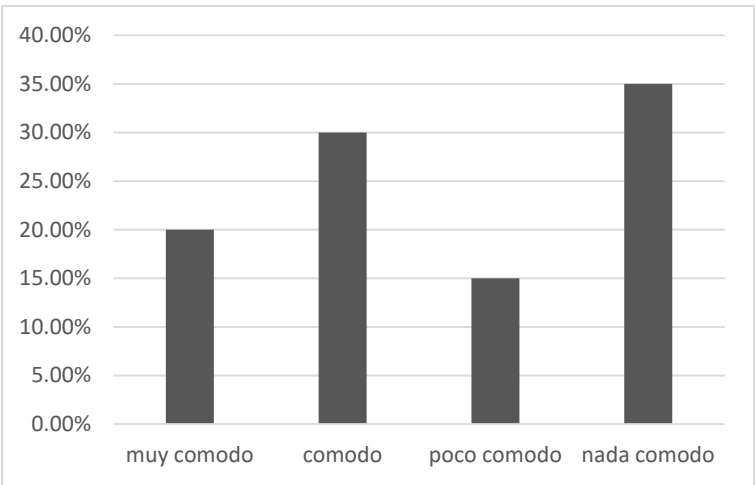


Question 13

How comfortable are you walking along Lake Worth Road?		
	Responses	
Very Comfortable	3.8%	5
Comfortable	7.6%	10
Somewhat Comfortable	17.6%	23
Barely Comfortable	16.8%	22
Not at All Comfortable	54.2%	71



¿Qué tan cómodo se siente caminando por Lake Worth Road?		
	Responses	
muy comodo	20.0%	4
comodo	30.0%	6
poco comodo	15.0%	3
nada comodo	35.0%	7

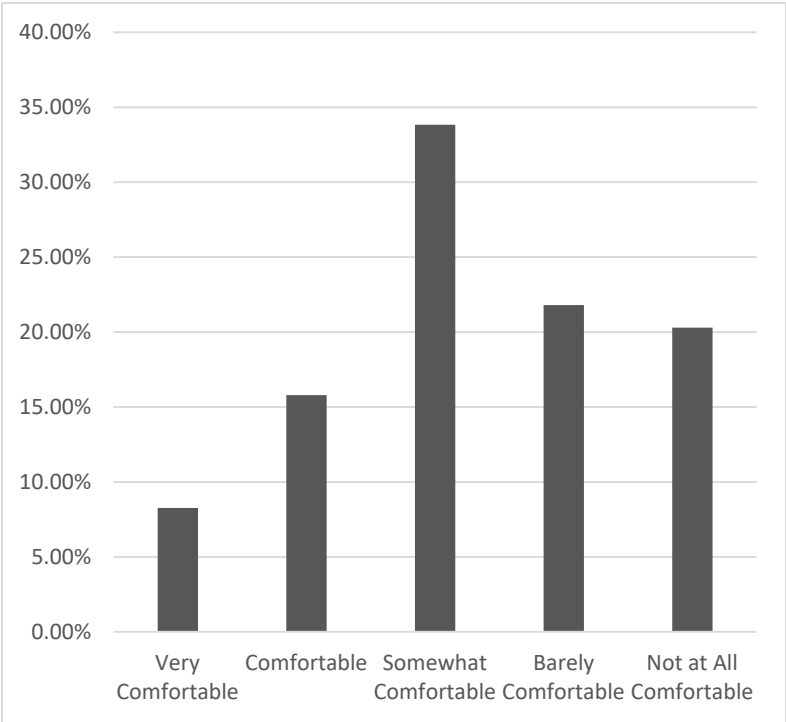


APPENDIX 2

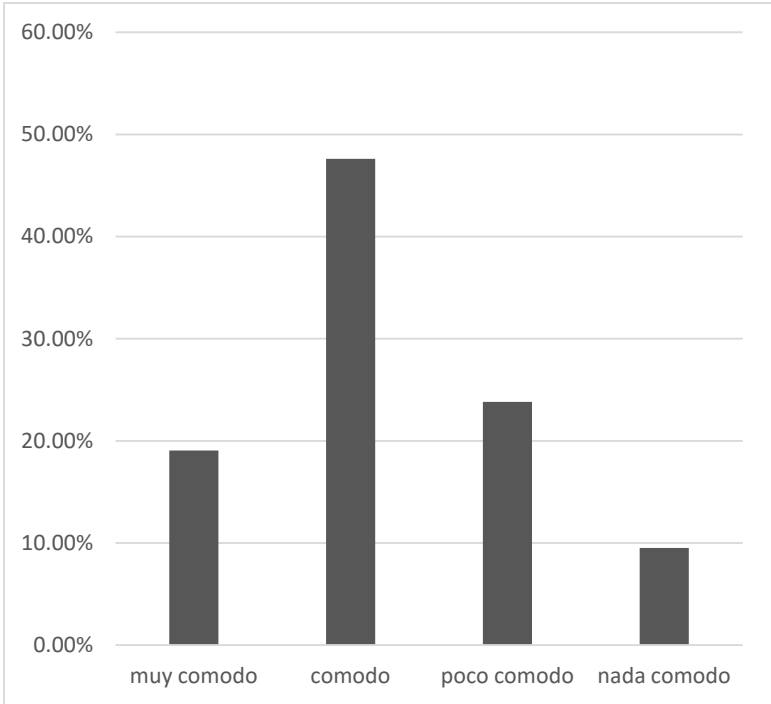
Public Survey (12)

Question 14

How comfortable are you walking along Congress Avenue?		
	Responses	
Very Comfortable	8.27%	11
Comfortable	15.79%	21
Somewhat Comfortable	33.83%	45
Barely Comfortable	21.80%	29
Not at All Comfortable	20.30%	27



¿Qué tan cómodo se siente caminando por Congress Avenue?		
	Responses	
muy comodo	19.05%	4
comodo	47.62%	10
poco comodo	23.81%	5
nada comodo	9.52%	2



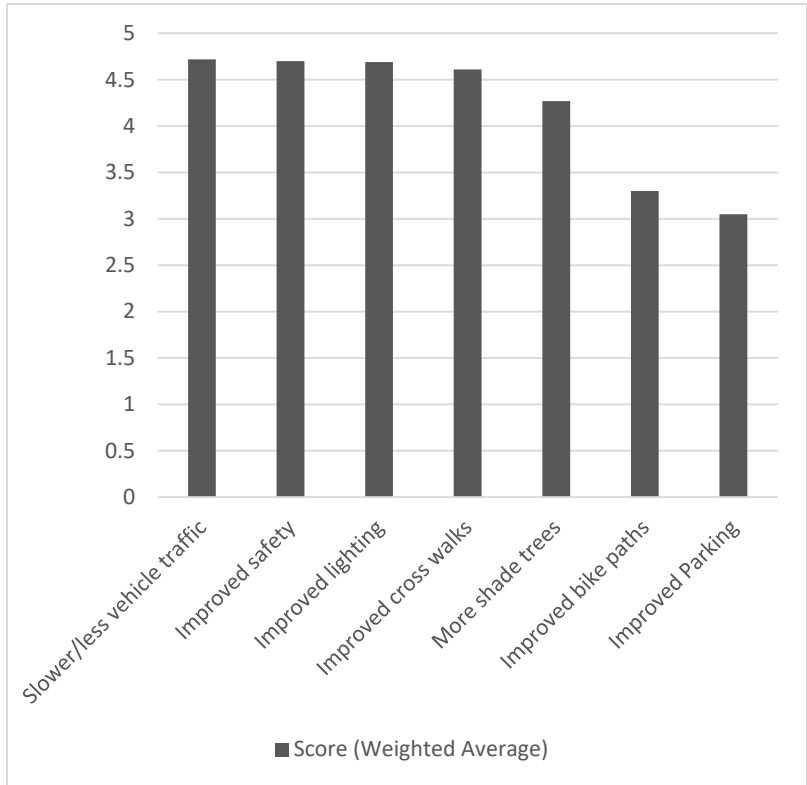
APPENDIX 2

Public Survey (13)

Question 15

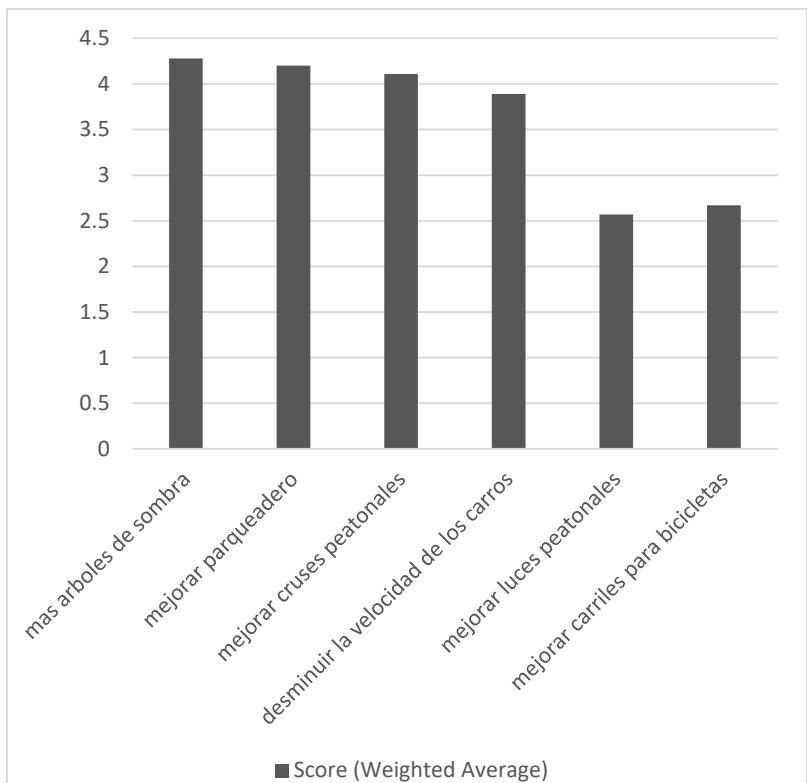
In order of importance, rank the features that would enhance your pedestrian experience in Palm Springs

	Total	Score (Weighted Average)
Slower/less vehicle traffic	100	4.72
Improved safety	109	4.7
Improved lighting	102	4.69
Improved cross walks	99	4.61
More shade trees	98	4.27
Improved bike paths	102	3.3
Improved Parking	87	3.05



En orden de importancia, clasifique las características que mejorarían su experiencia como peatón en Palm Springs

	Total	Score (Weighted Average)
mas arboles de sombra	18	4.28
mejorar parqueadero	15	4.2
mejorar cruces peatonales	18	4.11
desminuir la velocidad de los carros	18	3.89
mejorar luces peatonales	21	2.57
mejorar carriles para bicicletas	18	2.67

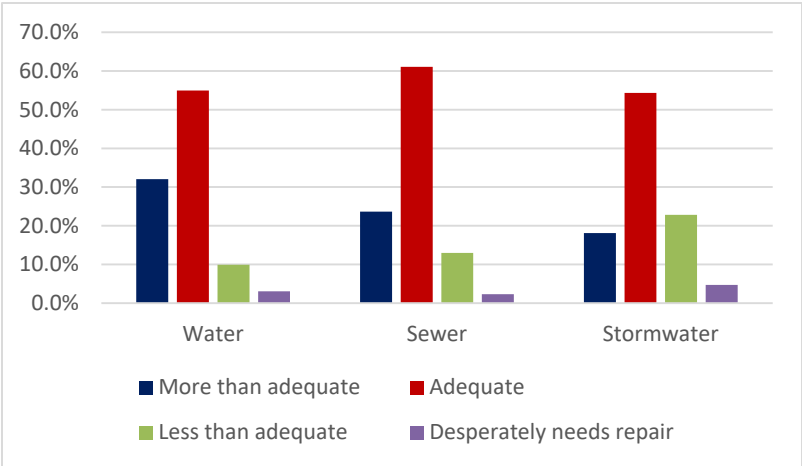


APPENDIX 2

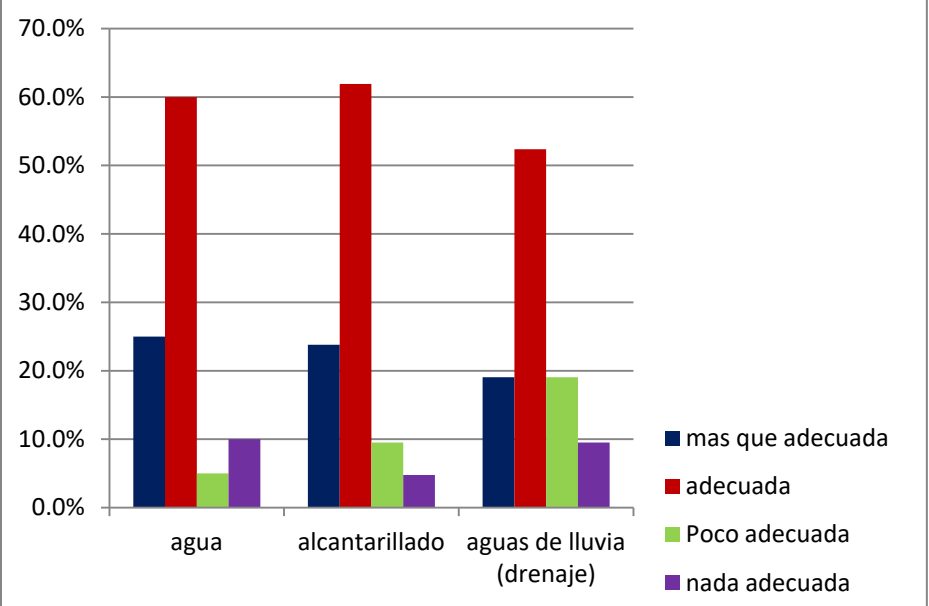
Public Survey (14)

Question 16

How would you rate the quality of infrastructure systems in your area?									
	More than adequate		Adequate		Less than adequate		Desperately needs repair		Total
Water	32.1%	42	55.0%	72	9.9%	13	3.1%	4	131
Sewer	23.7%	31	61.1%	80	13.0%	17	2.3%	3	131
Stormwater	18.1%	23	54.3%	69	22.8%	29	4.7%	6	127



¿Cómo calificaría la calidad de los sistemas de infraestructura en su área?									
	mas que adecuada		adecuada		Poco adecuada		nada adecuada		Total
agua	25.0%	5	60.0%	12	5.0%	1	10.0%	2	20
alcantarillado	23.8%	5	61.9%	13	9.5%	2	4.8%	1	21
aguas de lluvia (drenaje)	19.1%	4	52.4%	11	19.1%	4	9.5%	2	21



Question 17

Where do you go outside of Balm Springs that you

L19 Responses



L9 Responses



Question 18

Is there any other feedback (general or specific) that you would like to share regarding Palm Springs?

[illegible]

APPENDIX 3

Select Best Practice Project Examples

1



Neighborhood Walkability: *Infrastructure Improvements*

The Artwalk in Coral Springs, Florida is linear walking path with public art installations, seating, landscaping, infrastructure for public events, and streetscaping. The project originated with the Coral Springs Community Redevelopment Agency's downtown redevelopment focus. The resulting project is a recreational amenity for residents and visitors.

[ArtWalk - City of Coral Springs](#)

2



Complete Streets: *Infrastructure Improvements*

The City of Hollywood, Florida implemented a \$7.6 million Completes Street corridor redesign project through a grant from the Broward Metropolitan Planning Organization. The goal was to improve safety and strengthen commercial activity for residents, visitors, and business owners.

<https://www.safestreetssummit.org/2021-safe-streets-awards-nominees>

3



Healthy Housing Mix: *Infrastructure Improvements*

Lazul North Miami Beach is located along a canal in North Miami Beach, the area's Community Redevelopment agency partnered with the developer to provide a public recreational amenity through a public access easement and the development of a landscaped canal-side walking path for the entire community.

[North Miami Beach Apartments | Home | Lazul Apartments \(livelazul.com\)](#)

4



Retail Center Development: *Retail / Housing / Business Attraction and Recruitment*

The Promenade at Coconut Creek is an open-air shopping center, in Coconut Creek, Florida was designed with a downtown layout in mind. It was completed in 2008 and contained retail, restaurant, and office space. Additional amenities, including a movie-theatre, were added later. The center serves as a gathering space and hosts annual community events.

[Promenade at Coconut Creek](#)

[MainStreet | Economic Development \(coconutcreek.net\)](#)

5



Destination Markets, Farmers' Markets, and Flea Markets: *Placemaking*

More and more, the public, planners, entrepreneurs, and public officials are learning that markets provide an opportunity to stimulate the local economy, revitalize neighborhoods, provide job opportunities for new immigrants, create socially inclusive spaces and enhance the health of the community. The key is leveraging the brand of well-known markets. They are popular local destinations, and many become significant visitor attractions.

[Florida Flea Markets - Find Top Flea Markets Near You \(visitflorida.com\)](#)

[State Farmers' Markets in Florida - Florida Department of Agriculture & Consumer Services \(fdacs.gov\)](#)



Palm Beach County

Affordable Housing Needs Assessment

February 2021

FIU

Jorge M. Pérez
Metropolitan Center

THLC

HOUSING LEADERSHIP COUNCIL
OF PALM BEACH COUNTY

occupation wage scale;

- Palm Beach County lost 68,928 jobs from February to September 2020 due to the COVID-19 pandemic; largest job losses in Accommodation & Food Services, Retail and Administrative and Support and Waste Services;
- The majority (57 percent) of Palm Beach County workers are employed in low-wage service sector occupations with hourly wages that translate to workers earning 40-60 % of the County's median household income;
- According to 2018 American Community Survey (ACS) estimates, the median household income in Palm Beach County is \$59,943, up 13.4% since 2014;
- Palm Beach County's lowest median household incomes are found in communities in the Lake Okeechobee Region, including Belle Glade (\$24,906), Pahokee (\$26,706) and South Bay (\$33,958) along with Mangonia Park (\$35,806) and Lake Worth Beach (\$38,371) to the east;
- Significantly, median household incomes are generally lower in communities with the highest labor participation rates, including Mangonia Park (\$35,806), Palm Springs (\$41,011), Greenacres (\$47,983) and West Palm Beach (\$51,635);
- While Palm Beach County's poverty rate has decreased to 12.8% since 2014, excessive poverty rates exist in many municipalities including Belle Glade (42.1%), Pahokee (37.9%), South Bay (31.8%), Mangonia Park (32.5%), Lake Worth Beach (24.7%) and Riviera Beach (22.8%);
- The \$42,233 median household income of renter-occupied units in Palm Beach County is only 58% of the median household income of owner-occupied units (\$71,809);
- There are 97,368 cost-burdened renter households in Palm Beach County, of which, 52.7% (51,282 renter households) are "severely" cost-burdened;
- An estimated 91.1% of renter households (29,767 renters) with incomes between \$20,000-\$34,999 are cost-burdened;
- Among Palm Beach County municipalities, the highest levels of cost-burdened renters are in Palm Springs (66%), Lake Worth Beach (65%), Greenacres (65%), Boynton Beach (64%) and Riviera Beach (63%);
- Most Palm Beach County municipalities have a Housing and Transportation (H&T) Cost Index that far exceeds the affordability threshold of 45%;
- According to Florida Department of Economic Opportunity (DEO) 2019-2027 Employment Projections (EP) for Palm Beach County, occupations projected to gain the "Most New Jobs" include Retail Salespersons, Food Preparation & Serving Workers and Customer Service Representatives;
- Projected population and employment estimates indicate Palm Beach County's future housing demand will continue to be substantially weighted towards renter households in the "very low" to "moderate" household income categories.

Palm Springs

2018 DEMOGRAPHICS

Population 24,675
% Change 2014-2018 15.8%

Race & Ethnicity
White alone 25.6%
Black alone 12.3%
Other alone 2.7%
Hispanic 59.3%

Total Households 8,236
Family Households 65.2%
Nonfamily Households 34.8%

% Working Family Households
2018 87.8%
2014 88.8%

Median Household Income \$41,011
% Change 2014-2018 20.3%

Individual Poverty Status
2018 16.0%
2014 24.5%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)
1. Educational services, and health care and social assistance (2,259)
2. Professional, scientific, and management, and administrative and waste management services (1,987)
3. Construction (1,740)

Leading Occupations (# of Employees)
1. Service (3,554)
2. Management, business, science, and arts (2,684)
3. Sale and office (2,587)

Source: U.S. Census 2014 and 2018 5-Year ACS Estimates; Center for Neighborhood Technology (CNT)

Palm Springs

HOUSING FACTS

Total Housing Units 9,625
% of County Total 1.4%
Single-Family (1 unit attached/detached) 38.0%
Multi-Family (5+ units) 38.7%
% Occupied 85.6%
% Owner-Occupied 43.8%
% Renter-Occupied 56.2%

Median Value \$129,000

Median Gross Rent \$1,150

Vacancy Rate 6.6
Homeowner 2.8
Rental

Total Cost Burdened Households 3,860
% of Owner-Occupied Units 27.9%
% of Renter-Occupied Units 66.4%

H+T Affordability Index 51%

February 1, 2022

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PETER J. HENN BIO

PETER J. HENN, J.D., AICP, CZO, is currently a faculty member at Florida Atlantic University (FAU) in the Department of Urban & Regional Planning where he teaches urban planning, urban design, community development, site planning, and land use and zoning law. He started his career as a land use attorney at Florida's largest law firm and later transitioned into the real estate development industry, where he planned and developed numerous hotels, condominium towers and master-planned golf course communities. Peter served as the Florida operating partner on several large real estate development projects for the largest global private-equity firm; and previously served as the President/CEO of a publicly-traded real estate development and construction company. He has over 30 years of comprehensive experience in real estate development, land use and zoning law, urban planning and design, and government relations in Florida and throughout the United States. Peter has served on several local government advisory boards addressing planning, zoning, and affordable housing issues, including rewriting the Planned Unit Development Ordinance for the City of Fort Lauderdale and serving as Chair of the Fort Lauderdale Affordable Housing Advisory Committee. He is a member of The Florida Bar and The North Carolina Bar; and he is an AICP certified planner through the American Planning Association and a CZO certified zoning official through the North Carolina Association of Zoning Officials. He is a licensed Florida Real Estate Broker. He received his J.D. from the University of Miami School of Law and received his B.A. and M.A. in Economics from Florida Atlantic University. Peter has resided with his family in Palm Beach County, Florida since 1978.