



AGENDA
VILLAGE COUNCIL/PLANNING & ZONING JOINT WORKSHOP SESSION
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
APRIL 28, 2022
6:30 PM

COUNCIL/BOARD MEMBERS

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

ADMINISTRATION

- ☐ Village Manager Michael Bornstein
- ☐ Assistant Village Manager Kim Glas-Castro
- ☐ Director of PZB Iramis Cabrera
- ☐ Village Clerk Kimberly Wynn
- ☐ Village Attorney Glen Torcivia
- ☐ Village Attorney Susan Garrett
- ☐ Facilitator Peter Henn, J.D., AICP, CZO

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

PUBLIC COMMENT (Three minute limit)

ORDER OF BUSINESS

1. Presentation and Discussion: Countywide Traffic Performance Standards
Staff: Kimberly Glas-Castro, Assistant Village Manager
2. Discussion: Results - Visual Preference Survey
Staff: Kimberly Glas-Castro, Assistant Village Manager

ADJOURNMENT

NEXT MEETING

If a person decides to appeal any decision made by this 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.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 28, 2022

DEPARTMENT: Administration

ITEM #1: Presentation and Discussion: Countywide Traffic Performance Standards

SUMMARY: Mr. Quazi Bari, Traffic Division Growth Manager, will provide an informational overview of the Countywide Traffic Performance Standards, including a high-level review of the requirements of all traffic studies and the conditions, obligations, and/or allowances placed on development projects.

FISCAL IMPACT:

This discussion item has no direct fiscal impact.

ATTACHMENTS:

None



Village of Palm Springs

Executive Brief

AGENDA DATE: April 28, 2022

DEPARTMENT: Administration

ITEM #2: Discussion: Results - Visual Preference Survey

SUMMARY: Staff will present the consensus of the Visual Preference Survey and lead a discussion on preferred development types.

The Council and Board members were asked to consider properties outside of the "Historic Village" and the development type that might be appropriate along the commercial corridors, or as incremental infill residential development in underutilized residential areas. There were fifty-three (53) images of various development types exhibited. The Council and Board members ranked their preference for each image from "Strongly Dislike" to "Great Example".

The rankings were averaged for each image. Generally, a 0 indicates a neutral opinion of the development. A positive response indicates that there were desirable characteristics portrayed in the development. A negative response indicates that there are undesirable characteristics portrayed in the development. Also, a negative response might be interpreted to mean that if these characteristics exist within the Village currently, we should try to promote redevelopment/renovation to remove these characteristics.

FISCAL IMPACT:

This discussion does not have a direct fiscal impact on the Village.

ATTACHMENTS:

1. Results - Visual Preference Survey
2. Historic Village and Parcels Considered for (Re)Development

RESULTS

VISUAL PREFERENCE SURVEY

Multi-Family Residential



.09

Density = 72.72 du/ac

382 units on 5.26 acres

The Manor at Flagler Village (NE 6th Street, Fort Lauderdale)



-.9

Density = 53.06 du/ac

338 units on 6.37 acres

Monteverde (Renaissance Commons)



-1

Density = 67.53 du/ac

226 units on 3.35 acres

Santorini at Renaissance Commons



+1

Density = 10.56 du/ac

40 live-work units on 10.56 acres

Piazza Dell Pallotole (Renaissance Commons)



+ .36

Density = 14.95 du/ac

159 units (598 student beds) on 10.63 acres
University Park (Boca Raton)



0

Density = 25.08 du/ac

118 units on 4.7 acres

Village at Lake Osborne Apartments (Lake Worth Beach)

6



+ .9

Density = 11.72 du/ac

49 units on 4.18 acres
The Preserve (Hypoluxo)



+1.8

Density = 10.66 du/ac

64 townhouse units on 6 acres
Barefoot Cove (Hypoluxo)



+1.7

Density = 9.03 du/ac

38 units on 4.21 acres
Villagio del Mar (Hypoluxo)



+ .5

Density = 20.66 du/ac

57 units on 2.76 acres
Courtyards of Lake Worth (Federal Hwy)



+ .6

Density = 20.61 du/ac

16 units on 0.78 acres

Pineapple Grove Village North (Lake Worth Beach)



+ .18

Density = 18.62 du/ac

42 units on 2.26 acres

The Cloisters (Lake Worth Beach)



-.9

Density = 12 du/ac

40 units on 3.32 acres
John's Place



- .6

Density = 7.7 du/ac

27 units on 3.5 acres
Elizabeth Place



+ .36

Density = 9.76 du/ac

420 units on 43 acres
Lake Arbor



+ .36

Density = 8.6 du/ac
164 units on 18.92 acres
Preston Square



0

Density = 11.55 du/ac

424 units on 36.71 acres

Turtle Cove Apartments (Unincorporated PBC)



-1.2

Density = 20.9 du/ac

208 units on 9.95 acres
Marina Key (Lake Park)



+ .36

Density = 12.34 du/ac
317 units on 25.68 acres
Harbour Oaks (Palm Beach Gardens)



-1

Density = 35.85 du/ac

166 units on 4.63 acres

Landmark at the Gardens (condo) (Palm Beach Gardens)



+ .36

Density = 22.07 du/ac
384 units on 17.4 acres
Cortland Boca Raton

Incremental (Infill) Residential



+ .6

Duplexes
Abaoca - Jupiter



+ .8

Zero Lot Line, Small Footprint
Abacoa - Jupiter



-1.5

Incremental 3-story Apts
Density = 13.82 du/ac
14 units on 1.01 acres
Park Slope (West Palm Beach)



+1.6

Zero Lot Line

Density = 5.85 du/ac

98 units on 16.74 acres

Whispering Pines (Royal Palm Beach)



-.45

Quads

Density = 7.9 du/ac

200 units on 25.33 acres

Stanford (Royal Palm Beach)



+ .81

Duplexes

Density = 9.11 du/ac

282 units on 30.94 acres

Coral Trace (Delray Beach)



+.09

Infill Triplex
Boca Raton



+1

Zero Lot Line, Small Footprint
West Palm Beach



+ .09

Quadroplex - Row Houses
Boca Raton

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern, layered effect on the right side of the slide.

Mixed Use



+ .36

Density = 32.19 du/ac
300 units on 9.32 acres
Casa Mara (West Palm Beach)



+ .55

13,600 sf retail

4,400 s.f. restaurant with 1,100 s.f. outdoor dining)

300 units 3 floors max (40 ft)

Casa Mara (West Palm Beach)

32



+1.2

Density = 15 du/ac

468,000 s.f. Commercial/Office/Restaurant

384 units on 25.69 acres

Legacy Place (Palm Beach Gardens)



+ .5

Density = 4.77 du/ac

115,000 s.f. Commercial/Office/Restaurant/Place of Assembly

225 units on 47.11 acres

Midtown (Palm Beach Gardens)



+ .09

Density = 11.71 du/ac
60 units on 5.13 acres
Villas on Antique Row (West Palm Beach)



+ .81

Density = 4.31 du/ac

72,450 s.f. commercial/restaurant/office

53 units (21 townhomes and 32 apartments) on 12.27 acres

PGA Commons (west) (Palm Beach Gardens)

36



+ .27

Density = 7.8 du/ac

120,754 s.f. commercial/restaurant/office/hotel

156 units on 20 acres

Donald Ross Village (Palm Beach Gardens)



0

Density = 8.3 du/ac
600,000 s.f. commercial/office/restaurant/theater
600 units on 72 acres
CityPlace (West Palm Beach)



- .45

Density = 5.96 du/ac
129 units on 21.66 acres
Magnolia Park (West Palm Beach)



+ .36

365,000 s.f. commercial/office/restaurant
179-room Hotel
Harbourside (Jupiter)

40



+ .36

Density = 11.15 du/ac
25,000 s.f. commercial/restaurant
376 units on 33.71 acres
The Moorings (Lantana)



- .45

Density = 109.25 du/ac
248 units on 2.27 acres
Sole (condo) (Fort Lauderdale)



-1.7

Density = 131 du/ac

105 units on 0.8 acres

Wisdom Village Crossing (Fort Lauderdale)



- .54

Density = 95.2 du/ac
44,000 s.f. commercial/restaurant
1,000 units on 10.5 acres
Celebration (Disney)

Public Streets



+ .36

Street / Pedestrian Walk at Storefront
Wide Pedestrian Area
Outdoor Dining
Bike Lane
Street Trees / Banners / Decorative Lighting



+ .6

Enhanced Crosswalks
Storefronts at Street
Street Trees / Landscape



- .6

Enhanced Crosswalks
Street Trees / Landscaped Medians
Bike Lanes



+ .18

Pedestrian Plaza
Outdoor Dining
Street Trees / Landscape



+ .72

Wide Pedestrian Walk, separated by Landscape and Parking
Enhanced Crosswalk and Bike Lanes
Street Trees / Banners / Decorative Lighting
Public Art / Banners



+.27

Enhanced Crosswalk and Bike Lanes
Storefronts at Street / Pedestrian Area



+ .63

Roundabout transition into Residential Neighborhood
Traffic Calming



+ .36

Median transition into Residential Neighborhood
Traffic Calming



-1.9

Chicane transition into 1-Lane Travel to Reduce Speeds
Traffic Calming

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect.

**MOST
APPEALING**



+1.8

Density = 10.66 du/ac

64 townhouse units on 6 acres
Barefoot Cove (Hypoluxo)

**LEAST
APPEALING**



-1.7

Density = 131 du/ac

105 units on 0.8 acres

Wisdom Village Crossing (Fort Lauderdale)

