



AGENDA

**VILLAGE COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA),
AND PLANNING & ZONING TRI-BOARD WORKSHOP SESSION
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE**

JUNE 22, 2023 AT 6:00 PM

(IMMEDIATELY AFTER THE REGULAR COUNCIL MEETING)

COUNCIL/BOARD MEMBERS

- ☐ Mayor Bev Smith
- ☐ Vice-Mayor Joni Brinkman ☐ Mayor Pro Tem Patti Waller
- ☐ Council Member Doug Gunther ☐ Council Member Gary Ready

- ☐ Board Member Marta Padron, Lake Worth District
- ☐ Board Member Fabiana DesRosiers, Congress Avenue District

- ☐ Chairman Johnnie Tieche
- ☐ Vice Chair Richard Hughes ☐ Board Member Peter Braun
- ☐ Board Member Kim Gehrman ☐ Board Member Ralph Lashells

ADMINISTRATION

- ☐ Village Manager Michael Bornstein ☐ Village Attorney Glen Torcivia
- ☐ Asst Village Manager Kim Glas-Castro ☐ Village Attorney Susan Garrett
- ☐ Director of PZB Iramis Cabrera ☐ Consultant Bonnie Landry & Associates
- ☐ Village Clerk Kimberly Wynn

If a person decides to appeal any decision made by this Board concerning any considered matter, they will need a record of the proceedings. 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.

CALL TO ORDER

ROLL CALL

ORDER OF BUSINESS

1. Summary of the Results from the April Visioning Session
2. Presentation of the Visioning Session

ADJOURNMENT

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus, Human Resources Director
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561) 584-8200 Ext. 8420

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561) 584-8200 Ext. 8421

Village of Palm Springs

April 11, 2023



Vision Workshop Summary



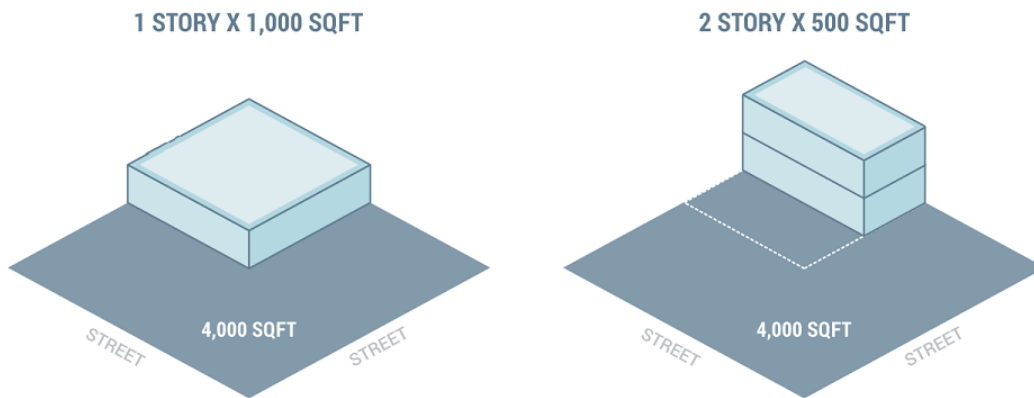
Prepared by:

Bonnie C. Landry and Associates with Kimley-Horn

BONNIE LANDRY
& ASSOCIATES Professional Planning Services

Visioning Workshop April 2023 Executive Summary

On April 11, 2023, the Village Council, Community Redevelopment Agency (CRA) and Planning and Zoning Board held a Joint Meeting Workshop Session to view examples of development scenarios and understand the interrelationships of height, open space and building coverage. The meeting provided development scenarios to visualize different intensities of site development and how as the height of a building increases the building footprint decreases. *The visual below further depicts this.*



Source: Eliza Theiss; FAR – The Significance of Floor Area

Participants were given green, yellow and red dots to indicate their overall reaction to each site. **Green** showed overall support of the concept with no changes; **yellow** indicated support of the concept with some changes and **red** indicated that they could not support the concept at all.

Participants then provided comments on each scenario and categorized their input into three categories:

- 1) Building Placement on the site; setback from right of way and distance between buildings
- 2) Building Heights ranging from 2 stories to 5 stories
- 3) Building Coverage which demonstrated a variation of how much land is dedicated to building and how much land is left for parking, common areas and green space
- 4) Overall intensity of the site with illustrations of Floor Area Ratio ranging from 1.5 to 2.0

Trends and Recommendations

It is important to note that each of the five examples were intentionally unique to inspire the most engagement and discussion among the participants. While recognizing this uniqueness, the recommendation is based upon all comments with a focus on the area with the most positive feedback. The second example, located at Forest Hill Boulevard and South Congress, garnered the most support with 8 of 11 participants ranking this concept “green” (support with no changes); and 3 participants wanting changes. In review of this site and others, the recommendations are to reduce the overall intensity, include standards for consideration of heights greater than 4 stories (adjacent use, open space and building design), and encourage the use of structured parking to allow for more open space.

Height Recommendation:

This would require an update to the Land Development Regulations.

- Create a zoning district for select properties in the commercial corridor.
- Include standards in this zoning district to allow 4 story buildings by right in Commercial corridor.

For buildings with heights exceeding 4 stories in the commercial corridor, Village Council will evaluate these buildings with a standard criterion. Examples would include:

- a) The proposed uses of the structure.
- b) The bulk, mass, and context of adjacent structures or proposed structures.
- c) Compatibility with adjacent existing or proposed uses.
- d) The relationship to the adjoining uses and the surrounding development; and
- e) The provision of open space in the proposed project.

Developer would need to include at least 3 amenities to be eligible heights exceeding 4 stories.

Examples could include:

- a) Innovative Stormwater Treatment
- b) Water Feature
- c) Advanced Architectural Features
- d) Public Art
- e) Enhanced Bicycle/Pedestrian Facilities
- f) Job Creation
- g) Public Gathering Space
- h) Lush Landscaping
- i) Vertical Parking

Building Placement Recommendation:

This would require an update to the Land Development Regulations.

- Building placement should be context sensitive design.
- Include standards in this zoning district to require a larger landscape buffer for commercial buildings adjacent to residential.
- To provide more green space, encourage and perhaps incentivize vertical parking structures but require some parking in front especially for ADA and include a passenger drop-off area.

Building Coverage Recommendation:

This would require an update to the Land Development Regulations.

- Include standards in this zoning district to require a maximum building coverage of 80% which includes the footprint of any parking structure; Green space minimum of 20%.

Building Intensity Recommendation:

This would require an update to the Comprehensive Plan.

- Create a new Future Land Use Category to be applied to commercial parcels surrounding the Residential Core.
- Standard would include a Floor Area Ratio (FAR) of 1.5 FAR. FAR will be calculated with only the habitable buildings space and not include any parking structure.

Understanding Intensity, FAR, and Efficiency of Developing Vertically

Vertical construction allows for more green space. This is particularly true when providing a parking structure housing cars vertically rather than on a flat, paved parking surface. Vertical construction is more efficient for roads and utilities as it allows for infrastructure to be concentrated in a smaller area rather than extending utilities and roadways further and longer.

The following provides the pros and cons of vertical versus horizontal growth. Vertical growth has many advantages such as efficiency and opportunity for more green space. However, vertical construction costs can be higher. The cons of horizontal growth could be addressed through standards in the Land Development Regulations (LDR). For example, when providing a parking garage, the LDR could require a drop off area and limited parking adjacent to the building. Aesthetics could be addressed through design standards.

	Vertical Growth	Horizontal Growth
Efficient Use of Infrastructure	✓	
More Green Space	✓	
More Efficient Use of Land	✓	
Larger Footprint = Higher Cost of Building Foundation	✓	
Larger Roof = Higher Level of Stormwater Management than Larger Roof	✓	
Construction Costs		✓
Aesthetics With Vertical		✓
ADA Considerations – Location Of Parking		✓

Tri-board Visioning Workshop April 2023 Summary

On April 11, 2023, a Joint meeting was held the Village Council, Community Redevelopment Agency (CRA) and Planning and Zoning Board. The purpose of the Workshop Session was to view examples of development scenarios and understand how height can affect the Floor Area Ratio (FAR) and ultimate footprint of a building. As height increases the footprint decreases.

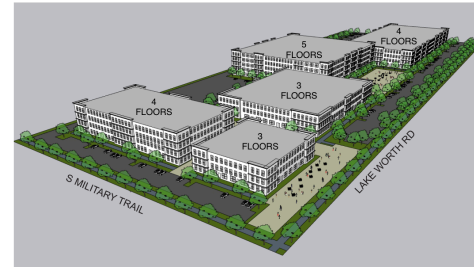
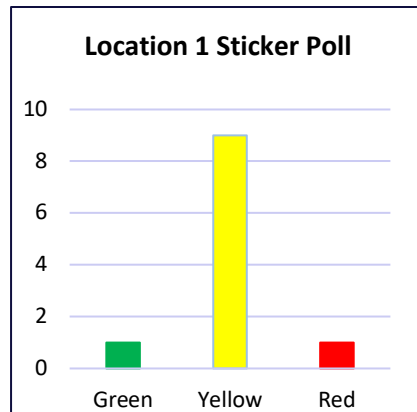
The Planning Consultant provided 5 development scenarios. All 5 scenarios were real locations throughout the commercial corridors . The goal of this was to demonstrate intensities of development with FARs of 1.5 and 2.0 and a variation of heights ranging from 2 to 5 floors of development.



Participants were given opportunities to provide their overall impression of the examples with the following key:

- Green Dot: I like this vision and support it with no changes.
- Yellow Dot: I am not 100% happy with this but I have some ideas of ways to improve; if implemented I could support this vision.
- Red Dot: I have numerous concerns about this vision and cannot support this at all.

There was a total of 11 participants in this exercise.



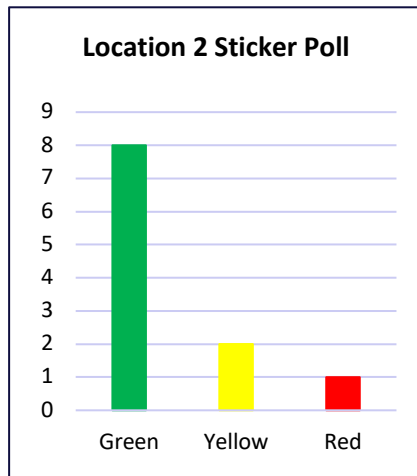
LOCATION ONE: S MILITARY TRAIL & LAKE WORTH RD

April 2013

Kimley-Horn

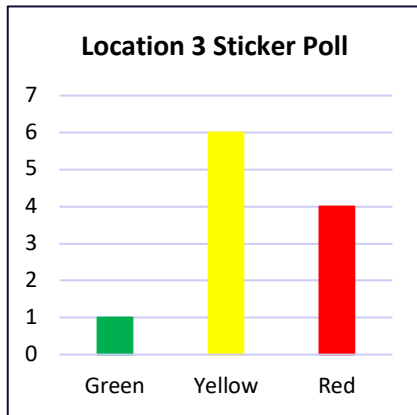
This example had the most suggestions for change with nine participants who could support the example with some changes. One participant could not support this concept at all, and one participant could support this with no change.

Location 1 – S Military Trail & Lake Worth Road			
Building Placement	Building Height	Building Coverage	Building Intensity
- Yellow building further south of res. land - OK - Buildings too close together - Equally set back off right of way	2 stories max height 4 stories max height 5 OK - Max 3 story 5 floors to 4 floors 4 stories max- concern for setback to existing adjacent parcels to the North - Change 3 to 5 stories	- More parking - Wrap around parking garage - Would need commercial as well as residential - Add more open space & common area landscape	- More open space - More open space - Existing commercial needs to stay mixed use



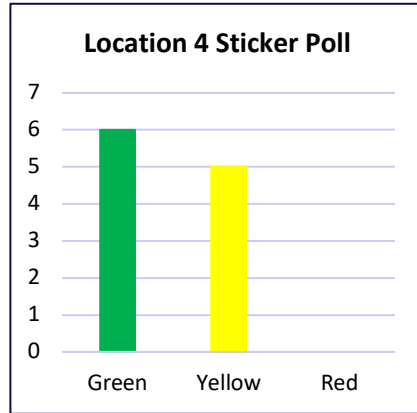
This example overall had the most support with 8 out of 11 participants expressing they liked this concept without changes. Two participants expressed that they had some ideas to improve this. Only one participant said they could not support this concept at all.

Location 2 – Forest Hill Blvd & S Congress Ave			
Building Placement	Building Height	Building Coverage	Building Intensity
- Equally setback buildings - OK	4 stories max 5 OK - Change 3 story to 4 story - Reduce height; 2 – 4 story - OK 4 floors – way too high near residential	- Add open space for landscape; shade; common area space - More open space - Wrap parking; parking needs to be closer to 5 story building - Wrapped parking garage	- More open space - Too much for that location



This example was the least favorable with only one participant expressing that he/she supported the example with no changes. There were four participants who could not support this example and six who did not like this but offered suggestions to improve it.

Location 3 – 10 th Ave N & South Congress Ave			
Building Placement	Building Height	Building Coverage	Building Intensity
• Building by 10th Ave N too close • Not enough setback • Too close to residential on West	• Too High • Lower height on 5 story • Building 5 floors to 2 • 3 stories max • Change 1-3 to 1-4 • 4 story max	• Too much coverage • Excessive coverage	• Too Intense to abut next to residential • Too much density • Too intense for parcel • Too much for that location



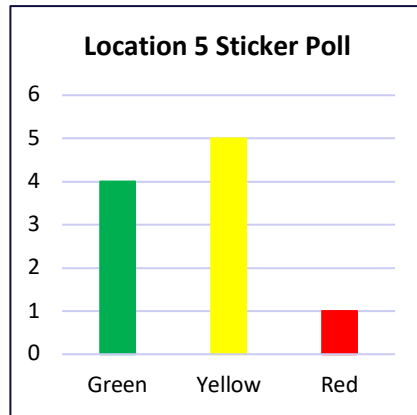
LOCATION FOUR: 2ND AVE N & SOUTH CONGRESS AVE

April 2023

Kimley-Horn

With this example, there were six participants who could support the concept with no change and five participants who could support this with some changes.

Location 4 – 2 nd Ave N & South Congress Ave			
Building Placement	Building Height	Building Coverage	Building Intensity
• OK • Add more setback on right away • Place building more intrinsic	• 4 stories • Congress needs to be 3 stories • 3 stories max • Max 4 floors • 3 stories max • 4 stories max • Move #5 and #3	• OK • More green space • Perfect • More green area • Add green space; Common area landscape	• Less FAR • Good location for higher intensity • OK

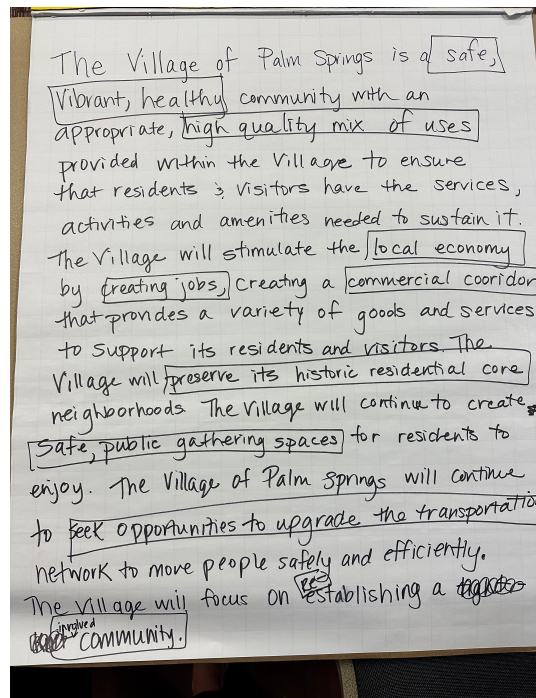


This concept was somewhat supported with four participants expressing they could support this with no changes; five participants who could support this with some changes and one participant who could not support this concept at all.

Location 5 – 839 South Congress Ave			
Building Placement	Building Height	Building Coverage	Building Intensity
• OK • Perfect • Good • Would like to see parking garage in center of building	• 2 floor roof design • OK • 5 floors taken to 4 and 4 taken to 3 • 4 stories max • 3 stories max • Max 3 stories for Congress • 5 stories OK	• Increase green space • Too much density • Too much density • More green space • Add landscape common area	• Lower density • Lower density • Reduce density

Vision Statement

The Village of Palm Springs is a safe, vibrant, healthy community with an appropriate high-quality mix of uses provided within the Village to ensure that residents and visitors have services, activities and amenities needed to sustain it. The Village will focus on re-establishing an active, involved community by creating safe, public gathering spaces for residents to enjoy. The Village will stimulate the local economy by creating jobs, creating a commercial corridor that provides a variety of goods and services to support its residents and visitors. The Village will preserve its historical residential core neighborhoods. The Village of Palm Springs will continue to seek opportunities to upgrade the transportation network to move people safely and efficiently.





Joint Visioning Workshop

Bonnie C. Landry, AICP

June 2023

+ Vision Recap – Joint Meeting #1



- Meeting # 1 January 26th – Discussed relationship between Vision, Comprehensive Plan and LDRs
- Discussed common themes heard from previous meetings
 - Preserve the Residential Core
 - Provide Public Gathering Spaces
 - Stimulate the Economy
 - Provide overall Safety
 - Facilitate quality infrastructure and (re)development
- Gained consensus of type of Development Scenarios/Locations for further study (3D Models)



+ Vision Recap – Joint Meeting #2

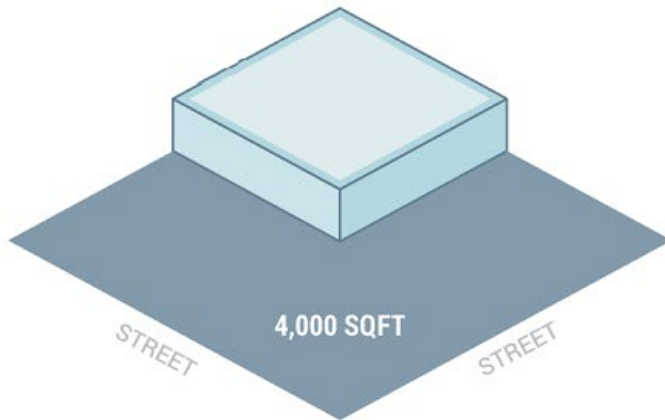


- Meeting #2 April 11th – Presented 5 Development scenarios and provided Opportunities to provide comments
- Hands-on Activity - Green, yellow and red stickers
- Comments on:
 - Building Placement
 - Building Height
 - Building Overall Intensity

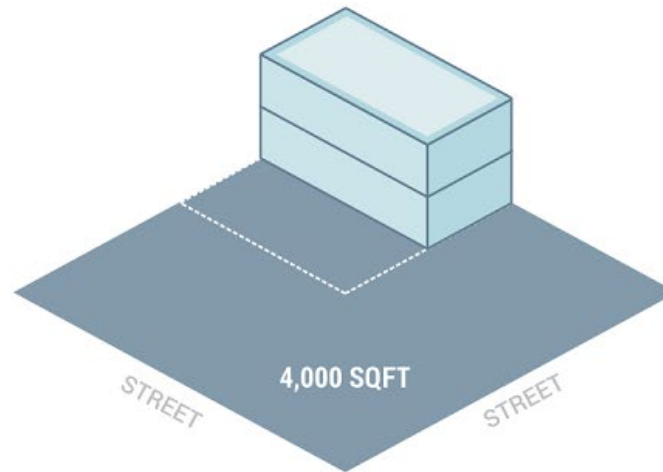
+ Vertical vs Horizontal Development



1 STORY X 1,000 SQFT



2 STORY X 500 SQFT





Vertical vs Horizontal Development

	Vertical Growth	Horizontal Growth
Efficient Use of Infrastructure	✓	
More Green Space	✓	
More Efficient Use of Land	✓	
Larger Footprint = Higher Cost of Building Foundation	✓	
Larger Roof = Higher Level of Stormwater Management than Larger Roof	✓	
Construction Costs		✓
Aesthetics		✓
ADA Considerations – Location Of Parking		✓

+ Summary of April Workshop



Least Favored Site

■ Location # 1: S Military Trail & Lake Worth Road

- Green 1, Yellow 9, Red 1
- Buildings too close, concerns on building heights, wrap around parking, more open space



Parcel Info:

21.4 acres *OR*
933,582 sq ft

Building Info:

2.0 FAR
1,867,165 sq ft building



LOCATION ONE: S MILITARY TRAIL & LAKE WORTH RD

April 2023

Kimley»Horn

June 2023

+ Summary of April Workshop



Most Favored Site

■ **Location # 2: Forest Hill Boulevard and South Congress**

- 8 Green, 2 Yellow, 1 Red
- Reduce the overall intensity, Include standards for consideration of heights greater than 4 stories (adjacent use, open space and building design), Encourage the use of structured parking to allow for more open space



Parcel Info:

16.7 acres *OR*
730,644 sq ft

Building Info:

1.0 FAR
730,645 sq ft building



LOCATION TWO: FOREST HILL BLVD & S CONGRESS AVE

April 2023

Kimley»Horn

June 2023

+ Summary of April Workshop

■ Location # 3: 10th Ave N & S Congress Ave

- Green 1, Yellow 6, Red 4
- Not enough set back , too close to residential, lower the height, too intense next to residential



Parcel Info:

17.6 acres OR
768,986 sq ft

Building Info:

1.5 FAR
1,153,475 sq ft building



LOCATION THREE: 10TH AVE N & SOUTH CONGRESS AVE

April 2023

Kimley»Horn

June 2023

+ Summary of April Workshop

- **Location # 4: 2nd Ave N & S Congress Ave (Currently Vacant)**
 - Green 6, Yellow 5
 - Add more setback, Max 4 stories, more green space/common area



Parcel Info:

4.2 acres OR
183,239 sq ft

Building Info:

1.5 FAR
275,000 sq ft building



LOCATION FOUR: 2ND AVE N & SOUTH CONGRESS AVE

+ Summary of April Workshop

■ Location # 5: 839 South Congress Ave

- Green 4, Yellow 5, Red 1
- Liked placement, controversial on height (Ranging 3 – 5 stories comfort level), more green space, less density



Parcel Info:

5.3 acres *OR*
233,690 sq ft

Building Info:

1.5 FAR
350,530 sq ft building



LOCATION FIVE: 839 SOUTH CONGRESS AVE

April 2023

+ Recommendations: Building Placement



This would require an update to the Land Development Regulations.

- Building placement should be context sensitive design.
- Include standards in this zoning district to require a larger landscape buffer for commercial buildings adjacent to residential.
- To provide more green space, encourage and perhaps incentivize vertical parking structures but require some parking in front especially for ADA and include a passenger drop-off area.

+ Recommendations: Building Coverage



This would require an update to the Land Development Regulations.

- Include standards in this zoning district to require a maximum building coverage of 80% which includes the footprint of any parking structure; Green space minimum of 20%.

+ Recommendations: Development Intensity



This would require an update to the Comprehensive Plan.

- Create a new Future Land Use Category to be applied to commercial parcels surrounding the Residential Core.
- Standard would include a Floor Area Ratio (FAR) of 1.5 FAR. FAR will be calculated with only the habitable buildings space and not include any parking structure.

+ Recommendations: Building Heights



This would require an update to the Land Development Regulations.

- Create a zoning district for select properties in the commercial corridor.
- Include standards in this zoning district to allow 4 story buildings by right in Commercial corridor.
- Development in Commercial corridor can exceed 4 stories by providing amenities which exceed the requirements by Code.

Examples *could* include:

- a) Innovative Stormwater Treatment
- b) Water Feature
- c) Advanced Architectural Features
- d) Public Art
- e) Enhanced Bicycle/Pedestrian Facilities
- f) Job Creation
- g) Public Gathering Space
- h) Lush Landscaping
- i) Vertical Parking

+ Vision Plan – Tonight’s Joint Meeting #3

Trends and Conclusions...



Activities:

- Multi-story Projects Rank Amenities
- Interactive “Site Plan” Small Group Exercise
- Visioning Preferences Poll - Handheld Polling Devices
 - For each Activity, **please keep notes of your comments**

Your Role:

- Your feedback is essential to ensure that the visioning reflects the Village’s desires.
- Provide input to the Village’s priorities



Activity # 1 – Rank Amenities *5 minutes*



What amenities do you feel the Village should require developers to include for multi-story projects?

Instructions:

- Work with the person to your left and right (Groups of 3)
- Sort the amenities from HIGHEST priority to LOWEST priority
- Choose one person from your group to share:
 1. Top 3 Amenities
 2. Lowest Ranked Amenity
 3. Were there any amenities you wanted to add?

If so, please write them on your Comment Slip.



Activity # 2 - Interactive Site Plan

Overview



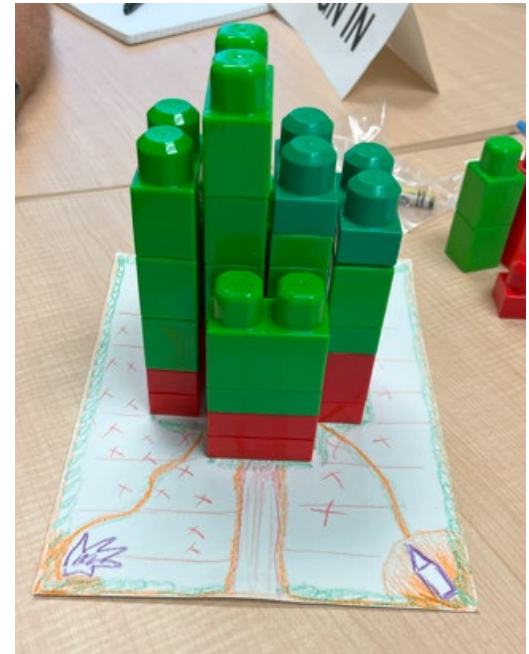
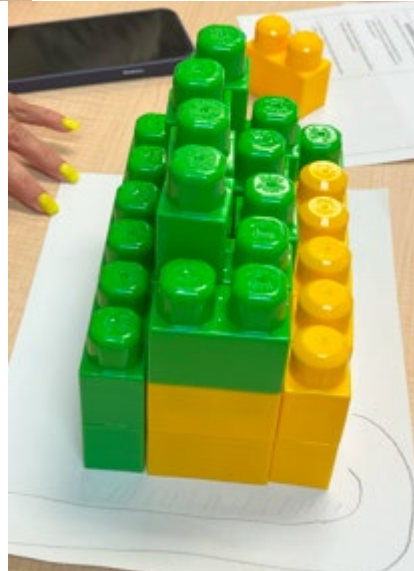
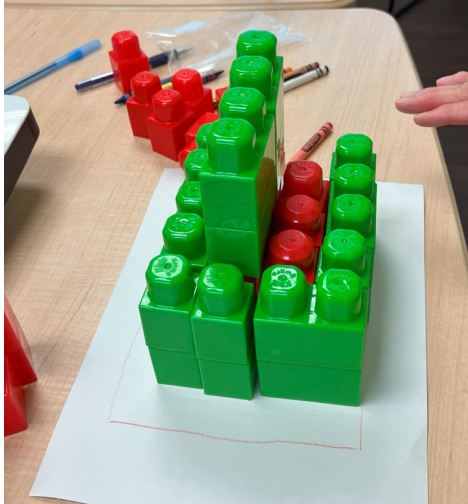
Goals:

- Use blocks to construct a building to depict how vertical construction creates more green space.
- Compare/Contrast vertical parking with traditional paved parking lots.

Guidelines:

- Use your imagination; The purpose of this exercise to visualize and spark discussion.
- Encourage participation from all group members.
- This model is not to scale.

+ Activity # 2 - Interactive Site Plan





Activity # 2 - Interactive Site Plan

Instructions



Materials:

Handout

Bag of Blocks

- Green Blocks = building
- Red/Yellow Blocks = parking

Paper

- Represents the parcel/site

Crayons

- Used to add details to site
 - Landscaping
 - Gathering spaces
 - Lighting
 - Side walks
 - Benches
- *To represent ground parking/wrap around, do not use the block but instead color it with the crayon.*

Imagine:

Your parcel (sheet of paper) is approximately 3 acres. Your task is to build a 200,000 sq ft building.

Building:

The FAR is 1.5. *To achieve this maximum FAR, you must use all your green blocks to achieve the parcel's FAR of 1.5.*

Parking:

The parking code is currently 1 space per 200 sq ft of building. *To match this current requirement, you must use all your red/yellow blocks.*



Activity # 2 - Interactive Site Plan

Guiding Questions



1. How many stories is your building(s)?
2. What did you notice happened to the open space as your parking was included within the structure (vertical parking)?
3. What extra details did your group add to the paper (using the crayons)?
4. Estimate: About how much (%) green space is left at your site?
5. What were your site plan restrictions? (Setbacks, landscaping, height, etc.)



Activity # 2 - Interactive Site Plan Activity

Time to Build!



There will be 4 groups.

You have 15 minutes to build, add details to your “site plan” and answer the guiding questions on your handout.

Choose one person from your group to share your Guiding Questions and discuss your “site plan.”



Activity # 3 – Visioning Preferences Poll

Handheld Polling



There are 11 questions.

1st - Preview/circle your answers on your paper copy.

2nd - Use the handheld polling devices to register your best answer.

Start previewing/circling the answers now on your handout. *You have 5 minutes.*

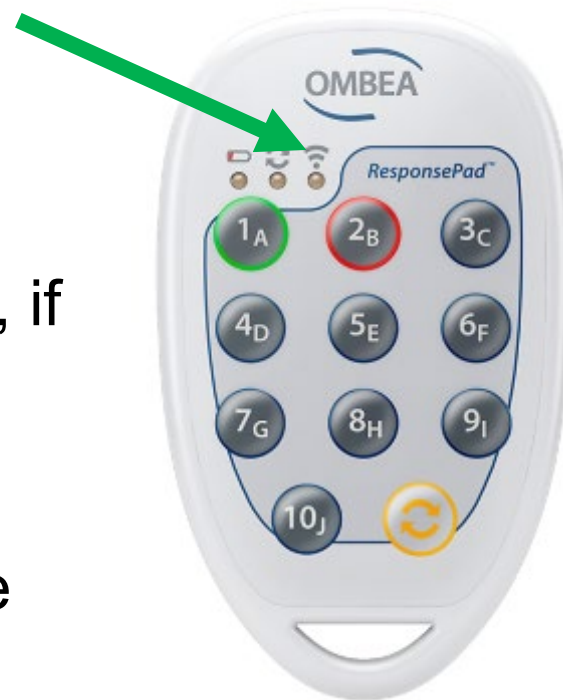
- + Each button represents an answer choice.

1/A) True
2/B) False



+ Response Pad Information:

- The response pad will light up green when your response has been sent in.
- The response pad lights up red, if an invalid choice was chosen.
- Please verify your response before choosing. Your response cannot be changed once it is submitted.



PRACTICE QUESTION:

1) Which of these TV Sitcoms do you like the most?

- a) The Big Bang Theory
- b) Frasier
- c) The Office
- d) Friends
- e) Seinfeld
- f) None of the above

***This is a practice
question to get
you comfortable
using the
response pad.***

Category #1: Building Placement

2. Which statement best describes your feelings about how far commercial developments should be from the road?

- a) Commercial buildings should be built right up to the street (no setback)
- b) Commercial buildings should be set back at least 100 feet or more from the street.
- c) Commercial buildings should be based upon the location and type of roadway it fronts.

Category #1: Building Placement

3. Which statement best describes your feelings about the distance between buildings within a commercial development site?

- a) Commercial buildings can be close together on the site.
- b) Commercial buildings should not be close together on the site.
- c) Depends on the height and design of the buildings.

Category #1: Building Placement

4. Which characteristic is most important regarding the distance between commercial buildings from other properties?

- a) The use (commercial/residential) of the adjacent properties.
- b) The height of the commercial buildings.
- c) Amount of landscaping on the development.
- d) Amount of open space on the development.
- e) All the above

Category #1: Building Placement

5. Which of the following requirements is the most important standard regarding the building placement of residential uses next to commercial uses?

- a) Should have a greater side setback standard.
- b) Should have more landscape buffers.
- c) Should have more open space required.
- d) All the above

Category #2: Building Height

6. True or False? I support vertical construction if it results in more green space for a development site.

- a) True
- b) False

Category #2: Building Height

7. The maximum height for a commercial building in the Village should be:

- a) Maximum 3 stories
- b) Maximum 4 stories
- c) Maximum 5 stories
- d) Maximum 6 stories
- e) Unlimited height if the developer provides amenities:
 - lush landscape
 - open space greater than what is required
 - appealing architectural features and/or design standards
 - compatibility with surrounding uses
 - meet all other regulations

Category #3: Parking

8. Which of the characteristics below is most important for developers to include when constructing vertical parking?

- a) Some parking spaces adjacent to the building (ex: passenger drop-off area for people with mobility issues)
- b) Architectural design elements
- c) I do not support structured parking.

Category #3: Parking

9. Which of the following statements best describes your feeling about height of a parking structure?

- a) No maximum height limitation
- b) Maximum 4 stories
- c) Maximum 5 stories
- d) Maximum 6 stories.
- e) I do not support structured parking.

Category #4: Building Coverage

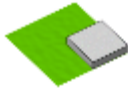
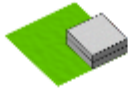
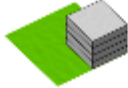
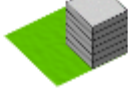
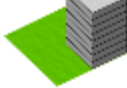
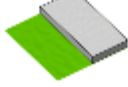
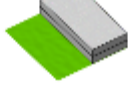
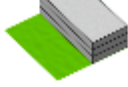
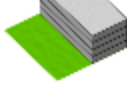
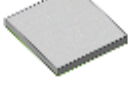
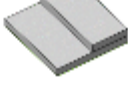
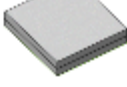
10. Which of the following statements represents your feelings about the building coverage of a commercial site plan?

- a) Maximum of 80% building coverage
- b) Maximum of 60% building coverage
- c) Maximum of 50% building coverage
- d) Maximum of 40% building coverage
- e) Maximum of 35% building coverage
- f) Depends upon site location; amount of open space; and landscaping

Category #5: Overall Intensity

11. Which of the following statements represents your feelings about a 1.5 Floor Area Ratio (FAR)?

- a) I support a 1.5 FAR. It is just right.
- b) I prefer a **more intense** FAR than 1.5. (*Write in the FAR you would suggest on your comment slip.*)
- c) I prefer a **less intense** FAR than 1.5. (*Write in the FAR you would suggest on your comment slip.*)

FAR FSI BCR	0.25 25%	0.5 50%	1 100%	1.5 150%	2 200%
25%					
50%	not possible				
100%	not possible	not possible			



This concludes the polling.



Thank you for your participation.

Let's look at a summary of the polling results.



Next Steps



Data from the Visioning Workshops indicate trends and preferences which will be considered in next phase of the project.

Updates to:

- Comprehensive Plan
- Land Development Regulations

Both updates will include required public hearings for the updated policies and regulations for final approval (two readings of each ordinance).

+ Final Thoughts

- **Comments from dignitaries**
- **Comments from the public**



+ Thank you



Please share your comments and ideas on the comment slips. We value your feedback.

BONNIE  **LANDRY**
& ASSOCIATES Professional Planning Services

Bonnie C. Landry, AICP
bonnie@bclandry.com
(772) 266-9427