



**AGENDA**  
**PLANNING AND ZONING BOARD**  
**VILLAGE HALL COUNCIL CHAMBERS**  
**226 CYPRESS LANE ■ PALM SPRINGS, FL 33461**  
**NOVEMBER 12, 2025**  
**6:30 PM**

Ralph Lashells, Chairman  
Richard Hughes, Vice-Chairman  
Ralph Wiles, Board Member  
Brian Ruscher, Jr. Alternate

Peter Braun, Board Member  
Kim Gehrman, Board Member  
Brenda Browning, Sr Alternate

**ADMINISTRATION**

PZB Director Iramis Cabrera  
PZB Planner Christian Melendez

Deputy Village Clerk Jane R. Worth  
Village Attorney Christy Goddeau

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*If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

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**CALL TO ORDER**

**ROLL CALL**

Chairman Ralph Lashells  
Vice Chairman Richard Hughes  
Ralph Wiles  
Peter Braun  
Kim Gehrman  
Brenda Browning, Sr. Alternate  
Brain Ruscher, Jr. Alternate

PZ&B Director, Iramis Cabrera  
PZ&B Planner, Christian Melendez  
Village Attorney Christy Goddeau  
Deputy Village Clerk Jane R. Worth

NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY *EX PARTE* COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY.

## **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**

### **APPROVAL OF MINUTES**

2. **Approval of October 14, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the October 14, 2025, minutes from the Planning and Zoning Advisory Board Meeting.  
Staff: Jane Worth, Deputy Village Clerk

### **ORDER OF BUSINESS**

#### **REGULAR AGENDA**

#### **PUBLIC HEARINGS**

3. **Ordinance No. 2025-11 - Comprehensive Plan Amendment — Urban Village Overlay:** Motion for the approval of Ordinance No. 2025-11 to amend the comprehensive plan of the Village of Palm Springs in accordance with the community planning act, sections 163.3161, et. seq., florida statutes, by amending the text of the future land use element to create the “Urban Village Overlay”.  
Staff: Kimberly Glas-Castro, Assistant Village Manager
4. **Ordinance No. 2025-12 - Code Amendment — Chapter 34, Land Use — Urban Village Overlay:** Motion for the approval of Ordinance No. 2025-12 to amend the Village Code of Ordinances to provide additional incentives for redevelopment by amending Chapter 34 “Land Development”, Article IV “Land Use”, Division 7, “Supplemental Regulations”, to add a new Subdivision XXVIII “Urban Village Overlay”.  
Staff: Kimberly Glas-Castro, Assistant Village Manager
5. **(POSTPONED PER THE REQUEST OF THE APPLICANT) - PZ&B Order 2025-05 - Parking Variance Request (PSV2025-11) — Walmart Neighborhood Market — 4316 Forest Hill Boulevard, Unit 4400:** Motion to recommend approval of an application submitted by Jacquie Pedevillano, agent for the applicant, Walmart Stores East, is requesting a variance relief from Section 34-1329 (5)(c) to provide a total of 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of 9 regular parking spaces.  
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

### **OTHER BUSINESS**

### **ADJOURNMENT**

**NEXT MEETING**  
**TUESDAY, DECEMBER 9, 2025 – VILLAGE COUNCIL CHAMBERS**  
**6:30 PM.**

# 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  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [asaingilus@vpsfl.org](mailto:asaingilus@vpsfl.org)  
Phone: (561)584-8200 Ext. 8421

### 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](mailto:jpiedra@vpsfl.org)  
Phone: (561)584-8200 Ext. 8422



# Village of Palm Springs

## Staff Report

**AGENDA DATE:** November 12, 2025

**DEPARTMENT:** Administration

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**ITEM #2:** October 14, 2025 Planning and Zoning Advisory Board Meeting Minutes

**FISCAL IMPACT:**

No impact

**ATTACHMENTS:**

1. October 14, 2025 Planning and Zoning Advisory Board Minutes



**MINUTES  
PLANNING AND ZONING BOARD  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461  
OCTOBER 14, 2025  
6:30 PM**

Ralph Lashells, Chairman  
Richard Hughes, Vice-Chairman  
Ralph Wiles, Board Member  
Brian Ruscher, Jr. Alternate

Peter Braun, Board Member  
Kim Gehrman, Board Member  
Brenda Browning, Sr. Alternate

**ADMINISTRATION**

PZ&B Director Iramis Cabrera  
PZ&B Planner Christian Melendez

Deputy Village Clerk Jane R. Worth  
Village Attorney Christy Goddeau

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*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.*

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**CALL TO ORDER**

Chairman Ralph Lashells called the Planning & Zoning Advisory Board Meeting to order at 6:33 p.m.

**ROLL CALL**

Present: Chairman Ralph Lashells, Vice Chairman Richard Hughes, Ralph Lashells, Kim Gehrman, and Brian Ruscher

Absent: Ralph Wiles and Brenda Browning, Planning, Zoning, and Building Planner, Christian Melendez

Also present: Planning, Zoning, and Building Director, Iramis Cabrera, Village Attorney Christy Goddeau, and Deputy Village Clerk Jane R. Worth

**ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**

None

## **APPROVAL OF MINUTES**

2. **Approval of September 9, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve September 9, 2025, minutes from the Planning and Zoning Advisory Board Meeting.

Staff: Jane Worth, Deputy Village Clerk

Chairman Lashells asked for a motion to approve the minutes of September 9, 2025. A motion to approve was made by Mr. Braun and seconded by Mrs. Gehrman. The motion carried, 4-0.

## **ORDER OF BUSINESS**

### **REGULAR AGENDA**

3. **Approval of the FY 2026 Planning and Zoning Advisory Board Meeting Schedule:** Motion for the approval of the FY 2026 Planning and Zoning Advisory Board Meeting Schedule.

Staff: Jane Worth, Deputy Village Clerk

Chairman Lashells asked for a motion to approve the Planning and Zoning Advisory Board meeting schedule for fiscal year 2025–2026. A motion to approve was made by Mrs. Gehrman and seconded by Mr. Braun. The motion carried, 4–0.

### **FISCAL IMPACT:**

There is no fiscal impact.

## **PUBLIC HEARINGS**

4. **Ordinance No. 2025-10 - Rezoning - 275 Alameda Drive:** Motion for the approval of Ordinance No. 2025-10 zoning designation for the land owned by the Village of Palm Springs, located at 275 Alameda Drive and being more fully described in Exhibit "A" attached hereto; said land to be designated within a Land Development from Residential Multi-Family (RM) to Government (G) Zoning District.

Staff: Iramis Cabrera, PZB Director

**SUMMARY:** On December 24, 2023, the Village of Palm Springs executed a contract for the purchase of the property located at 275 Alameda Drive. The Village closed on the property in February 2024 and will be starting the design process to incorporate the 2.77-acre site into the adjacent Athletic Complex. The new open space will provide increased space for new recreational elements.

The recreational amenities will include a children's playground, a picnic pavilion, and an interactive water feature. In addition, the Village's community-wide trail system, known as the Park-to-Park Connector, will be able to fill a gap along the northern section of the property.

Currently, the subject property has a Future Land Use designation of Institutional, and staff is requesting a housekeeping amendment to change the zoning designation from Residential Multi-Family (RM) to Governmental (G) to be consistent with the property's Future Land Use Map and to be able to redevelop the property with the

project previously mentioned.

The proposed ordinance was approved by the Village Council on its first reading during the meeting of September 25, 2025, and on its second reading on October 9, 2025.

**Parks and Recreation Director Juan Ruiz explained that the goal has been to expand and enhance parks throughout the Village. He noted that the property was acquired through grant funding that had been applied for to assist with the purchase. Director Ruiz presented a PowerPoint to the Board highlighting the proposed design for the Village's Master Parks Plan and stated that the project is currently in the design phase. Discussion followed regarding features of the new amphitheater, including planned additions, landscaping, and sidewalks.**

**Chairman Lashells stated that this was a public meeting and invited public comments. Hearing none, Chairman Lashells requested a motion to recommend approval to the Village Council for Ordinance No. 2025-10 – Rezoning. A motion to approve was made by Mr. Ruscher and seconded by Mr. Hughes. The motion carried, 5–0.**

**FISCAL IMPACT:**

Amending the zoning for the property does not have a fiscal impact on the property.

**OTHER BUSINESS**

New Board Member Mr. Brian Ruscher took a few minutes to introduce himself to the rest of the Board Members and explain his current position with his employment.

**ADJOURNMENT**

Chairman Lashells adjourned the meeting at 7:43 PM.

**NEXT MEETING  
WEDNESDAY, NOVEMBER 12, 2025 @ 6:30 PM**

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.

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Advisory Board Meeting held on **October 14, 2025**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **November 12, 2025**.

**Jane R. Worth**

Jane R. Worth, Deputy Village Clerk

# Village of Palm Springs

## Title VI/Nondiscrimination Policy

### I. Policy Statement:

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### II. Persons with Disabilities:

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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:

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Email: [asaingilus@vpsfl.org](mailto:asaingilus@vpsfl.org)  
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### III. Complaint Procedures:

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Email: [jpiedra@vpsfl.org](mailto:jpiedra@vpsfl.org)  
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# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** November 12, 2025

**DEPARTMENT:** Planning, Zoning & Building

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**ITEM #3:** Ordinance No. 2025-11 - Comprehensive Plan Amendment - Urban Village Overlay

**SUMMARY:** Village staff is proposing text amendments to the Future Land-Use Element to establish an Urban Village Overlay that would offer optional performance-based incentives to promote pedestrian-oriented design in vertically mixed-use (re)development projects.

The original focus of the proposed overlay was to establish form-based code provisions to create a "main street" development pattern along 2nd Avenue North to implement the "South Village" vision. The Overlay provides 1) development standards to create a setting of buildings oriented towards 2nd Avenue North with pedestrian amenities, including outdoor seating and pocket parks, and 2) use requirements to activate the ground-floor with restaurants, shops, and personal services.

In recognition of other opportunity sites within the Village, the draft provisions were expanded with two other sub-districts: one oriented to larger properties or assemblages of 15 acres or more (the "Urban Renewal" subdistrict), and one oriented to smaller infill parcels of 5 acres (the "Urban Mixed Use Commercial" subdistrict). The Urban Renewal subdistrict targets development of sufficient size to create a stand-alone project that is designed to create open spaces, pedestrian areas, and connectivity between buildings. Local examples of a redevelopment project developed pursuant to the Urban Renewal Code allowance are Renaissance Commons in Boynton Beach or Downtown at the Gardens in Palm Beach Gardens. The Urban Mixed Use Commercial District targets infill parcels that are developed with a single mixed-use building with activated ground-floor uses.

The Urban Village Overlay applies to properties within the Commercial Renewal land use category, and select parcels are being designated with the Overlay at this time (see Map FLU 2.4.9). Within the proposed land development regulations (which are the subject of another agenda item), subdistricts are assigned to the Overlay parcels. The property owners/developers of parcels designated with the Overlay may voluntarily "opt in" to the form-based code provisions outlined to encourage vertically-integrated mixed-use projects, or they may continue to follow the provisions of the Commercial Renewal district.

If a property owner/developer chooses to utilize the Overlay, the development standards of the Overlay prevail over the standards of the underlying Commercial Renewal zoning district, and in exchange for building vertically-integrated mixed-use projects, bonus density/intensity may be granted without the need for a comprehensive plan amendment.

The additional densities and intensities allowed by the provisions of the proposed Urban Village Overlay are supported by an Economic and Feasibility Analysis prepared by BusinessFlare, July 2025, which includes development yield estimates. This report was presented to the Palm Springs

Community Redevelopment Agency at its September 25, 2025, special meeting.

Note: Notifications were mailed to all property owners within the proposed subdistricts on October 29, 2025.

The proposed ordinance will be considered for 1st reading by the Village Council during their November 13, 2025, meeting.

**FISCAL IMPACT:**

Amending the Comprehensive Plan to create a new overlay does not have a fiscal impact; however, redevelopment utilizing allowances under this new overlay district is expected to increase the Village's property tax revenue.

**ATTACHMENTS:**

1. Proposed Ordinance No. 2025-11- Text Amendment - Comprehensive Plan - Urban Village Overlay
2. Exhibit "A" - Urban Village Overlay - Comprehensive Plan Amendment
3. Exhibit "A" Continued: Proposed Map - FLU Map 2.4.9 Urban Village Overlay
4. Public Hearing Notification - Village of Palm Springs
5. Economic Feasibility Analysis - BusinessFlare 2025
6. 3D Framework - BusinessFlare 10-9-2025
7. Invest Palm Springs FL - BusinessFlare



**Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Village's website by the time notice of the proposed ordinance is advertised and published.*

**Proposed ordinance's title:**

**ORDINANCE NO. 2025-11**

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT, SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT TO CREATE THE "URBAN VILLAGE OVERLAY" AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT, SEVERABILITY, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

**1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

The proposed ordinance amends the Village' comprehensive plan to add a new Urban Village Overlay and designate certain properties within the Commercial Renewal land use category.

Property Owners/Developers may “opt-in” to utilize the proposed Urban Village Overlay provisions, or may follow the existing Commercial Renewal zoning district provisions. The form-based code provisions proposed for the Urban Village Overlay are proposed for inclusion in the land development regulations. Property owners/developers who voluntarily choose to follow the provisions of the Overlay may be granted bonus density/intensity without the need for a comprehensive plan amendment.

Adopting this ordinance will facilitate the redevelopment of underutilized or obsolete properties and increase valuation of these properties. The proposed ordinance serves the public by:

- Providing safety from natural disasters and hazards.
- Providing privacy, light, and air for residents.
- Preventing land overcrowding and protecting neighboring property owners.

**2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:**

None

**(a) An estimate of direct compliance costs that businesses may reasonably incur:**

None

**(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:**

None

**(c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs:**

There are no new charges or fees that will be imposed on businesses by the subject of ordinance.

**3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

The proposed Urban Village Overlay does not have a direct fiscal impact to businesses.

**4. Additional information the governing body deems useful (if any):**

The Village Council will consider the proposed ordinance at its First Reading during their November 13, 2025, meeting.

**ORDINANCE NO. 2025-11**

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT, SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, BY AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT TO CREATE THE “URBAN VILLAGE OVERLAY” AS SET FORTH IN EXHIBIT “A”; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT, SEVERABILITY, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

**WHEREAS**, the Village Council (“Council”) of the Village of Palm Springs, Florida (“Village”) has adopted a Comprehensive Plan (“Plan”) pursuant to the “Community Planning Act” (“Act”); and

**WHEREAS**, the Plan has been determined to be in compliance with the provisions of the Act; and

**WHEREAS**, the Village desires to create a “Urban Village Overlay” in the Future Land Use Element of the Plan at Objective FLU 2.4, “Overlays”, to provide incentives for vertically-integrated mixed-use development projects with a Commercial Renewal land use designation; and

**WHEREAS**, pursuant to the Act, all amendments to the Plan must be adopted in accordance with detailed statutory procedures; and

**WHEREAS**, the Village’s Local Planning Agency (“LPA”) has considered this proposed amendment at a duly advertised meeting and has recommended that the Council adopt the Plan amendment as set forth in the attached **Exhibit “A”**; and

**WHEREAS**, the Village has provided all required public notices, held all required public hearings, both prior to transmittal and submission of the proposed Plan amendment to the Department of Commerce and after the proposed Plan amendment was returned to the Village for adoption in accordance with the Act; and

**WHEREAS**, the Village Council of the Village of Palm Springs finds amending the Plan as set forth in Exhibit “A” will allow for more flexibility in the development of vertically-integrated mixed-use development projects and is not a more restrictive or burdensome amendment to the Plan; and,

**WHEREAS**, the Village Council of the Village of Palm Springs finds amending the Plan as set forth herein and Exhibit “A” serves a valid public purpose.

**NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:**

**Section 1.** The foregoing recitals are incorporated into this Ordinance as true and correct findings of the Village Council of the Village of Palm Springs.

**Section 2.** The Village Council hereby amends the Plan to create the “Urban Village Overlay” in the Future Land Use Element’s Objective FLU 2.4, “Overlays”, which amendment is set forth in **Exhibit “A”**, attached hereto and incorporated into this Ordinance as a part hereof. A copy of the Plan and Exhibit “A” are on file in the office of the Village Clerk.

**Section 3.** This Ordinance shall be effective within the corporate limits of the Village of Palm Springs, Florida.

**Section 4.** After first reading, the Village Clerk is hereby directed to transmit this Ordinance and all supporting information as a Plan amendment to the Department of Commerce and other reviewing agencies within ten (10) working days in accordance with Section 163.3184, Florida Statutes. If the Village Council approves this Ordinance on second reading and adoption, the Village Clerk is hereby directed to transmit this Ordinance and all supporting information as a Plan amendment to the Department of Commerce and any other agency that provided comments within thirty (30) working days in accordance with Section 163.3184, Florida Statutes.

**Section 5.** Repeal of Conflicting Ordinances. All ordinances, resolutions, or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

**Section 6.** Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this ordinance.

**Section 7.** Effective Date. The effective date of this Plan amendment shall be in accordance with Section 163.3184, Florida Statutes; however, not later than thirty-one (31) days after the Department of Commerce has received the completed Plan amendment package. No development order, development permits, or land uses dependent on this Plan amendment may be issued or commenced before the Plan amendment has become effective.

Ordinance No. 2025-\_\_\_\_\_

Council Member \_\_\_\_\_, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KIM SCHMITZ, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARY READY, MAYOR PRO TEM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOHNNIE TIECHE, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_  
BEV SMITH, MAYOR

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_  
KIMBERLY M. WYNN, CMC, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: \_\_\_\_\_  
CHRISTY GODDEAU, VILLAGE ATTORNEY

**EXHIBIT "A"**

**URBAN RENEWAL OVERLAY WITH MAP**

**(Total two (2) pages)**

Ordinance No. 2025-11  
EXHIBIT "A"

URBAN VILLAGE OVERLAY

Policy 2.4.9 – The Village of Palm Springs shall establish the Urban Village Overlay on key opportunity sites with the Commercial Renewal future land use designation, as displayed on Map FLU 2.4.9, to provide an incentive for vertically-integrated mixed-use development projects.

Policy 2.4.10 – The Village of Palm Springs may grant a density and/or intensity bonus for redevelopment projects that comply with the form-based land development standards of the Urban Village Overlay, without the need for a future land use map amendment. Compliance with the Urban Village Overlay provisions are on an “opt in” basis and require voluntary compliance with the building design, public realm, permitted uses, and parking/mobility requirements of the applicable sub-district.

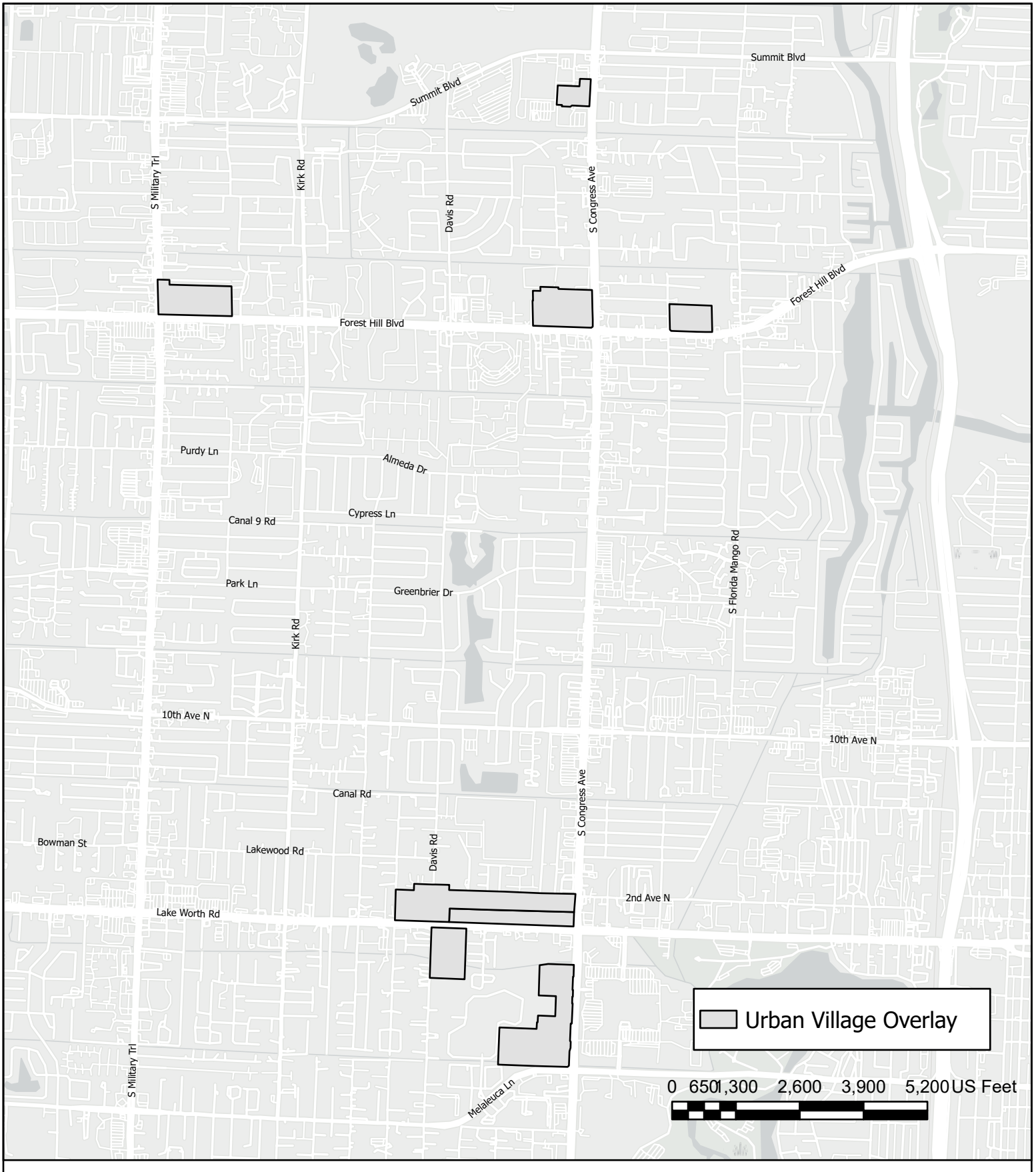


# Village of Palm Springs

## Urban Village Overlay



FLU Map 2.4.9





## **PUBLIC HEARING NOTICE**

Notice is hereby given that public hearings will be held on:

**Wednesday, November 12, 2025, at 6:30 p.m. by Planning & Zoning Board**  
**Thursday, November 13, 2025, at 6:30 p.m. by Local Planning Agency**  
**Thursday, November 13, 2025, at 6:30 p.m. by the Village Council, after LPA Meeting**

In the Village Hall Council Chambers at 226 Cypress Lane, Palm Springs, FL 33461 to consider:

### **Comprehensive Plan Amendment — Urban Village Overlay**

#### **Ordinance No. 2025-11**

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS IN ACCORDANCE WITH THE COMMUNITY PLANNING act, sections 163.3161, et. seq., Florida statutes, BY AMENDING the text of the future land use element to create THE “URBAN VILLAGE OVERLAY” AS SET FORTH IN EXHIBIT “A”; providing for TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR repeal of all ordinances in conflict, severability, an effective date, and for other purposes.**

All persons interested in these matters may appear at the times and place aforesaid and be heard. Prior to the meeting the application may be reviewed at the Village Clerk's Office.

If a person decides to appeal any decision made by the above Boards with respect to any matter considered at such hearings, he or she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need accommodation to attend or participate in this meeting should contact the Village Clerk at (561) 584-8200 at least three (3) days prior to the meeting to request such assistance.

VILLAGE OF PALM SPRINGS, FLORIDA  
Kimberly M. Wynn, Village Clerk  
Publish: Village Website  
October 29, 2025

March-July 2025

# Task 1: Economic and Feasibility Analysis

## Analysis

Village of Palm Springs, Florida  
South Village Redevelopment



Example Image

Prepared For  
The Village of Palm Springs ("Village")  
Prepared by  
BusinessFlare® ("Consultant")



## Acknowledgements

This Economic and Feasibility Analysis was undertaken by the Village of Palm Springs ("Village") in collaboration with BusinessFlare ("Consultant") to showcase the potential of the South Village redevelopment in revitalizing the economic vitality of the Village and creating a vibrant town center, main street, and gathering spaces for residents and visitors. We extend our gratitude to all who contributed to this effort, especially the Village administration, for their leadership and direction in shaping this report.

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### Village of Palm Springs Mayor and Council

Mayor Bev Smith

Vice Mayor Kim Schmitz, District 1

Mayor Pro Tem Gary Ready, District 3

Council Member Johnnie Tieche, District 4

Council Member Patti Waller, District 2

### Village Manager

Michael Bornstein, Village Manager

Kim Glas-Castro, AICP, FRA-RA, LEED-AP, Assistant Village Manager

### Economic Development Team

Allison Justice, FRA-RP, Founder, Its About Place

Kevin Crowder, CEcD, EDP, Founder, BusinessFlare®

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# 1. Executive Summary

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## Village of Palm Springs: Economic Feasibility & Redevelopment Vision A Next-Generation Town Center for Palm Beach County

### Strategic Takeaways

#### 1. Palm Springs Is Ready for a Bold Step Forward

With limited large-scale development sites remaining in Palm Beach County, Palm Springs is uniquely positioned to become the next frontier for investment, development, and innovation. A combination of 20.0+ acres of prime land, multiple infill opportunities, and supportive zoning makes this an unparalleled opportunity to reimagine the Village's center.

The Village has a strong identity, brandable name, and historical roots that can be revived through thoughtful placemaking.

#### 2. Proven Market Demand & Opportunity

The analysis supports demand for:

- New housing units across multiple income levels, including workforce and student housing
- Retail and restaurant offerings, especially experiential, neighborhood-serving businesses
- Office/light industrial uses, particularly near Forest Hill Blvd and Congress Ave

The Village is strategically located near:

- Palm Beach State College, a source of consistent housing demand
- I-95, Palm Beach International Airport, WPB Brightline Station, and Lake Worth Beach
- Making it attractive for both residential and mixed-use development

#### 3. Key Sites Offer Scalable Development Potential

- Sites like south of Lake Worth Rd (26.9 acres) and Military Trail & Lake Worth Rd (33.5 acres) could allow for higher-densities, phased redevelopment, in a way compatible with the local regulations and sensible to the Village's vision.
- The 2nd Avenue East sites are ideal for multifamily infill and workforce housing.
- North of Congress Ave offers vacant light industrial land ideal for a maker district, light manufacturing, or innovation hub. In addition to these vacant sites, the adjacent Forest Hill Center presents a prime opportunity for redevelopment, further enhancing the area's potential as a vibrant employment and innovation district.

#### 4. Vision-Driven Strategy: A Town Center Renaissance

Create a walkable, mixed-use village center focused on:

- Human-scale design
- Ground-floor activation (cafés, shops, community amenities)
- Public realm investments (roundabouts, green space, waterfront deck, plaza)

The South Village Redevelopment could tap into its South Florida interpretation of Italian Renaissance-style architecture, creating a signature aesthetic and destination identity.

#### 5. Infrastructure & Public Investment Catalysts

The Village can lead infrastructure investment to attract developers:

- Improve right-of-way with streetscapes, lighting, pedestrian/bike paths
- Construct two signature roundabouts with fountains and landscaping
- Reconfigure parcels for development-readiness and shared parking

Public improvements act as signals of commitment and unlock private development.

#### 6. Economic Impact Potential

Full redevelopment could support:

- Thousands of housing units at varying affordability levels
- New jobs in retail, construction, professional services, and manufacturing
- A sustainable tax base to fund Village services and reinvestment

Long-term, this vision positions Palm Springs as a compact, complete community in the heart of Palm Beach County.

#### Recommendations to Move Forward

(to guide discussion with Commission & Developers)

- Begin with South Village Redevelopment Phase 1 (7.5 acres north of 2nd Ave)
- Finalize master plan and priority infrastructure investments
- Pursue partnerships with master developers for land assembly and vertical construction
- Activate public-private incentives (see incentive options provided)
- Build momentum with signature public space elements and branding

## Economic Profile



### Location Advantage

Centrally located in Palm Beach County, with quick access to I-95, Palm Beach International Airport, Downtown West Palm Beach (Brightline Station), and Lake Worth Beach.




### Population & Demographics

Population: 26,890 | Median Age: 40.3 | Diverse Workforce | Growing demand for housing & retail.



### Housing Market

Homeownership: 54% | Median Home Value: \$252,000 | Strong need for workforce and student housing.




### Employment & Income

Median Household Income: \$58,000 | Top sectors: Healthcare, Retail, Education, Construction.



### Redevelopment Momentum

More than 17.25 acres available | Supportive local government | Ideal for phased, mixed-use development.



### Retail & Consumer Demand

Unmet demand for grocery, restaurants, personal care. Strong regional draw and foot traffic.



### Institutional Anchors

Adjacent to Palm Beach State College | Over 35,000 students countywide | Strong student + staff base.

## Economic and Feasibility Analysis Summary

### 1. Market Demand Analysis & Supportable Uses

#### Findings:

- **Existing Foot Traffic:** The South Village area already attracts 2.15 million visits annually, with a strong local customer base (63% of visitors from nearby zip codes). However, dwell times are short, and visit frequency is declining, indicating a need for new attractions to retain and increase visits.
- **Population & Growth:** The trade area serves 96,000 residents within a 10-15 minute drive, with a steady 1.2% annual growth rate. Household sizes are larger than average, reflecting a family-oriented community.
- **Retail & Dining Gaps:** Significant unmet demand exists in sit-down dining (\$44.2M), fast-casual restaurants (\$27.4M), apparel (\$25.1M), and home improvement stores (\$40.3M). These gaps indicate strong market support for boutique shops, family-friendly restaurants, and local businesses.
- **Economic Profile & Preferences:** With a median household income of \$55K, the market favors affordable, locally-driven retail and dining options over luxury developments.

#### Recommendations:

1. Develop a vibrant main street with retail, dining, and gathering spaces to capture unmet market demand.
2. Prioritize family-friendly businesses, including casual dining, coffee shops, fitness studios, and entertainment venues.
3. Ensure bilingual and culturally relevant businesses to align with the 59% Hispanic population and diverse community needs.

### 2. Financial Feasibility & Investment Potential

#### Findings:

- **Projected Development Yield:**
  - 775+ residential units
  - 127,520 sq. ft. of retail and commercial space
  - Over \$2 million in new annual tax revenue
- **Investment Costs:**
  - Key sites require an estimated \$120M–\$155M in development funding, with a mix of public investment, private capital, and tax incentives
- **Public Sector Leverage:** CRA-owned parcels, public-private partnerships (P3s), and infrastructure funding will reduce costs for developers.

#### Recommendations:

1. Offer tax increment financing (TIF) and other incentives to attract investors.
2. Leverage CRA-owned properties for catalyst mixed-use developments that will drive further investment.
3. Invest in infrastructure improvements (streetscapes, stormwater, parking) to reduce risk and increase project feasibility.

### 3. Optimal Mix of Uses, Densities & Phasing

#### Findings:

- **Phase 1 (0-2 Years):** Infrastructure and catalyst projects on vacant properties, issuing RFPs for mixed-use development.
- **Phase 2 (2-5 Years):** Development of three to seven-story mixed-use buildings, including retail, dining, and live-work spaces.
- **Phase 3 (5+ Years):** Expand residential offerings, develop a structured parking facility, and solidify South Village as a regional destination.

#### Recommendations:

1. Maintain a village-scale character with three-story buildings along the main street while allowing up to seven (7) stories in designated areas.
2. Integrate public plazas, promenades, and green spaces to enhance walkability and attract visitors.
3. Develop a signature gateway project at 2nd Avenue N & Congress Avenue to define the South Village identity.

The South Village Redevelopment Project is a viable, high-impact investment opportunity that will enhance property values, attract businesses, and generate tax revenue while providing a walkable, community-focused destination for residents. Strategic public investment in infrastructure, incentives, and mixed-use developments can support long-term economic success.

### Vision for South Village Redevelopment

#### Town Center & Main Street Atmosphere

- A compact, walkable district designed to encourage community interaction.
- Boutique retail, restaurants, and entertainment venues as key attractions.
- Promenade and public spaces for social engagement, outdoor dining, and events.

#### Urban Design & Placemaking

- Complete Streets approach to integrate bike lanes, pedestrian walkways, and traffic calming measures.
- Public plazas, pocket parks, and green spaces to enhance quality of life.
- Design standards review to ensure a cohesive, attractive, and engaging streetscape.

#### Strategic Alignment and Future Outlook

Aligning with the Village's Comprehensive Development Plan, the South Village Redevelopment represents a strategic move towards sustainable economic growth and community enrichment. By addressing current market gaps and leveraging the Village's prime location, this project sets the foundation for a prosperous and vibrant future for the Village of Palm Springs.

This initiative seeks to create a destination where residents can enjoy leisure activities within the Village, reducing the need to travel to neighboring areas for such experiences.

## Economic and Community Benefits

The redevelopment is poised to:

- **Attract Investment:** By enhancing the Village's appeal, the project is expected to draw both local and external investors.
- **Stimulate Business Growth:** The new commercial spaces will provide opportunities for existing businesses to expand and for new ventures to emerge.
- **Foster Entrepreneurship:** The development will create an environment conducive to innovation and small business development.
- **Enhance Quality of Life:** Residents will benefit from increased amenities and recreational options within their community.

## Three (3) Key Strategy Recommendations for Redevelopment & Investment

### 1. Public-Private Partnerships (P3s) & Incentives

- Establish development incentives (TIF incentives, impact fee reductions) to attract investors.
- Partner with private developers through land leases or joint ventures to share costs and risks.
- Offer expedited permitting and zoning flexibility to streamline development processes.

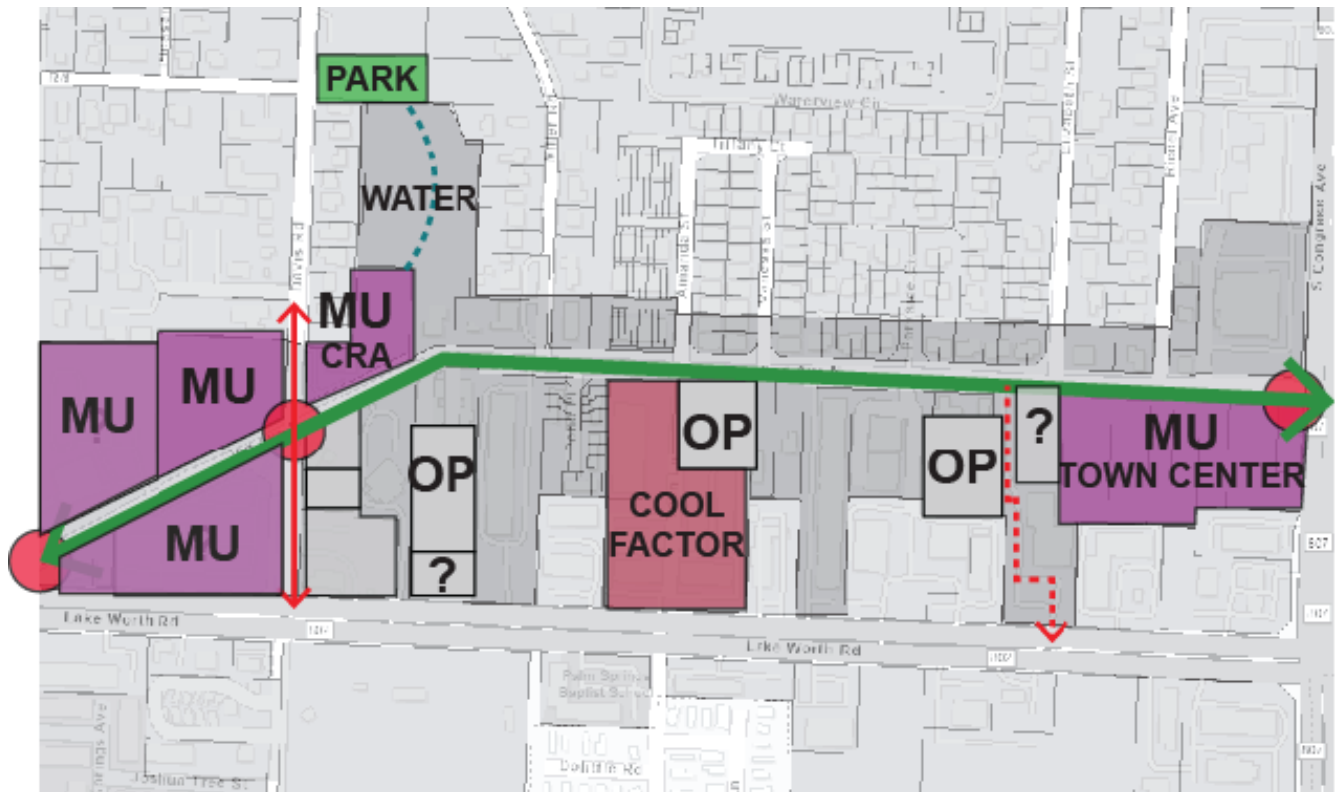
### 2. Infrastructure & Public Investment Alignment

- Coordinate the 2nd Avenue N stormwater project with redevelopment efforts to reduce costs and improve site readiness.
- Invest in Complete Streets improvements (sidewalks, bike lanes, streetscaping) to enhance walkability and attractiveness.
- Develop public gathering spaces and plazas to create a sense of place and anchor private investment.

### 3. Land Assembly & Targeted Redevelopment

- CRA/ Village demonstrating commitment to South Village through acquisition and establishing a presence in the area. CRA/ Village properties as catalyst sites to kick-start investment in the area.
- Explore strategic land acquisitions to consolidate fragmented parcels for larger-scale redevelopment.
- Issue RFPs (Requests for Proposals) for high-quality mixed-use projects aligned with the South Village (Town Center) vision.

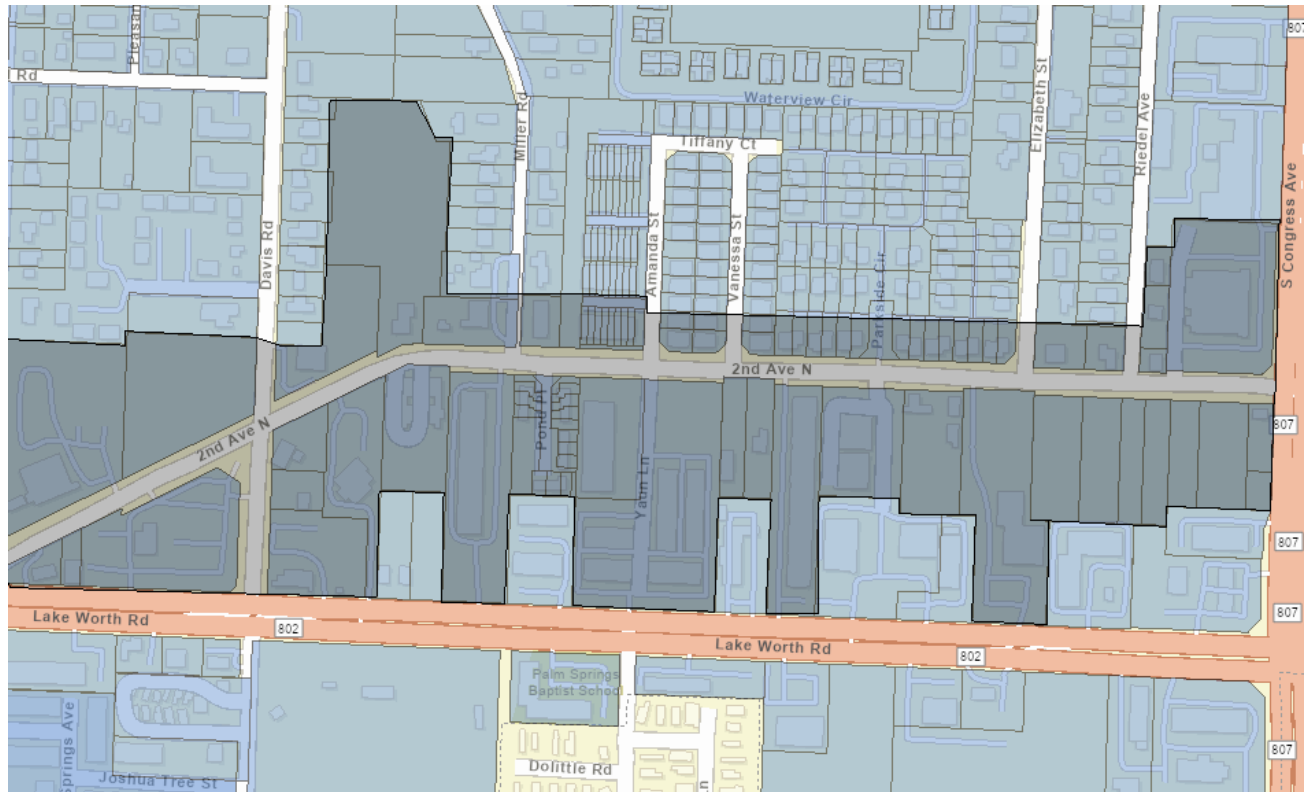
## Map of Opportunities – Phase 1 Area – Town Center



The Opportunities Map highlights key redevelopment and enhancement sites within the South Village corridor along 2nd Avenue N, showcasing strategic locations for mixed-use development and creative workspaces.

- Green Line – Greenway Connector: The southside greenway along 2nd Avenue N serves as a primary pedestrian and bike-friendly corridor, enhancing connectivity throughout the redevelopment area.
- Purple Sites – Key Mixed-Use Redevelopment Opportunities:
  1. Intersection of 2nd Avenue N & Congress Avenue: The largest single-owner vacant site in the corridor, this location is ideal for a signature mixed-use town center development featuring retail, residential, an interior promenade, and a central plaza for community gathering.
  2. Intersection of 2nd Avenue N & Davis Road: A key node in the corridor, these two vacant sites provide an opportunity for new retail, office, and live-work spaces. One of these parcels is CRA-owned, making it a potential catalyst site for early-stage redevelopment.
- Red Site – Makerspace & Creative Work Hub: A cluster of existing businesses forming a unique warehouse-style makerspace and creative work environment. This area has the potential to become a cultural and entrepreneurial hub, attracting artists, small manufacturers, and innovative startups.
- Gray Shade Sites – Infill Development Opportunities: Several vacant lots throughout the corridor present infill opportunities for a mix of commercial, residential, and office spaces.

### Map Showing the South Village redevelopment Study Area (darker shade)

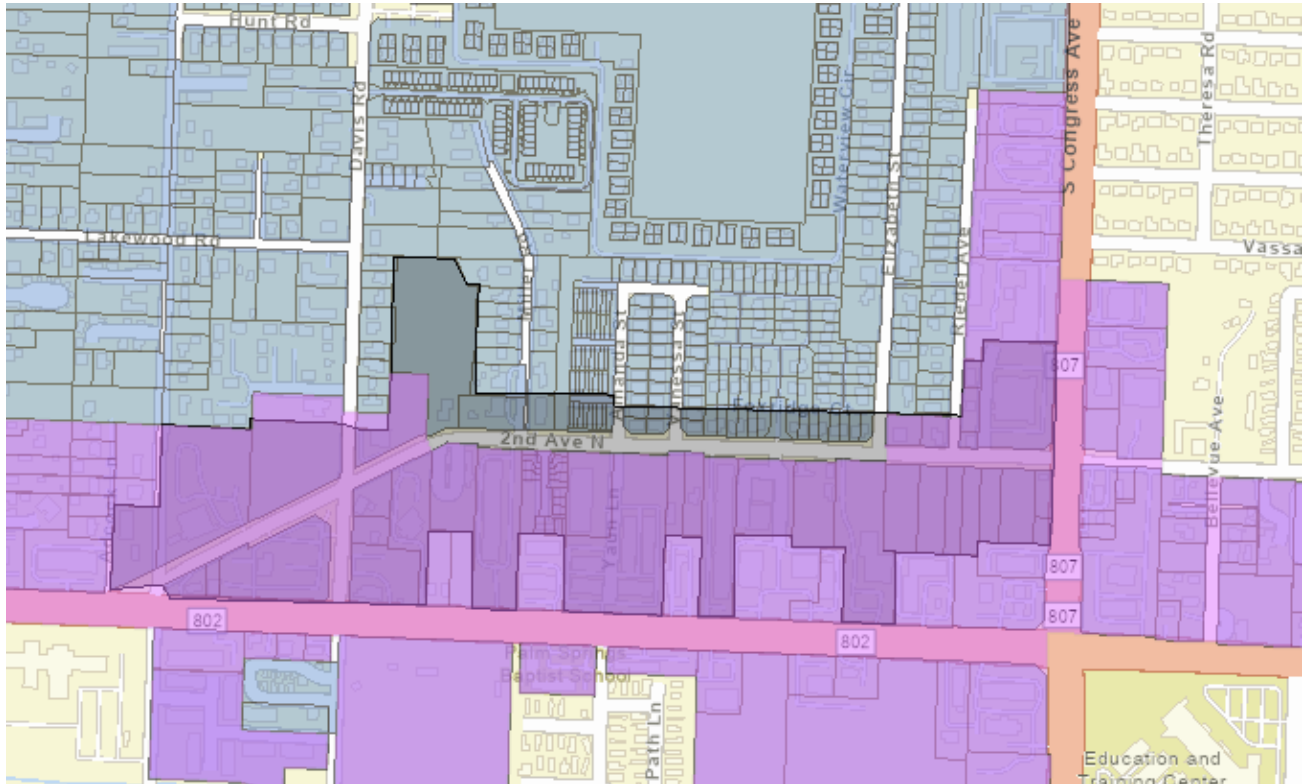


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#### General Description:

The South Village Redevelopment study area is located along 2nd Avenue N between Lake Worth Road and S Congress Avenue, encompassing parcels directly abutting the corridor. This targeted approach ensures a focused, strategic redevelopment that transforms 2nd Avenue N into a vibrant, walkable destination. By concentrating on these key parcels, the Village aims to enhance connectivity, support mixed-use development, and create a lively main street environment where residents can enjoy shopping, dining, and community gathering spaces—all within a pedestrian-friendly setting.

## Map Showing Community Redevelopment Area

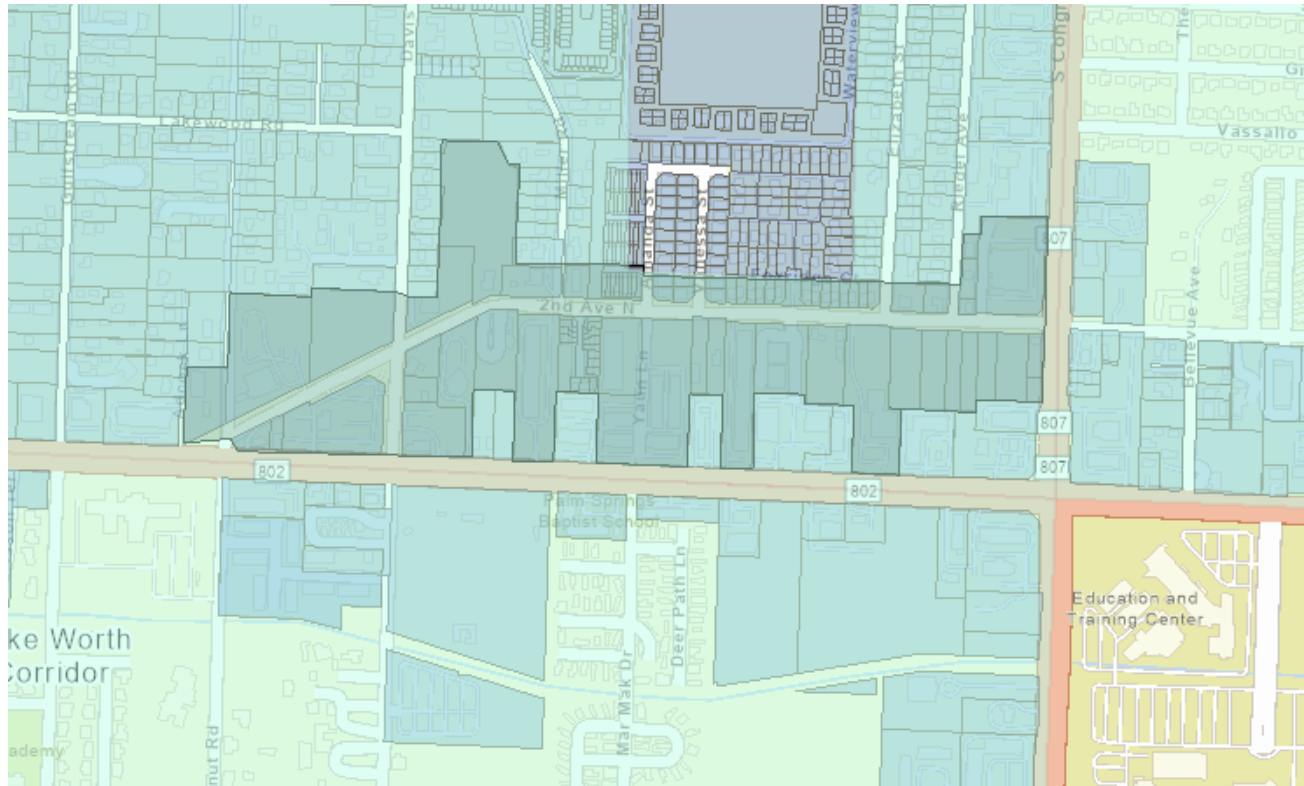


The South Village Redevelopment study area is situated within the Lake Worth Road District of the Village of Palm Springs' Community Redevelopment Agency (CRA). Being located within a CRA offers several advantages for private investors and provides leverage for the Village:

- **Tax Increment Financing (TIF):** CRAs can utilize TIF to fund infrastructure and public improvements, enhancing property values and investment appeal.
- **Economic Development Incentives:** Investors may access various incentives, such as grants, tax credits, and loan programs, to support redevelopment projects.
- **Streamlined Regulatory Processes:** CRAs often work with cities to implement policies to expedite permitting and reduce regulatory barriers, facilitating smoother project execution.
- **Focused Revitalization Efforts:** The CRA structure enables targeted planning and resource allocation to address specific blighted conditions and promote economic growth.
- **Enhanced Funding Opportunities:** Through TIF and other financial mechanisms, the Village can reinvest in infrastructure and community amenities, attracting further private investment.
- **Public-Private Partnerships (P3s):** The CRA framework fosters collaboration between the Village and private entities, aligning redevelopment projects with community goals.

The inclusion of the South Village Redevelopment area within the Lake Worth Road District CRA provides a strategic advantage, offering financial incentives and support mechanisms that benefit both private investors and the Village's broader revitalization objectives.

## Map Showing Housing and Community Development Target Areas (HCD)

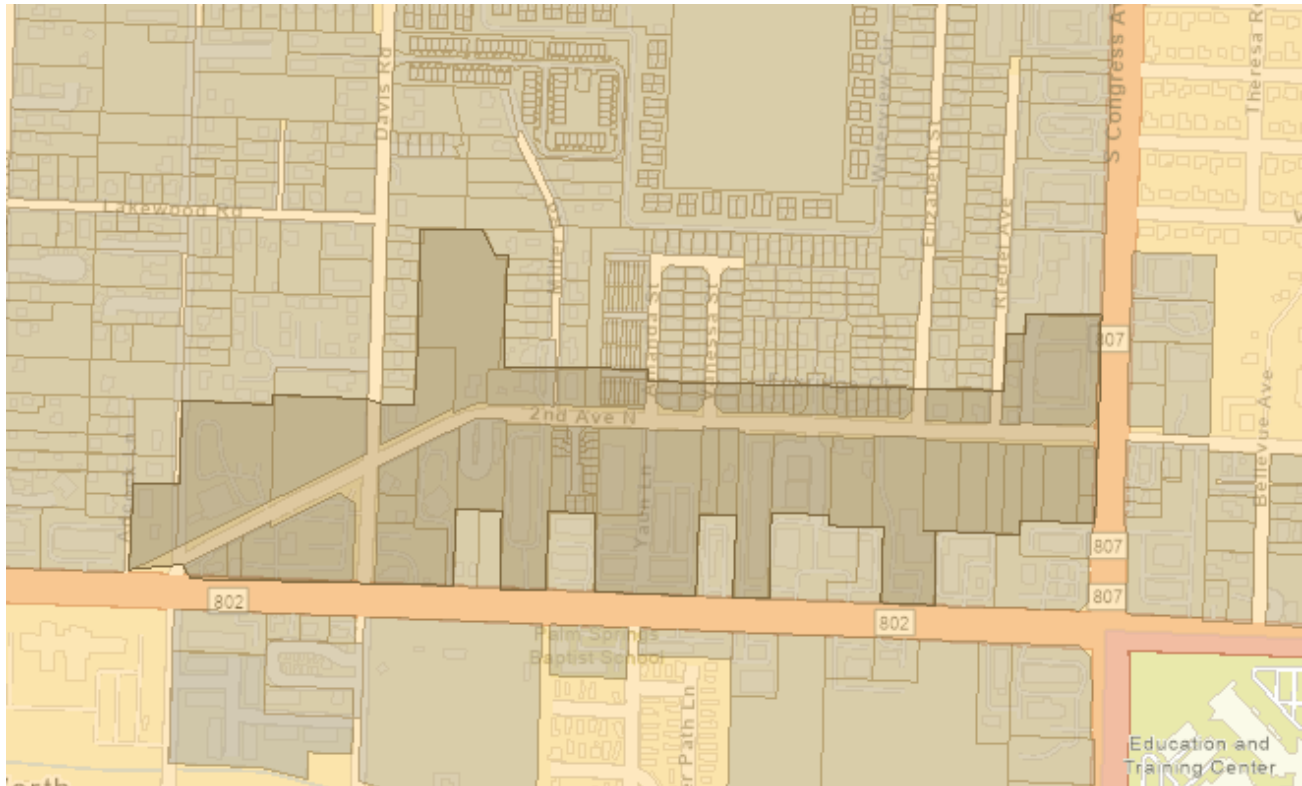


The South Village Redevelopment study area is situated within the Lake Worth Corridor Central Housing and Community Development (HCD) Target Area, as identified by Palm Beach County's GIS maps. This designation brings several strategic advantages for both private investors and the Village:

- **Access to Funding Programs:** Properties within HCD Target Areas may qualify for federal and county programs, such as the Community Development Block Grant (CDBG), which supports housing development and infrastructure improvements.
- **Economic Development Incentives:** Investors can leverage various county economic development initiatives, including impact fee assistance and business loan programs, to reduce development costs and enhance project feasibility.
- **Targeted Revitalization Efforts:** The HCD designation enables the Village to focus on revitalizing the area, addressing blight, and stimulating economic growth through strategic planning and resource allocation.
- **Enhanced Collaboration Opportunities:** The Village can partner with county agencies and non-profits to implement programs that improve housing quality, infrastructure, and community services within the redevelopment area.

The inclusion of the South Village Redevelopment area within the Lake Worth Corridor Central HCD Target Area offers significant opportunities to attract private investment and leverage public resources, fostering a vibrant and sustainable community.

## Map Showing Revitalization and Redevelopment Overlay



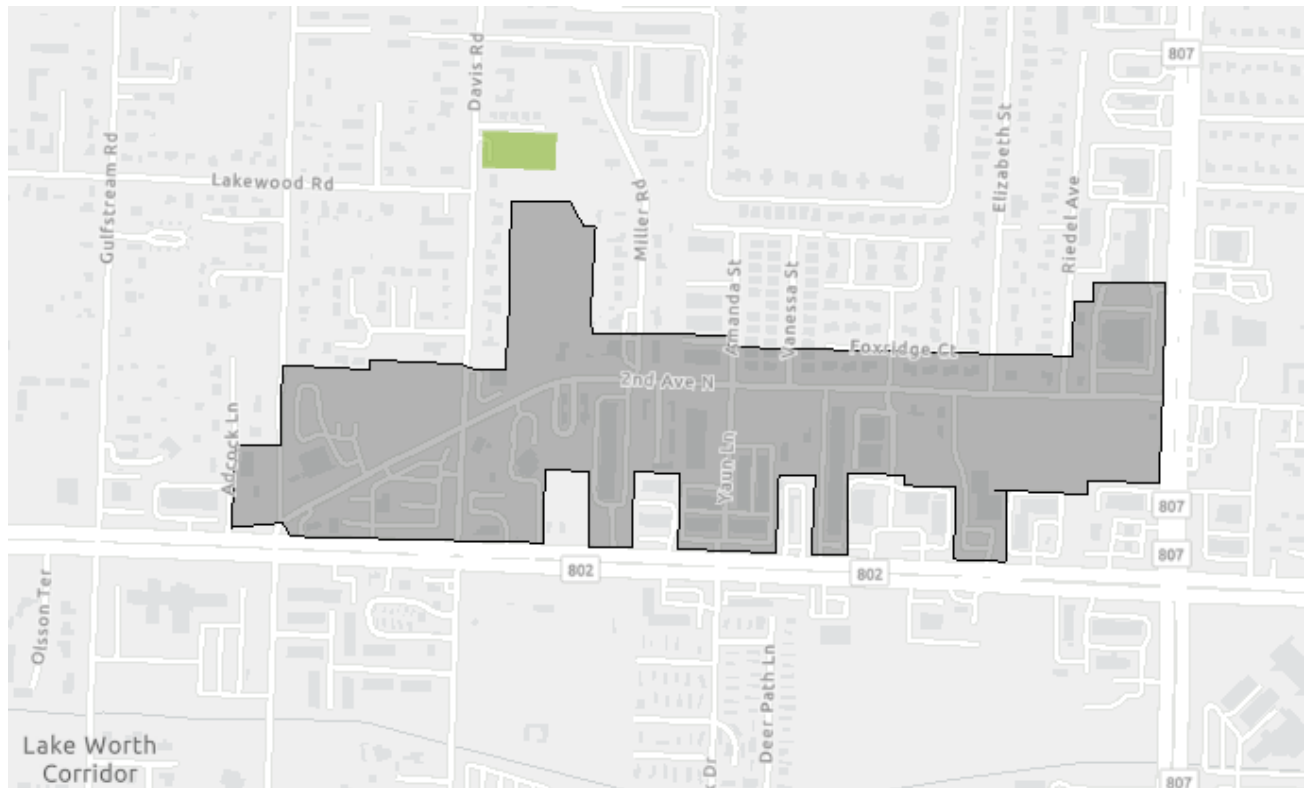
The South Village Redevelopment study area is situated within Palm Beach County's Revitalization and Redevelopment Overlay (RRO), a strategic designation aimed at promoting targeted revitalization and redevelopment efforts.

### Benefits of the RRO Designation:

- **Focused Revitalization Efforts:** The RRO designation allows the County to concentrate resources and planning initiatives on areas that would most benefit from revitalization, facilitating the transformation of underutilized spaces into vibrant community assets.
- **Enhanced Coordination:** The RRO includes areas identified by the County's Office of Community Revitalization (OCR) and the Board of County Commissioners (BCC) as neighborhoods that would most benefit from targeted revitalization efforts, ensuring that redevelopment initiatives are well-coordinated and effective.

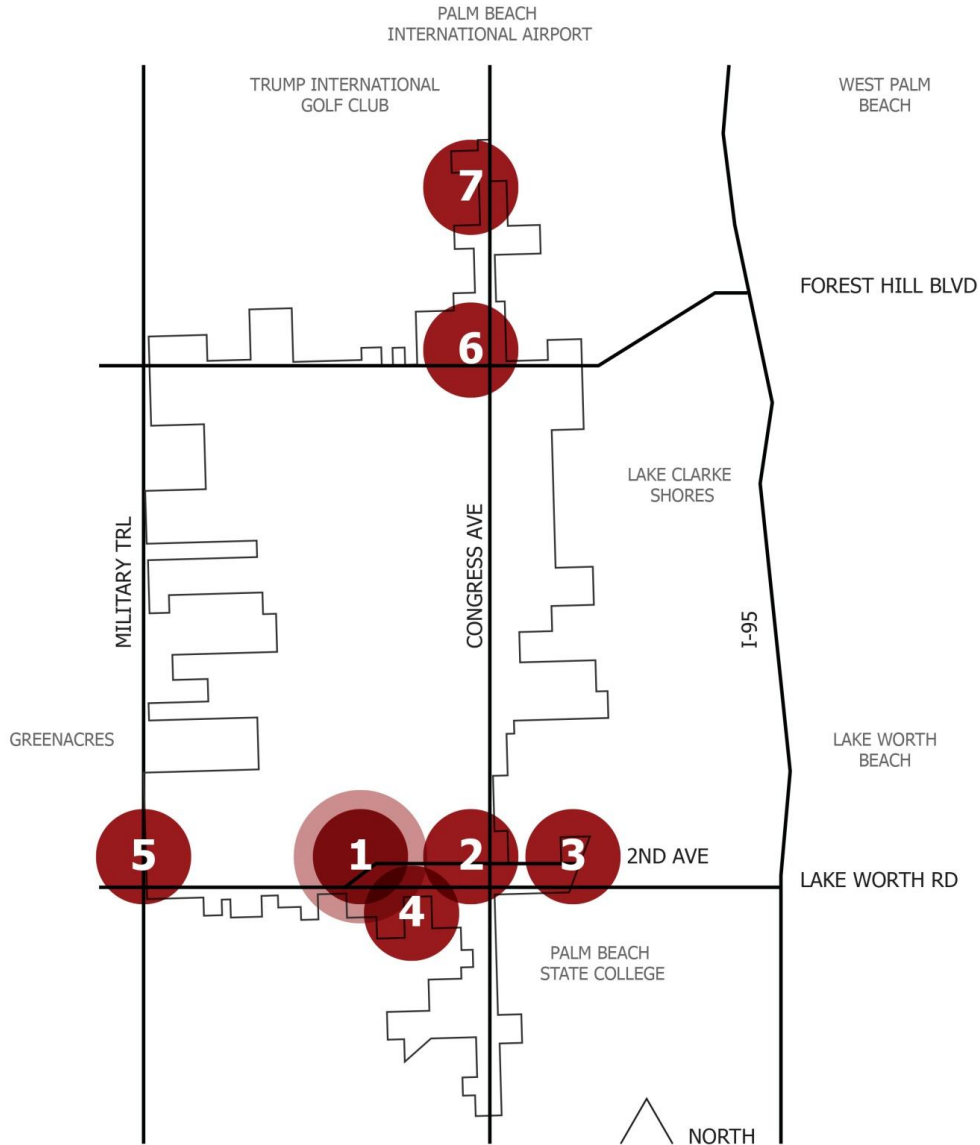
Incorporation within the RRO provides the South Village Redevelopment area with a strategic advantage, aligning it with county-level initiatives designed to stimulate economic growth, improve infrastructure, and enhance the overall quality of life for residents.

## Map Showing Parks



The South Village Redevelopment study area is served by Royal Palm Park, a neighborhood pocket park featuring a playground, providing residents with essential recreational space. While this park offers valuable amenities, the limited availability of open public spaces in the vicinity highlights a pressing need for additional public gathering areas. Expanding such spaces within the redevelopment plan would enhance community engagement, promote active lifestyles, and contribute to the overall vibrancy of the area.

## Map of Opportunities – Village-Wide



1. **South Village** – Town Center/ Downtown Redevelopment – Estimated Yield: 1,793 units
2. **Congress and 2<sup>nd</sup>** – Mixed-Use – Estimated Yield: 1,142 units
3. **2<sup>nd</sup> Ave East Node** – Residential – Estimated Yield: 850 units
4. **South of Lake Worth Road Node** – Mixed-Use (Higher Density) – Estimated Yield: 5,223 units
5. **Military and Lake Worth** – Commercial
6. **Congress and Forest Hill** – Commercial/ Light Industrial
7. **Forest Hill North** – Commercial/ Light Industrial

## 2. Introduction

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### Area Characteristics

The Village of Palm Springs, nestled in Palm Beach County, Florida, is a thriving residential community with a population of approximately 27,213 as of 2024. Strategically located just south of the Palm Beach International Airport and a short drive from South Florida's renowned beaches, the Village offers an attractive setting for residents and visitors alike.

The South Village Redevelopment study area, located along 2nd Avenue N between Lake Worth Road and Congress Avenue presents a prime opportunity for revitalization. With its strategic location, economic potential, and strong community demand for a walkable, mixed-use town center, this corridor is poised to become the heart of the Village, a destination where residents and visitors can live, work, shop, and gather. The South Village Redevelopment envisions transforming 2nd Avenue N into a dynamic town center and main street destination, bringing together restaurants, retail, gathering spaces, and entertainment. This initiative will serve as a catalyst for economic growth, enhancing the Village by providing a destination where residents and visitors can dine, shop, and socialize in a charming, pedestrian-friendly environment.

### Strategic Geographic & Economic Advantages

#### Proximity to Major Destinations

- Located just 6 miles south of Palm Beach International Airport, making it easily accessible for businesses and travelers.
- A short drive from the South Florida coastline and Palm Beach beaches, an attractive lifestyle benefit for residents and visitors.
- Direct access to Lake Worth Road (SR 802) and Congress Avenue, two major commercial corridors linking Palm Springs to the broader Palm Beach County economy.

#### Untapped Market Potential

- Palm Springs' population is steadily growing, but it lacks a dedicated town center and entertainment district.
- The median home value is below the county average, making the area attractive for young professionals, first-time homebuyers, and workforce housing development.
- A market gap exists for boutique retail, outdoor dining, and entertainment venues, presenting an immediate opportunity for private investors.

### **Public Investment & Redevelopment Readiness**

- The area falls within Palm Beach County's Revitalization & Redevelopment Overlay (RRO) and Community Redevelopment Agency (CRA) district, offering incentives for development.
- Publicly-owned parcels, including CRA-owned land, provide leverage for public-private partnerships (P3s).
- Infrastructure improvements, including the 2nd Avenue N stormwater project and planned Complete Streets enhancements, are key investments that will reduce private development costs and encourage early-stage redevelopment.

### **Walkability & Mixed-Use Potential**

- Vacant and underutilized properties provide a clean slate for urban-style redevelopment while maintaining the Village's small-town charm.
- The vision includes a vibrant main street with pedestrian promenades, boutique shops, restaurants, and gathering spaces, fostering a sense of place.
- A mix of low-to-mid-rise buildings (3-7 stories) ensures economic sustainability without overwhelming the neighborhood character.

### **Making the Vision a Reality: Why Invest Now?**

To achieve the South Village vision, the Village must prioritize capital investments in infrastructure, streetscape improvements, and public amenities. By aligning public and private sector efforts, this redevelopment will:

- Attract new businesses and generate local job opportunities.
- Increase property values and expand the tax base.
- Enhance community identity and quality of life for residents.
- Leverage public land and available incentives to reduce risk for private investors.

With the right mix of public investment, zoning updates, and private sector engagement, South Village can become a thriving, economically sustainable town center that positions Palm Springs as a premier destination in Palm Beach County. Now is the time to invest in the future of this corridor and transform it into a vibrant, walkable, and economically dynamic district.

## 3. Economic and Feasibility Analysis

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The South Village Redevelopment represents a transformative opportunity for Palm Springs, to create a thriving, walkable town center along 2nd Avenue N. This corridor has strong market potential, but requires strategic investment, infrastructure improvements, and zoning updates to attract private development and maximize economic growth. With a growing population, affordability advantages, and demand for retail, dining, and mixed-use housing, the area is primed for redevelopment that enhances livability, supports local businesses, and creates a true destination for residents and visitors alike.

This Economic and Feasibility Analysis provides a data-driven roadmap for the Palm Springs, outlining market conditions, supportable uses, optimal land use mixes, and key redevelopment sites that will serve as catalysts for investment. The strategy focuses on leveraging CRA-owned land, attracting public-private partnerships (P3s), and implementing phased infrastructure improvements to ensure that redevelopment efforts align with community needs and long-term sustainability.

By creating a pedestrian-friendly main street with retail, entertainment, and gathering spaces, and ensuring a balanced mix of residential and commercial uses, the South Village Redevelopment will generate economic vibrancy, increase property values, and position Palm Springs as a regional hub for smart growth and urban revitalization. The time to act is now, through strategic planning and investment, the Village can turn this vision into reality and establish South Village as a premier destination in Palm Beach County.

## SOUTH VILLAGE MARKET ANALYSIS & FEASIBILITY INSIGHTS

### Visitor Trends and Origins

#### Foot Traffic Volume

The South Village area attracted approximately 2.15 million visits over the last year (Mar 2024–Feb 2025), with about 333,000 unique visitors in that period. On average, each visitor made 6.5 trips per year, indicating moderate repeat usage. Visit frequency is thus about once every 8 weeks per person, and dwell times are short (around 20 minutes on average) – consistent with quick shopping or errand trips. Year-over-year traffic has dipped slightly (visits down 4.7% vs. the prior year), suggesting that current facilities are flat or underserving potential demand. This slight decline underscores the need for new attractions to boost visitation.

#### Seasonality and Trends

While monthly breakdowns aren't detailed here, the overall slight YOY decline in visits may point to stagnating appeal under current conditions. Redevelopment is an opportunity to reverse this trend by introducing draws that keep locals engaged and visiting more often. Notably, the high base of 2+ million annual visits demonstrates a solid existing customer flow to build upon – the site is already frequented by many, and improvements can convert more of these visits into longer, more frequent trips.

#### Visitor Origins

Nearly all visitors are local. About two-thirds of visits come from just a few nearby zip codes in Palm Beach County. For example, the immediate Palm Springs/Lake Worth area (zip 33461) alone accounts for 31.8% of all visits, and adjacent Lake Worth Beach (33460) adds 12.2%. Other top contributors include Greenacres (8.96% of visits) and West Palm Beach's outskirts (e.g. zip 33415 at 5.0%). In fact, the top 5 zip codes make up roughly 63% of total visits. This concentration within a 5-10 mile radius confirms that South Village is currently a community-serving destination. It is not a regional tourist draw – it primarily draws residents of Palm Springs, Lake Worth, Greenacres, and nearby areas. (Visitors from beyond 50 miles are minimal, comprising less than 30% of traffic.) This local orientation is important for the redevelopment strategy: the project must cater to the needs and habits of nearby residents.

Table 1: Top Visitor Origin Areas (Mar 2024–Feb 2025)

Zip Code	Primary City	Share of Visits	Annual Visits (est.)
33461	Lake Worth/Palm Springs (core)	31.8%	684,000+
33460	Lake Worth Beach	12.2%	262,000+
33463	Greenacres	9.0%	192,000+
33415	West Palm Beach (suburb)	5.0%	108,000+
33462	Lake Worth (south)	4.9%	106,000+

Source: Placer.ai visitor origin data. Top 5 ZIPs 63% of visits.

The dominance of local Lake Worth/Palm Springs zip codes in Table 1 highlights a loyal nearby customer base. People living in and around Palm Springs are already coming to this corridor regularly. This supports the feasibility of a town-center style redevelopment: the population needed to patronize new shops and eateries is already on the doorstep. Moreover, keeping these locals spending time (and money) within the Village rather than driving to other areas is a key goal of the plan – and the data shows there is ample opportunity to do so (as discussed below, many of these residents currently travel elsewhere for certain shopping and leisure needs).

## TRADE AREA DEMOGRAPHICS & CONSUMER PROFILE

### Population & Households

The trade area served by South Village is substantial and growing. Approximately 96,000 people live within the primary trade area (the area contributing 50% of visits) and about 264,000 within the broader 70% visit catchment. The Village's population has seen steady growth (up 1.2% since 2020). There are roughly 30,000 households in the core trade area (and 89,000 in the 70% area). Household sizes are notably larger than average – nearly 22% of households have 5 or more persons, roughly 2–3 times the national rate. This points to many families and multi-generational households in the community. In fact, small households (single-person) are underrepresented (only 16% of households, index 56), while 5, 6, and 7+ person households index at 155–358% of the U.S. norm. The prevalence of big families underscores a family-oriented market with demand for family-size housing and services.

### Age & Generational Makeup

The population skews younger than the national average. A significant portion are children and young adults – for instance, Gen Alpha (roughly age <13) makes up 20–22% of the nearby population, which is 21% above the U.S. average for that age group. Millennials are also strongly represented (23% of the population, index 115). In contrast, seniors are relatively few – Baby Boomers constitute only 14–16% of locals in the core area (index 0.73).

In total, well over half the population is under 40 years old. This youthful age profile (lots of children, teens, and adults in their 20s/30s) suggests that amenities for families, children and young professionals will resonate. Play areas, entertainment venues, and modern retail/dining concepts should align with the demographics. The flip side is that high-end senior-oriented uses are less of a priority here. The data indicates a need for family-friendly, affordable experiences suitable for working-age adults and kids.

### Income & Socioeconomics

Income levels in the trade area are modest. The median household income in Palm Springs is around \$55,000 (per the Village's data, \$55,254, up 7.6% YoY), which is below the Florida and U.S. medians. Similarly, the trade area median from ACS data (\$59k) indexes at only 74–81% of the national median. Average household incomes in the immediate area (\$73k) are just 66% of the U.S. average. This reflects a working-class community with budget-conscious consumers.

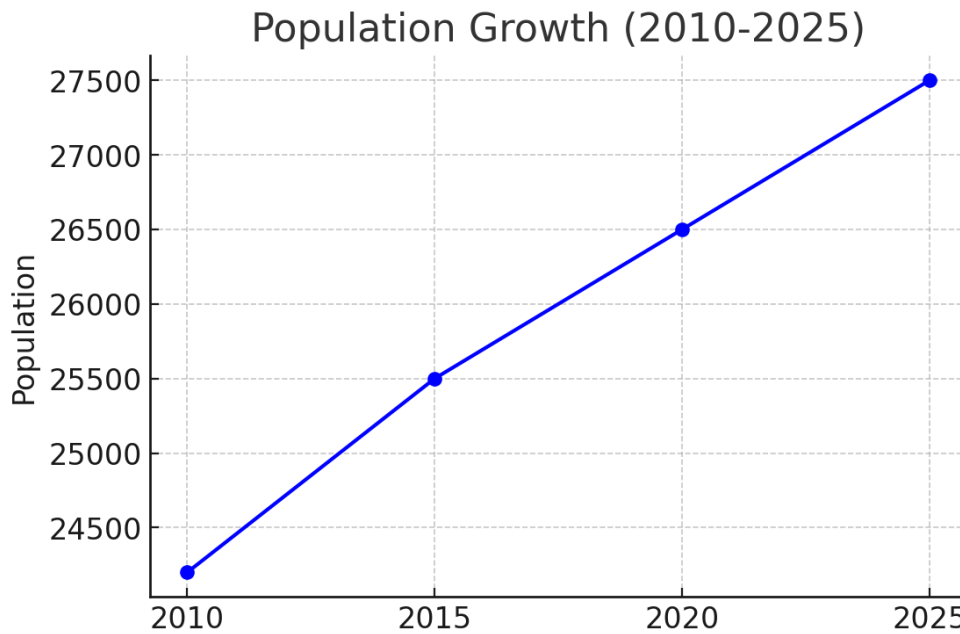
Affordability is key – residents will be drawn to venues that offer value. The redevelopment's focus on local boutique shops and cafes (as opposed to luxury retail) aligns well with this income profile. Notably, the median income has been rising (as mentioned, +7.6% vs. last year), indicating improving spending power, albeit from a lower base. Any new retail should consider competitive pricing or unique value propositions to attract these cost-sensitive shoppers.

### Ethnicity & Culture

The South Village trade area is highly diverse, with a majority Hispanic population. Roughly 59% of residents are Hispanic or Latino, which is over 3× the national average (index 254–321 in different rings). There is also a significant Black or African American population (19–23%), above U.S. average (index 1.6–1.8), and a relatively smaller proportion of non-Hispanic Whites (18–24% in the broader area, but only 15% in the core). Other groups (Asian, multiracial, etc.) make up the remainder but are underrepresented relative to national norms.

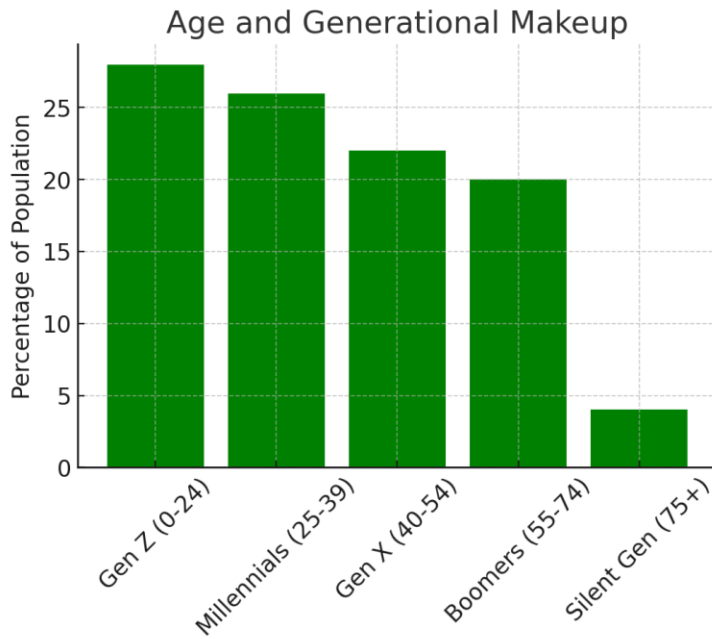
This cultural makeup suggests that bilingual (English/Spanish) services and Latin-American oriented retail/food offerings could be very successful. The data supports incorporating the community’s cultural preferences – for example, Latin cuisine restaurants, Hispanic grocery or specialty shops, and events celebrating cultural heritage may strongly appeal to locals. The redevelopment can leverage this by ensuring an inclusive tenant mix that reflects the community’s diversity. Overall, the demographic profile – younger, diverse, family-oriented, moderate-income – sets the context for what types of businesses should be attracted to South Village.

### Key Charts



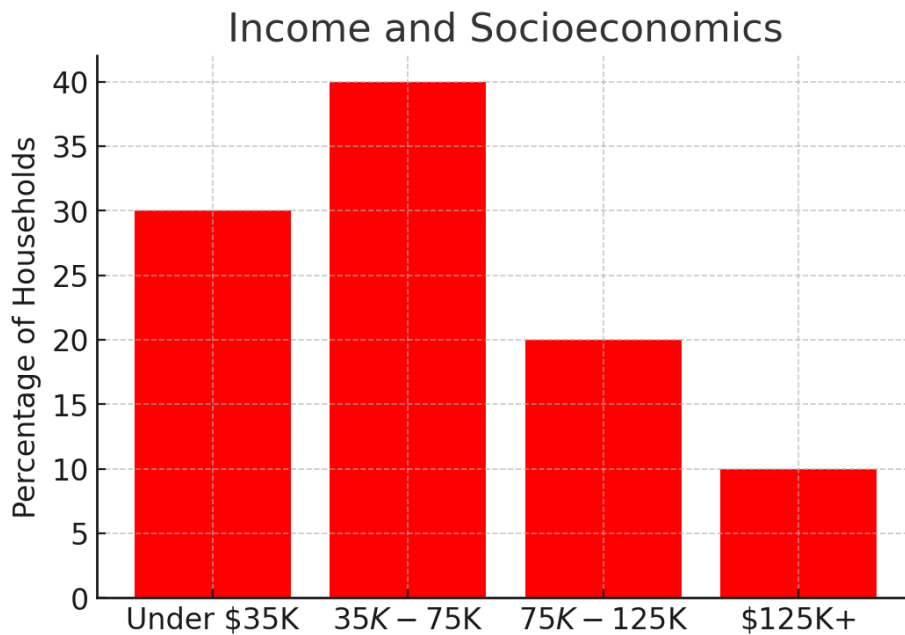
### Population Growth (2010-2025)

The population of Palm Springs has steadily increased from 24,200 in 2010 to an estimated 27,500 by 2025, reflecting a strong demand for housing and retail expansion.



#### Age and Generational Makeup

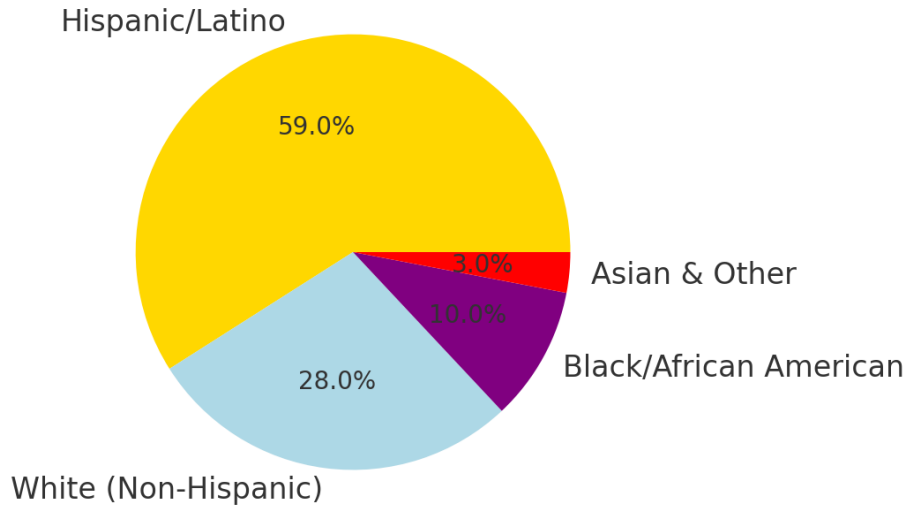
Millennials (26%) and Gen Z (28%) form the largest share of the population, highlighting a demand for modern mixed-use developments, flexible workspaces, and entertainment-driven retail.



#### Income and Socioeconomics

The majority of households earn between \$35K-\$75K (40%), suggesting a need for affordable dining, retail, and workforce housing options.

## Ethnicity and Cultural Makeup



### Ethnicity and Culture

The Hispanic/Latino population (59%) is the dominant demographic, emphasizing the importance of culturally relevant businesses, bilingual services, and community-driven retail.

## MARKET GAPS AND OPPORTUNITIES FOR BUSINESS ATTRACTION

The Placer.ai Market Outlook analysis reveals several supply and demand mismatches in the local economy. In key retail and dining categories, local consumer demand far exceeds the sales being captured by nearby businesses. This retail leakage represents dollars that residents are spending outside the immediate area (or not spending at all due to lack of options). These gaps point to prime opportunities for business attraction, as new establishments can recapture that spending. Table 2 summarizes selected categories with notable unmet demand in the primary trade area (approximately the 10–15 minute drive area that supplies 50% of current visits).

Table 2: Selected Annual Retail Leakage (“Unmet Demand”) in Primary Trade Area

Category	Unmet Annual Demand	Opportunity
Full-Service Restaurants ( <i>sit-down dining</i> )	\$44.2 million	Very high leakage – strong support for new casual & family restaurants. Residents currently leave the area for sit-down dining.
Limited-Service Restaurants ( <i>fast food &amp; cafes</i> )	\$27.4 million	High demand for quick eateries – room for fast-casual, coffee shops, etc. to keep meal traffic local.
Clothing & Apparel Stores	\$25.1 million	Significant gap – locals shop for clothes elsewhere. Supports adding boutique shops or apparel retailers.
Building Materials & Home Improvement	\$40.3 million	Large leakage – opportunity for a home improvement store or hardware outlet. (Currently, home projects likely drive residents to big-box stores outside the Village.)
Health & Personal Care Stores ( <i>e.g. pharmacies</i> )	\$16.1 million	Moderate gap – could support additional drugstores, beauty supply, or medical goods shops.
Sporting Goods, Hobby, Books	\$11.4 million	Notable gap – indicates demand for sporting goods, hobby/craft stores or book/media shops that is not met locally.
Shoe Stores ( <i>Footwear</i> )	\$10.0 million	Clear gap for footwear retail – potential to attract a shoe outlet or expand apparel retailers to include footwear.

Source: STI: Market Outlook, Placer.ai True Trade Area (50% visits)

### **Market Patterns (Food & Beverage Unmet Need)**

Several patterns emerge from these figures. Food & Beverage is the biggest unmet need. Dining options are in high demand – together, sit-down and fast-food categories are underserving by an estimated \$70+ million annually. This aligns perfectly with the redevelopment plan’s emphasis on adding outdoor dining and cafés. The data strongly supports recruiting a mix of restaurants: from family-style and casual dine-in establishments to coffee shops, bakeries, and quick-service eateries. Residents currently must drive to neighboring areas for a nice dinner or a wider variety of cuisine, so new restaurants in South Village should be poised for success. These could quickly capture locals’ spending (and even draw patrons from outside if done well).

### **Retail Gap (Small-Format National Apparel Unmet Need)**

There is also a significant retail gap in general merchandise, especially apparel. Over \$25 million leaks out in clothing purchases yearly, suggesting that local shoppers are leaving Palm Springs to buy clothes – likely traveling to regional malls or big-box fashion retailers. Attracting clothing boutiques or even small-format national apparel chains could plug this hole. Likewise, a \$10M gap in shoe sales implies that a footwear store (or expanded shoe offerings within apparel stores) would find a ready market. The Sporting goods and hobby category gap (~\$11M) indicates interest in recreation, fitness, and leisure products that aren’t currently sold nearby – a sporting goods shop, hobby/crafts store, or toy/comic book shop could thrive. These retail gaps reinforce the plan’s call for boutique shops and local retail: by focusing on niches that big-box stores don’t fill in the area (e.g. specialty apparel, hobbies, etc.), South Village can differentiate itself and meet unsatisfied local demand.

### **Home Improvement/ Hardware Segment**

Another major opportunity is in the Home Improvement/Hardware segment. The trade area shows a \$40 million leakage in building materials and supplies – essentially, residents are spending this amount mostly at larger home improvement centers outside the immediate area. This could be partly recaptured by introducing a mid-sized ‘local’ hardware store or home improvement retailer in or near the Village. Currently, the nearest large home improvement stores are farther away, so a boutique local option would be convenient for the many homeowners and contractors in the area.

### **Surplus (Grocery Stores)**

In contrast, some categories have a surplus (negative gap), implying the area is already saturated or even drawing customers from elsewhere. For instance, Grocery stores show a large surplus in sales (i.e. local stores sell far more groceries than area households consume, likely attracting shoppers from outside the immediate neighborhood) – this suggests no pressing need for another general supermarket. Indeed, Palm Springs/Lake Worth is already served by multiple grocery chains (e.g. Publix, Walmart Grocery), so the redevelopment focus can stay on specialty food or dining rather than duplicating a supermarket while capitalizing on access to the customer base already in the area.

Similarly, general merchandise (particularly big-box retail like discount clubs or supercenters) shows an oversupply in the data, likely due to an existing Walmart or similar store in the vicinity that captures those sales. This means South Village should fill the *gaps* that those big players do not – namely unique eateries, boutique and experiential retail, and services. In summary, the market gap analysis directs us to focus on dining, specialty retail, and select services – exactly the uses envisioned in the plan – while not over-investing in already-saturated categories like grocery or general mass merchandise.

## CONSUMER BEHAVIOR AND SPENDING PATTERNS

### Local Spending Leakage (Online Shopping)

The consumer behavior indicated by the data is that Palm Springs residents are traveling elsewhere or shopping online for many of their needs. The high leakage figures in Table 2 demonstrate a pattern: despite a sizable local population, people's spending on key items (dining out, clothes, home goods, etc.) is largely happening outside the Village. This could mean driving to neighboring cities (Lake Worth, West Palm Beach, etc.) or making purchases online. In fact, the e-commerce impact is explicitly shown in the data – the category “Electronic Shopping & Mail-Order Houses” (which captures online retail spending) has an enormous excess demand of \$145 million in the primary trade area. This means residents are buying roughly \$145M worth of goods via online retailers that local brick-and-mortar stores are not capturing.

Online shopping is a major competitor for local dollars. The redevelopment cannot eliminate e-commerce, of course, but by providing a convenient and enjoyable local alternative (a walkable town center experience), it can win back some portion of those expenditures. People often choose online or out-of-town shopping due to lack of options and convenience nearby – South Village's goal is to give them those options at home. If successful, even a small recapture of the \$145M online leakage (for example, through stores where you can order online and pick up in-store the same day, or through offering goods that people currently can't find locally) would translate into substantial local revenue.

### Popular Destinations & Habits

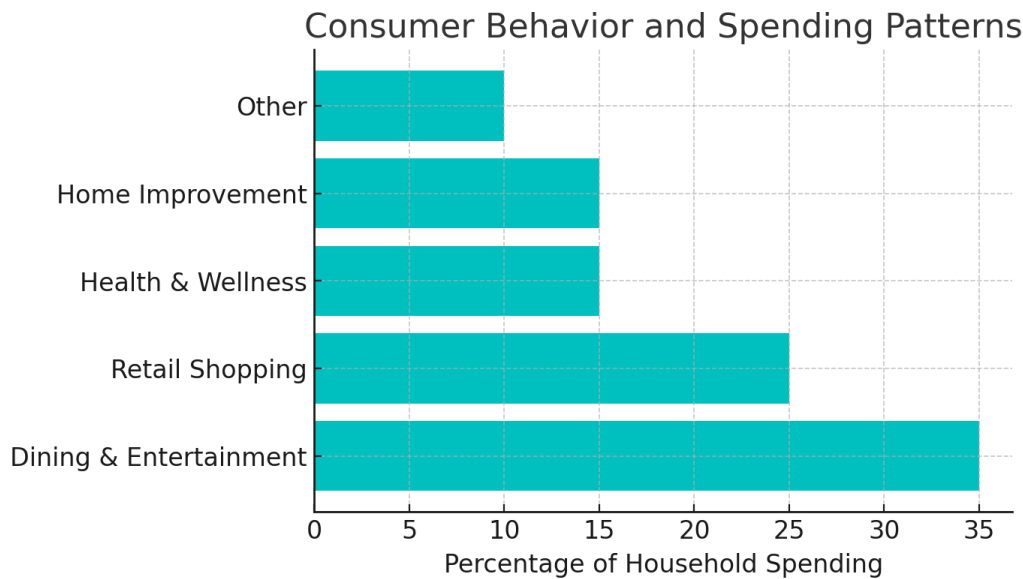
The data implies that currently, big-box and chain stores are the beneficiaries of local spending. Surpluses in categories like grocery and general merchandise suggest that places such as Walmart, Costco, or regional malls (like the Palm Beach Outlets or Boynton Beach Mall) are drawing Palm Springs residents for their shopping. In other words, residents likely consider those their “favorite places” to shop since the Village lacks comparable options. The South Village plan is to shift some of those routines back into the village by offering a different experience – one that big chains can't provide: a charming, walkable environment with unique local businesses and community events.

It's worth noting that entertainment and leisure activities are currently limited in the area – the cited “market gap in providing communal spaces that foster local engagement and leisure” speaks to this. Residents have had to leave Palm Springs for a day at a nice restaurant, an outdoor café experience, or an evening of entertainment. The new development aims to change that dynamic (as the plan states, to “reduce the need to travel to neighboring areas” for leisure). The strong response that similar projects in other communities have received suggests that if you build attractive local venues, the community will enthusiastically adopt them as new favorites.

**Demographic-Driven Demand**

Consumer behavior is also driven by the area’s young, family-heavy demographics. Families with children will have high demand for entertainment, recreation, and convenient food. For example, the large number of kids in the area likely correlates with strong sales at toy stores, ice cream shops, family restaurants, etc. (yet currently those mostly exist outside the Village, with some exceptions). Teenagers and young adults create demand for affordable fast-casual dining, cafes, and entertainment like cinemas or arcades – again, largely absent within Palm Springs proper today. The data showing high limited-service restaurant leakage confirms that quick bites and hangout spots are lacking.

We also see that personal services (salons, fitness, etc.) were not directly measured in the Placer data, but given the demographics, we can infer there is room for those as well (e.g. gyms, childcare, after-school activity centers) as part of the tenant mix. The high Hispanic population could mean strong support for more authentic ethnic eateries (the Village already has a strong cluster along other corridors), music/dance venues, and festivals that celebrate Latin culture – an opportunity for South Village to further differentiate itself with cultural programming and businesses. In short, the consumer demand exists for more retail, entertainment, and services than the area currently offers – people want places to shop, dine, and have fun locally, as evidenced by their spending patterns, and they will use them if provided.



**Consumer Behavior and Spending Patterns**

Dining & entertainment (35%) and retail shopping (25%) represent the largest spending categories, indicating a strong market opportunity for restaurants, boutique shops, and lifestyle services.

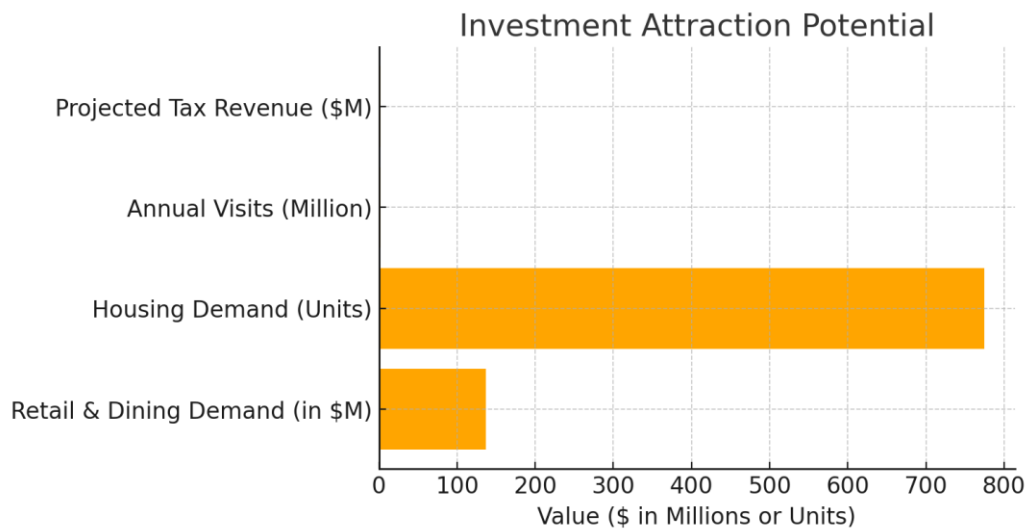
## IMPLICATIONS FOR REDEVELOPMENT FEASIBILITY

All of these insights reinforce the strategic direction and feasibility of the South Village Redevelopment plan. Current market conditions align with the redevelopment's intended uses, indicating a high likelihood of success if those uses are implemented. The feasibility study's recommendations – introducing dining, entertainment, and boutique retail – are directly supported by the data:

- **Captive Local Audience:** The fact that South Village already sees over 2 million visits annually from a local base provides a ready foundation of customers, these customers are just visiting for other reasons at the moment, but are strong prospects to patronize additional uses that they currently travel elsewhere for. The redevelopment can capitalize on this foot traffic by offering new things for these visitors to do. Instead of just passing through for one or two errands, people will be able to stay, stroll, and patronize multiple businesses, increasing spend per visit. The strong local loyalty (many repeat visitors from the same households) means marketing new Village amenities can be highly targeted and effective within the community.
- **Proven Demand for Project Components:** Each major element of the plan addresses an identified gap. The plan calls for outdoor dining and cafés – the data shows demand for restaurants far outstrips supply, so new eateries should quickly capture market share. The plan envisions boutique shops – the leakage in retail categories like apparel, hobby, and specialty goods indicates those shops will fulfill unmet local needs. Plans for entertainment and gathering spaces respond to the documented lack of local leisure options. In essence, the development program is backed by quantifiable market support. This reduces the risk for investors and tenants: they can see that money is currently being spent elsewhere that could be spent at South Village businesses instead.
- **Investment Attraction:** Market data can be a powerful tool to attract retailers and developers to the project. For example, showing a restaurateur that there's \$40+ million of untapped restaurant demand in the trade area makes a compelling case for opening a new location here. Likewise, sharing the demographic profile – a growing young population with families – will interest tenants like daycare centers, entertainment venues, and mid-market retailers who target those demographics. The alignment of the project with these market indicators will instill confidence in stakeholders. As noted in the strategic outlook, “by addressing current market gaps and leveraging the Village's prime location, this project sets the foundation for a prosperous and vibrant future”. The data we've analyzed is exactly the evidence of those “current market gaps” being addressed.
- **Community Benefit and Support:** From a feasibility standpoint, it's not just raw numbers but community receptiveness. The local community is likely to embrace the redevelopment because it directly fills voids they have been aware of (having to drive elsewhere for fun or shopping). The plan's community-centric approach – creating a walkable town center for Palm Springs – is supported by these findings. We see a moderate income, family-centric community that will benefit from having affordable dining, shopping, and safe public spaces close to home. This enhances quality of life and keeps economic activity local, echoing the plan's goals of community enrichment and sustainable growth. It also aligns with broader trends (people wanting more walkable amenities and less drive-time). Thus, the market analysis doesn't just support the economics; it also suggests a high likelihood of local patronage and pride, which is critical for long-term feasibility.

### Market Analysis Summary

In conclusion, the market data analysis firmly underpins the South Village redevelopment strategy. Current visitation patterns and trade-area demographics confirm that Palm Springs has the foot traffic and community profile to support a new town center, while the clear market gaps in retail, dining, and entertainment uses highlight a golden opportunity to reclaim expenditures that are leaking out. These insights give weight to the economic feasibility of the project: by introducing the *“high-demand uses, including dining, small businesses, and entertainment spaces”* that are missing, the redevelopment can capture unmet consumer demand and thrive. In doing so, it will transform local consumer behavior – keeping shoppers and families in the Village – and deliver both economic and social benefits. The numbers tell a compelling story that investment in South Village is not only viable but necessary to meet the needs of this growing community.



### Investment Attraction Potential

The South Village Redevelopment Area has:

- \$137M in unmet retail and dining demand
- Projected housing demand for 1,793+ units
- Over 2.15M annual visits, supporting retail viability
- \$2M in potential tax revenue from new developments

## LAND OVERVIEW & INVESTMENT INSIGHTS

The South Village Redevelopment study area consists of 99 parcels, with a mix of commercial, residential, and publicly-owned land, providing key opportunities for private investment and strategic redevelopment.

### Key Analytical Highlights:

#### Publicly-Owned Land

- Total Publicly-Owned Parcels (CRA/City/County): 2
- Total Publicly-Owned Acreage: 2.45 acres
- Opportunities: These publicly-held parcels can serve as catalyst sites for redevelopment, offering potential for public-private partnerships (P3s).

#### Vacant Land

- 2.17-acre parcel at 2nd Avenue N & Davis Road (NW corner) – A potential catalyst site for a town center anchor project featuring retail, office, and live-work units.
- 2.18-acre parcel at 2nd Avenue N & Davis Road (SW corner) – Currently a trailer dealer site, which can be redeveloped into a walkable mixed-use destination.
- 3.28-acre vacant site at 2nd Avenue N & Coconut Road – A former social services organization site, presenting an opportunity for multi-story, mixed-use development with structured parking.
- 4.22-acre vacant site at 2nd Avenue N & Congress Avenue – The largest single-owner property, ideal for a seven-story mixed-use residential and retail village-style development.

#### Land Use Distribution:

- **Commercial Renewal:** 52 parcels (52.5%) – Primarily along the southern corridor, ideal for mixed-use town center development.
- **Medium Density Residential:** 41 parcels (41.4%) – Supports live-work units and mixed-use residential development.
- **Public Buildings & Facilities:** 6 parcels (6.1%) – May offer opportunities for community-oriented projects.

#### Zoning Distribution:

- **CR (Commercial Renewal):** 50 parcels (50.5%) – Allows for retail, office, and mixed-use developments.
- **Residential Medium Density (RM):** 43 parcels (43.4%) – Enables multifamily housing and live-work units.
- **Governmental Use:** 6 parcels (6.1%) – Potential for civic and public service facilities.

#### Investor Insights & Opportunities

- **Mixed-Use Potential:** The high percentage of commercial and medium-density residential land allows for walkable town center-style development.
- **Public Land Leverage:** The Village can use CRA-owned land as an anchor for private investment via P3s.
- **Zoning Flexibility:** Existing zoning supports commercial, residential, and mixed-use growth, making redevelopment streamlined and investor-friendly.

By strategically repurposing underutilized commercial parcels and leveraging public land, the South Village Redevelopment can create a vibrant, economically sustainable town center that meets the market demand for retail, dining, and community gathering spaces.



CRA-Owned Vacant Site (Parcel ID: 70-43-44-19-20-058-0110)  
This Village of Palm Springs CRA-owned parcel is a prime catalyst site for the South Village Redevelopment project.

**Observations for Redevelopment & Placemaking:**

- Centrally located, it can be developed into a signature mixed-use anchor project featuring ground-floor retail, office space, and live-work units.
- Offers an opportunity for a public plaza or pedestrian promenade, enhancing the town center feel.
- Public-private partnerships (P3s) can be leveraged to maximize investment potential.
- Near term, this building can be utilized as a “sales center” in the district to showcase vision and investment opportunities.





### **Frenchie's Bar – A Community Staple**

With Frenchie's Bar, the district already has an established 'third place', which already serves as a gathering place with potential to enhance community ties and be a cultural asset in the redevelopment area.

### **Observations for Redevelopment & Placemaking:**

- Opportunities to expand outdoor dining and seating areas to activate the streetscape.
- There may be an opportunity to enhance the sense of activity with outside special events.



### **Royal Palm Park – A Green Asset Near the Study Area**

Located along Davis Road, Royal Palm Park is a small neighborhood park featuring a playground and lake access.

### **Observations for Redevelopment & Placemaking:**

- Future enhancements such as better connectivity, shaded walkways, and recreational amenities could extend the park's reach into the South Village project area.



### **La Michoacana Natural & the Large Vacant Lot at 2nd Avenue N & Congress Avenue**

The ice cream parlor is an established local gathering spot and can help contribute to the area's identity, and the vacant lot behind it presents one of the area's most significant redevelopment opportunities.

### **Observations for Redevelopment & Placemaking:**

- This site is a key eastern GATEWAY to the South Village project, making it ideal for a signature architectural development.
- A seven-story mixed-use development could define the entrance, with retail on the ground floor, office and residential above, and a landmark design to create a sense of place.
- The large lot size allows for a structured parking solution, ensuring the site supports increased density.





### **Western GATEWAY at 2nd Avenue N: Opportunity for Streetscape Enhancements**

The western entrance to the South Village redevelopment project requires aesthetic improvements to create an inviting gateway.

#### **Observations for Redevelopment & Placemaking:**

- Wayfinding signage, improved landscaping, and pedestrian-friendly streetscapes can make the gateway more welcoming.
- Collaboration with existing businesses, such as the tire shop, can create a win-win scenario, ensuring they benefit from redevelopment efforts.
- The Village can explore incentives (such as relocation assistance) to help local businesses transition to more suitable locations while freeing up key parcels for redevelopment.
- A well-designed gateway feature, such as a public plaza, entry monument, or enhanced streetscape, can set the tone for the entire South Village district.



## MARKET CONDITIONS AND DEMAND ANALYSIS

The South Village Redevelopment area, located along 2nd Avenue N between Lake Worth Road and Congress Avenue, has strong economic potential but requires targeted investment and redevelopment strategies to unlock growth.

### Summary of Current Market Conditions (see full report in appendix):

- **Growing Population:** Palm Springs has a population of ~26,000, with an annual growth rate of 1.2%, indicating steady demand for housing and commercial space
- **Affordability Advantage:** The median home value is \$285,000, lower than Palm Beach County's \$420,000, making the area attractive for first-time homebuyers and workforce housing
- **Economic Challenges:** Median household income is \$52,000, lower than the county average, with a higher poverty rate (15.2%), suggesting a need for economic mobility initiatives and job creation
- **Industry Clusters:** The economy is largely service-oriented (retail, healthcare, logistics, light manufacturing), creating opportunities for business diversification and workforce training

### Path to Redevelopment:

- **Enhance Infrastructure:** Improve walkability, broadband access, and streetscapes to support businesses and attract private investment
- **Leverage Public Land & Incentives:** Utilize CRA-owned parcels and tax incentives to facilitate mixed-use development.
- **Create a Destination:** Address the lack of a town center by developing a vibrant main street with retail, dining, and gathering spaces

## POTENTIAL SUPPORTABLE USES

Based on market demand in Palm Springs and Palm Beach County, the following uses are highly supportable in the South Village Redevelopment area:

- **Retail & Dining:** Strong demand for boutique shops, specialty retail, and diverse dining options (casual, outdoor, and entertainment-driven).
- **Mixed-Use Residential:** Demand for workforce housing, live-work units, and multifamily apartments to support young professionals and service workers.
- **Office & Co-Working Spaces:** Opportunity for small business incubators, medical offices, and flexible workspaces given growing entrepreneurship and telecommuting trends.
- **Hospitality & Entertainment:** Potential for boutique hotels, event spaces, and entertainment venues to activate the town center concept.

## OPTIMAL MIX OF USES, DENSITIES, AND PHASING

### Phase 1 (0-2 Years) - Catalyst Projects & Infrastructure Upgrades

- Focus on redeveloping privately and publicly available vacant parcels.
- Implement streetscape improvements, pedestrian-friendly enhancements, and stormwater upgrades
- Issue RFPs for private development on key sites.

### Phase 2 (2-5 Years) - Mixed-Use & Public Spaces

- Develop a mix of three- to five-story buildings with ground-floor retail and upper-floor residential/live-work units
- Introduce plazas, promenades, and green gathering spaces.
- Attract anchor tenants (restaurants, retail, and entertainment)

### Phase 3 (5+ Years) - Expansion & Private Investment

- Expand housing options (townhomes, apartments) to support population growth.
- Develop a structured parking facility to support increased activity.
- Strengthen branding and position South Village as a regional destination

**Density Strategy:** Maintain a village character by limiting building heights to three stories along the main street while allowing up to seven stories in designated mixed-use areas.

### CONCEPTUAL ANALYSIS

Option 1: Here is a visual representation of a two-lane main street with tree-lined sidewalks, boutique shops, and outdoor cafés, designed for a charming, pedestrian-friendly village atmosphere for the South Village redevelopment along 2<sup>nd</sup> Avenue N.



Here is a visual representation of a traditional village town center along 2nd Avenue N in the Village of Palm Springs, Florida, showcasing a charming, pedestrian-friendly streetscape with boutique shops, cafés, and public gathering spaces.



Option 2: Here is a reimagined version of the 2nd Avenue N intersection, transformed into a lively town center with boutique shops, outdoor cafés, wide sidewalks, enhanced pedestrian crossings, and a vibrant village atmosphere.



Here is a visual representation aerial site plan of 2nd Avenue N, transformed into a traditional village-like town center. It features tree-lined sidewalks, boutique shops, outdoor cafés, public plazas, fountains, and pedestrian-friendly walkways, all designed to enhance the charm and vibrancy of the district.





### Redevelopment Opportunity at NE Corner of 2nd Avenue N & Davis Road

#### Site Overview

Location: NE corner of 2nd Avenue N & Davis Road

Size: 1.13 acres

Current Condition: Vacant with an abandoned building (CRA-owned)

Land Value (2024): \$443,646

Zoning: CR (Commercial Renewal), supporting mixed-use development

Proposed Development: Three-story mixed-use project with ground-floor retail, office space, and live-work units, plus surface parking in the rear

### Tactical Implementation Recommendations

#### Redevelopment Strategy

As the Community Redevelopment Agency (CRA) already owns the site, the Village has direct control over its future. This provides a unique opportunity to fast-track redevelopment through:

##### A. CRA-Led Development:

- The CRA can redevelop the site itself or partner with a developer through a Request for Proposals (RFP).
- Use CRA funding, grants, or tax increment financing (TIF) to reduce costs and incentivize high-quality development.
- Potential for a low-cost land lease to attract private investors while ensuring community-oriented development.

##### B. Public-Private Partnership (P3):

- The CRA retains ownership and enters a joint venture with a private developer.
- Offer incentives such as density bonuses, impact fee waivers, or infrastructure support to lower private-sector costs.
- Revenue-sharing agreement where the Village benefits from a percentage of rent/sales while the developer manages operations.

## Development Program & Feasibility Study

A three-story, mixed-use building with surface parking in the rear would efficiently utilize the 1.13-acre site, maintaining a pedestrian-friendly, village-scale character.

### Programmatic Capacity Estimate

- Total Site Area: 49,222 sq. ft. (1.13 acres)
- Building Footprint (Ground Floor Coverage): ~40% (19,600 sq. ft.)
- Total Building Square Footage (3 Stories): ~58,800 sq. ft.
  - Retail (Ground Floor): ~19,600 sq. ft. (shops, small restaurants, community spaces)
  - Office & Live-Work Units (Upper Floors): ~39,200 sq. ft.
- Surface Parking (Rear Lot): ~50–60 spaces

### Return on Investment Considerations

- Revenue Streams:
  - Retail rents (\$25–\$35 per sq. ft.)
  - Office/live-work units (\$20–\$30 per sq. ft.)
- Projected Development Costs: \$200–\$250 per sq. ft. (\$11.8M–\$14.7M total)
- Potential Gross Revenue: ~\$1.8M+ in annual rent revenue
- ROI Outlook:
  - Given low land costs and strong revenue potential, this project offers a solid return in 7–10 years.
  - P3 model reduces risk while ensuring long-term financial benefits for the CRA.

### Urban Design & Public Space Integration

- Active Ground Floor Uses: Boutique retail, café spaces, and small business incubators.
- Public-Friendly Features: Wide sidewalks, shaded seating areas, and storefronts with large windows.
- Parking Strategy: Rear surface parking to maintain a walkable streetscape.
- Architectural Character: Traditional village-style design with aesthetic continuity with the Town Center vision.

This 1.13-acre CRA-owned site provides a high-impact redevelopment opportunity at a low public acquisition cost. A mixed-use project with retail, office, and live-work units will activate 2nd Avenue N, aligning with the Town Center vision.

### Next Steps:

1. Conduct a financial feasibility study to refine cost and revenue projections.
2. Develop an RFP to engage potential development partners.
3. Explore funding sources (TIF, grants, low-cost financing) to support public investment.
4. Finalize site design guidelines to ensure alignment with the Town Center vision.

With proper execution, this site can serve as a key anchor for economic growth, small business activation, and community engagement in the Village of Palm Springs Town Center.



## Redevelopment Opportunity at NW Corner of 2nd Avenue N & Davis Road

### Site Overview

- Location: NW corner of 2nd Avenue N & Davis Road
- Size: 2.17 acres
- Current Condition: Vacant land
- Land Value (2024): \$794,573
- Zoning: CR (Commercial Renewal) with potential for mixed-use development
- Proposed Development: Mixed-use Town Center project featuring ground-floor retail, office space, and live-work units with a public plaza/courtyard

## Tactical Implementation Recommendations

### Land Acquisition & Redevelopment Strategy

The Village has two primary approaches to facilitate redevelopment:

#### A. Direct Public Acquisition:

- The Village could purchase the site at fair market value to control the redevelopment vision and attract investors.
- Secure funding through grants, municipal bonds, or tax increment financing (TIF) to offset acquisition costs.
- Issue an RFP (Request for Proposals) to solicit interest from developers in line with the Town Center vision.

#### B. Public-Private Partnership (P3):

- Work with a private developer through a land lease or development agreement to reduce public financial burden.
- The Village retains control over design guidelines while leveraging private capital for construction and operations.
- Explore incentives (density bonuses, impact fee reductions, infrastructure support) to encourage high-quality investment

## Development Program & Feasibility

A three-story, mixed-use building with surface parking at the rear can efficiently utilize the 2.17-acre site, ensuring an appropriate return on investment while maintaining a pedestrian-friendly town center character.

### Programmatic Capacity Estimate

- Total Site Area: 94,525 sq. ft. (2.17 acres)
- Building Footprint (Ground Floor Coverage): ~40% (37,800 sq. ft.)
- Total Building Square Footage (3 Stories): ~113,400 sq. ft.
  - Retail (Ground Floor): ~37,800 sq. ft. (shops, dining, services)
  - Office & Live-Work Units (Upper Floors): ~75,600 sq. ft.
  - Public Plaza/Courtyard Space: ~5,000–7,000 sq. ft. integrated into the site design.
- Surface Parking (Rear Lot): ~100–120 spaces (meeting code requirements for mixed-use development).

### Return on Investment Considerations

- Revenue Streams:
  - Retail rents (\$25–\$35 per sq. ft.)
  - Office/live-work units (\$20–\$30 per sq. ft.)
  - Potential condo/townhome sales for live-work spaces
- Projected Development Costs: \$200–\$250 per sq. ft. (\$23M–\$28M total)
- Potential Gross Revenue: \$3.5M+ annual rent revenue (based on market rates)
- ROI Outlook: Given land costs and market demand, a mixed-use town center project here can generate a healthy return over 7–10 years, particularly if incentives and P3 strategies reduce upfront municipal costs.

### Urban Design & Public Space Integration

- Plaza/Public Courtyard: A central gathering space (5,000–7,000 sq. ft.) featuring seating, landscaping, and event space.
- Active Ground Floor Uses: Café patios, pedestrian-oriented storefronts, and community-focused retail.
- Parking Design: Rear-loaded parking to preserve an attractive, pedestrian-friendly streetscape.
- Architectural Scale: Three-story buildings ensuring a human-scale, village-like charm.

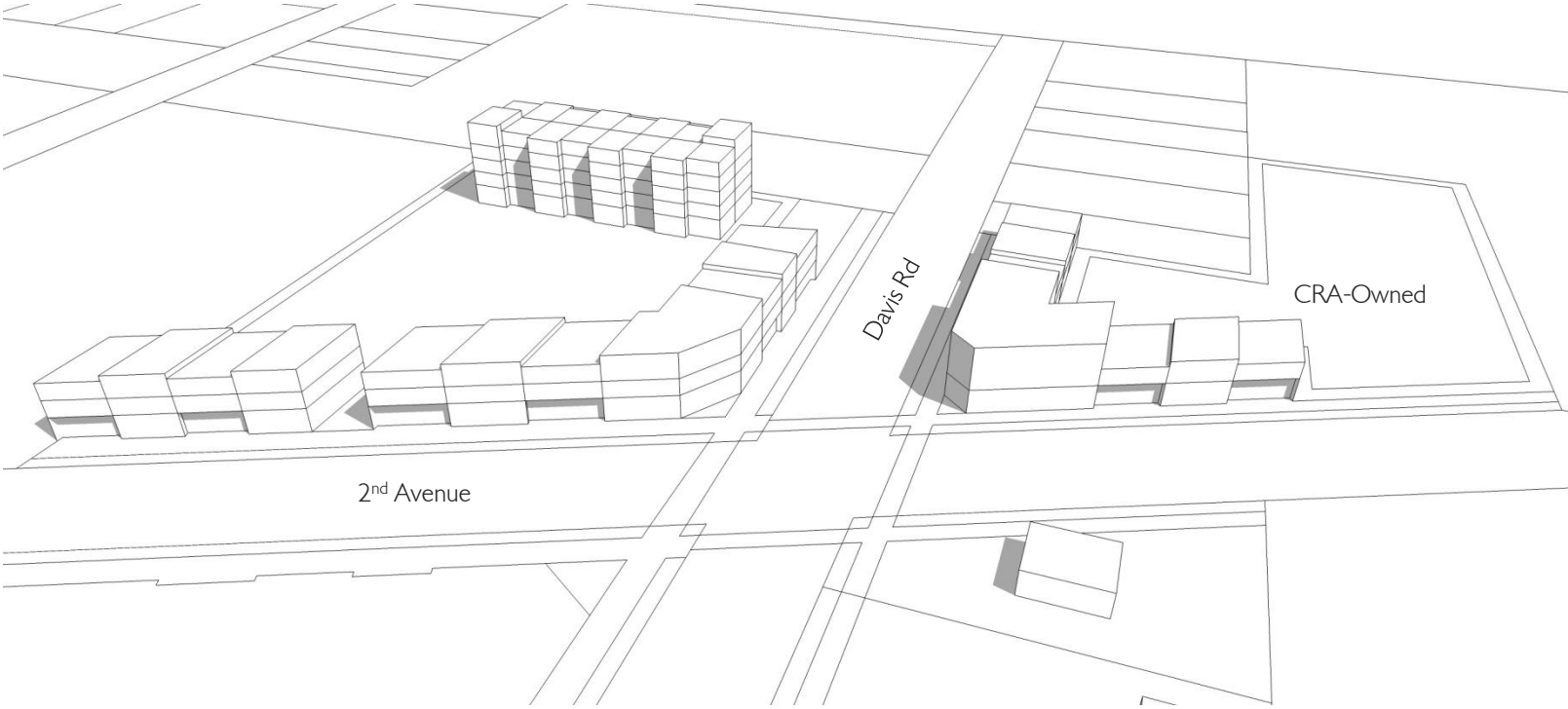
This 2.17-acre site presents a prime redevelopment opportunity to serve as a catalyst for the 2nd Avenue N Town Center vision. By leveraging public-private partnerships and strategic land use planning, the Village can maximize economic return, enhance community vibrancy, and establish a central gathering space that benefits both residents and local businesses.

### Next Steps:

1. Conduct financial feasibility analysis to refine revenue projections.
2. Explore funding options (grants, tax credits, infrastructure investments).
3. Initiate developer engagement through RFP or direct negotiations.
4. Develop site design guidelines to align with Town Center objectives.

With proper execution, this site can become a high-performing asset that enhances economic growth, walkability, and placemaking for the Village of Palm Springs.

3D Fitment





### Redevelopment Opportunity at NE Corner of 2nd Avenue N & Coconut Road

#### Site Overview

Location: NE corner of 2nd Avenue N & Coconut Road

Size: 3.28 acres

Current Condition: Vacant with an abandoned building (formerly a social services organization)

Land Value (2024): \$1,143,704

Zoning: CR (Commercial Renewal), supporting mixed-use development

Proposed Development: Three-story mixed-use development with ground-floor retail, office space, and live-work units, plus a three-level public-private (P3) parking structure to support the Town Center district.

### Tactical Implementation Recommendations

#### Land Acquisition & Redevelopment Strategy

The Village has two primary options for acquiring and redeveloping this site:

##### A. Public Acquisition & Direct Development:

- The Village purchases the site and funds redevelopment through grants, tax-increment financing (TIF), or municipal bonds.
- A phased approach could prioritize demolition, infrastructure improvements, and targeted development in partnership with private investors.
- Issue an RFP (Request for Proposals) to solicit interest from developers for a high-quality mixed-use project.

##### B. Public-Private Partnership (P3):

- Engage a private developer for a joint venture on the mixed-use building and parking structure.
- The Village retains land ownership while leasing development rights to a private partner.
- Offer incentives such as density bonuses, tax abatements, and infrastructure support to lower the developer's costs.
- Shared funding model for the parking structure, where public investment supports the public portion of the parking supply while private users (retail, office, residential) finance the rest.

## Development Program & Feasibility

A three-story, mixed-use building with rear surface parking and a three-level parking structure would maximize the Town Center vision, making it a high-visibility anchor site.

### Programmatic Capacity Estimate

- Total Site Area: 142,876 sq. ft. (3.28 acres)
- Building Footprint (Ground Floor Coverage): ~40% (57,000 sq. ft.)
- Total Building Square Footage (3 Stories): ~171,000 sq. ft.
  - Retail (Ground Floor): ~57,000 sq. ft. (shops, restaurants, entertainment)
  - Office & Live-Work Units (Upper Floors): ~114,000 sq. ft.
- Surface Parking (Rear Lot): ~130 spaces
- Three-Level Parking Structure Capacity: ~300–350 spaces

### Return on Investment Considerations

- Revenue Streams:
  - Retail rents (\$25–\$35 per sq. ft.)
  - Office/live-work units (\$20–\$30 per sq. ft.)
  - Parking revenue from structured parking (\$50–\$150 per space/month for private tenants, public hourly rates)
- Projected Development Costs:
  - Mixed-Use Building: \$200–\$250 per sq. ft. (\$34M–\$42M total)
  - 3-Level Parking Structure: \$20,000–\$30,000 per space (\$6M–\$10M total)
- Potential Gross Revenue: ~\$5M+ in annual rent revenue, plus parking revenue
- ROI Outlook: A strong investment, particularly with the parking structure supporting broader Town Center activity and attracting businesses and residents.

### Urban Design & Public Space Integration

- Pedestrian-Focused Design: Wide sidewalks, shaded public spaces, and inviting storefronts.
- Public Plaza: Incorporate a small gathering space/courtyard for community events and outdoor seating.
- Parking Structure: Located toward the rear or side of the site, ensuring a pedestrian-friendly main street feel while providing much-needed parking for the Town Center.
- Sustainability Features: Green roofs, solar-ready infrastructure, and EV charging stations in the parking structure.

This 3.28-acre site is a prime location for a transformative Town Center project, integrating mixed-use development with structured parking to support the broader 2nd Avenue N corridor. A public-private partnership would be the best approach to minimize municipal costs while maximizing private sector investment and long-term revenue generation.

### Next Steps:

1. Conduct a financial feasibility study to refine cost estimates and expected revenue.
2. Explore TIF, grants, and tax credits to support public infrastructure investments.
3. Issue an RFP for mixed-use development and parking partnership opportunities.
4. Develop site design guidelines to align with the Town Center vision.

With strategic implementation, this site can serve as a key anchor for economic growth, increased walkability, and long-term sustainability for the Village of Palm Springs.



## Redevelopment Opportunity at SW Corner of 2nd Avenue N & Davis Road

### Site Overview

Location: SW corner of 2nd Avenue N & Davis Road

Size: 2.18 acres

Current Use: Trailer dealer/ auto sales

Land Value (2024): \$1,393,080

Zoning: CR (Commercial Renewal), supporting mixed-use development

Proposed Development: Three-story mixed-use project with ground-floor retail, office space, live-work units, and surface parking at the rear

## Tactical Implementation Recommendations

### Land Acquisition & Redevelopment Strategy

The Village can pursue two main strategies for acquiring and redeveloping this site:

#### A. Public Acquisition & Direct Development:

- The Village purchases the site at market value (\$1.39M) to control redevelopment.
- Utilize grants, municipal bonds, or tax increment financing (TIF) to offset acquisition costs.
- Issue an RFP (Request for Proposals) to attract private developers aligned with the Town Center vision.

#### B. Public-Private Partnership (P3):

- Partner with a developer to co-invest in the site's redevelopment, reducing the public financial burden.
- The Village retains design control while leveraging private capital for construction.
- Offer incentives such as impact fee reductions, infrastructure support, or tax abatements to attract investment.

## Development Program & Feasibility

A three-story, mixed-use building with surface parking in the rear would maximize the site's potential while maintaining a village-scale, pedestrian-friendly environment.

### Programmatic Capacity Estimate

- Total Site Area: 94,960 sq. ft. (2.18 acres)
- Building Footprint (Ground Floor Coverage): ~40% (38,000 sq. ft.)
- Total Building Square Footage (3 Stories): ~114,000 sq. ft.
  - Retail (Ground Floor): ~38,000 sq. ft. (shops, restaurants, services)
  - Office & Live-Work Units (Upper Floors): ~76,000 sq. ft.
- Surface Parking (Rear Lot): ~110–130 spaces (meeting mixed-use requirements)

### Return on Investment Considerations

- Revenue Streams:
  - Retail rents (\$25–\$35 per sq. ft.)
  - Office/live-work units (\$20–\$30 per sq. ft.)
  - Potential condo sales or long-term leases for live-work spaces
- Projected Development Costs: \$200–\$250 per sq. ft. (\$23M–\$29M total)
- Potential Gross Revenue: ~\$3.8M+ in annual rent revenue
- ROI Outlook: Given the high land value and potential lease revenue, this could yield a strong return over 7–10 years, especially if developed through a P3 model to reduce upfront costs.

### Urban Design & Public Space Integration

- Active Ground Floor Uses: Retail and restaurant space activating the street.
- Public-Friendly Features: Wide sidewalks, outdoor seating, and storefronts with large windows.
- Parking Strategy: Rear-lot parking to preserve a pedestrian-oriented streetscape.
- Architectural Character: Traditional village-style with three-story scale to maintain a human-friendly ambiance.

This 2.18-acre site offers a prime redevelopment opportunity that aligns with the 2nd Avenue N Town Center vision. A mixed-use project with ground-floor retail, office space, and live-work units would significantly enhance the area's economic vibrancy and walkability.

### Next Steps:

1. Conduct a cost-benefit analysis to refine revenue projections.
2. Explore funding sources & incentives to offset public investment.
3. Issue an RFP or engage with developers on a P3 strategy.
4. Develop site-specific design guidelines to ensure high-quality placemaking.

With the right approach, this site can become a key anchor for the Town Center, attracting businesses, residents, and visitors while generating long-term economic growth for the Village of Palm Springs.



## Redevelopment Opportunity at SW Corner of 2nd Avenue N & Congress Avenue

### Site Overview

Location: SW corner of 2nd Avenue N & Congress Avenue

Size: 4.22 acres

Current Condition: Vacant land (multiple parcels, single owner - Prolecto Mich Inc.)

Land Value (2024): \$2,027,988

Zoning: CR (Commercial Renewal) with potential for mixed-use and multifamily development

Proposed Development: 5 to 7 story mixed-use building with ground-floor retail, multifamily residential units above, and additional village-like multifamily apartments, with surface parking in the rear.

## Tactical Implementation Recommendations

### Land Acquisition & Redevelopment Strategy

The Village can pursue two main strategies for acquiring and redeveloping this site:

#### A. Public Acquisition & Direct Development:

- The Village purchases the site at fair market value (~\$2M) to control the redevelopment process.
- Seek funding from grants, tax-increment financing (TIF), or infrastructure improvement funds.
- Issue an RFP (Request for Proposals) to attract a developer specializing in mixed-use and multifamily projects.

#### B. Public-Private Partnership (P3):

- Work with the current owner or a private developer to redevelop the site under a joint venture model.
- The Village provides zoning flexibility, infrastructure incentives, or tax abatements to encourage investment.
- Leverage a phased approach, where the first phase focuses on retail and mixed-use buildings, and the second phase develops additional multifamily housing.

## Development Program & Feasibility

A 5 to 7 story mixed-use development with a village-like residential layout would maximize the 4.22-acre site, ensuring an attractive mix of commercial activity and housing density.

### Programmatic Capacity Estimate

Total Site Area: 183,823 sq. ft. (4.22 acres)  
 Building Footprint (Ground Floor Coverage): ~50% (91,900 sq. ft.)  
 Total Building Square Footage (5 Stories): ~459,500 sq. ft.

Retail (Ground Floor along 2nd Avenue N): ~50,000 sq. ft. (shops, restaurants, services)

Multifamily Units (Upper Floors): ~409,500 sq. ft. (~400–450 units, mix of 1-3 bedrooms)

Surface Parking (Rear Lot): ~250–300 spaces, plus potential structured parking in future phases.

### Return on Investment Considerations

- Revenue Streams:
  - Retail rents (\$25–\$40 per sq. ft.)
  - Apartment rents (\$2.25–\$3 per sq. ft.)
  - Potential condo/townhome sales for multifamily component
- Projected Development Costs:
  - Mixed-Use Building: \$200–\$250 per sq. ft. (\$92M–\$115M total)
- Potential Gross Revenue:
  - Retail & Multifamily Rentals: ~\$14M+ in annual revenue
- ROI Outlook:
  - With high demand for housing and retail space, the project could achieve a strong return over 8–12 years.
  - P3 structure reduces financial risk for the Village while maximizing investment potential.

### Urban Design & Public Space Integration

- Active Ground Floor Uses: Retail and restaurant spaces designed for pedestrian engagement.
- Multifamily Layout: A mix of apartments and live-work units to create a vibrant residential community.
- Public-Friendly Features: Wide sidewalks, shaded outdoor seating, and community green spaces.
- Parking Strategy: Rear surface parking initially, with potential for structured parking in future phases.
- Architectural Character: Modern village-style buildings with a mix of brick, stucco, and glass to fit the Town Center vision.

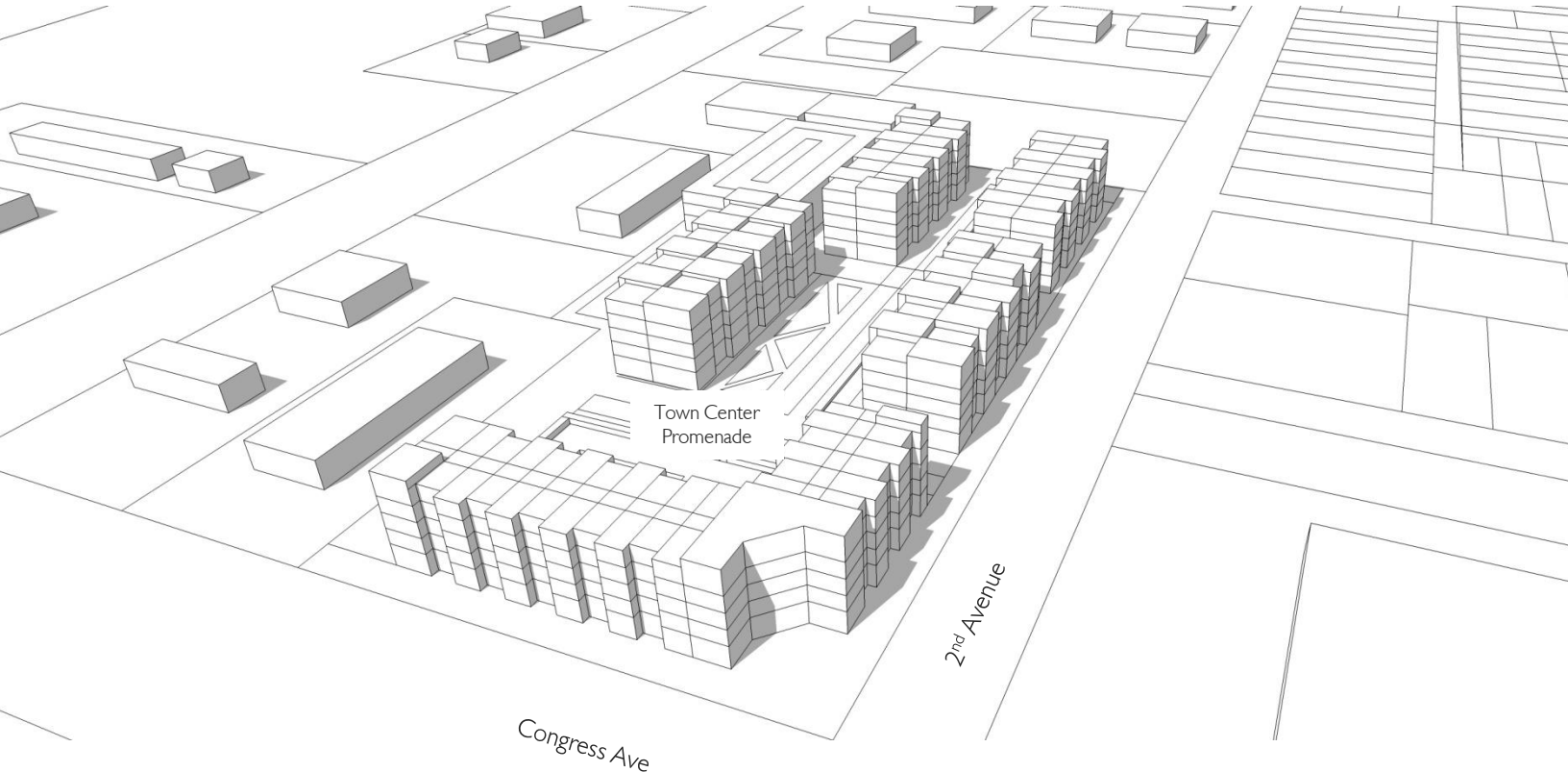
This 4.22-acre site is a cornerstone redevelopment opportunity that aligns with the Town Center vision by integrating commercial vibrancy with high-quality residential development. The combination of ground-floor retail and upper-story residential units will activate 2nd Avenue N while boosting economic growth and walkability.

### Next Steps:

1. Conduct a market feasibility study to refine development density and pricing strategy.
2. Explore funding sources, including tax credits and public-private financing.
3. Engage the current landowner in P3 discussions to determine development interest.
4. Issue an RFP for mixed-use and multifamily development proposals.

By implementing a phased redevelopment strategy, this project can serve as a model for future mixed-use urban development while ensuring long-term economic sustainability and quality of life improvements in the Village of Palm Springs.

3D Fitment



Here is an example image of the five-story mixed-use village-like redevelopment at 2nd Avenue N and Congress Avenue. This design features ground-floor retail, multifamily residential units above, a central public plaza, pedestrian-friendly streetscapes, and green rooftop spaces.



## KEY REDEVELOPMENT SITES & CONCEPTUAL COST ESTIMATES

- 1. 2.17-acre site at 2nd Avenue N & Davis Road (NW corner) - CRA-Owned**  
**Potential Use:** Mixed-use (Retail + Office + Live-Work Units + Public Plaza)  
**Estimated Cost:** \$18M–\$25M (including public space enhancements)
- 2. 3.28-acre site at 2nd Avenue N & Coconut Road**  
**Potential Use:** Mixed-use (Retail + Residential + Parking Structure)  
**Estimated Cost:** \$35M–\$45M (incorporating a structured parking facility)
- 3. 2.18-acre site at 2nd Avenue N & Davis Road (SW corner)**  
**Potential Use:** Boutique retail and entertainment hub  
**Estimated Cost:** \$15M–\$20M
- 4. 4.22-acre site at 2nd Avenue N & Congress Avenue**  
**Potential Use:** Five-story mixed-use development (Retail + Multifamily Housing)  
**Estimated Cost:** \$50M–\$65M

**Total Estimated Investment:** \$120M–\$155M for the initial redevelopment phase.

The South Village Redevelopment is a strategic economic initiative that can transform 2nd Avenue N into a vibrant town center with a walkable main street, gathering spaces, and economic opportunities.

To achieve this vision, the Village must:

- Leverage CRA-owned land and public-private partnerships (P3s).
- Implement zoning and land use adjustments to support mixed-use development.
- Invest in streetscape, stormwater, and infrastructure improvements.
- Attract private investment through incentives and marketing.

This redevelopment will not only enhance the local economy but also position Palm Springs as a unique destination in Palm Beach County, making it a model for smart growth and community-driven revitalization.

## POTENTIAL DEVELOPMENT METRICS FOR KEY REDEVELOPMENT SITES

### 1. 2.17-acre site at 2nd Avenue N & Davis Road (NW corner) - CRA-Owned

Potential Residential Units: 108  
Retail Square Footage: 21,700 sq. ft.  
Estimated Annual Tax Revenue: \$300,000

### 2. 3.28-acre site at 2nd Avenue N & Coconut Road

Potential Residential Units: 245  
Retail Square Footage: 39,360 sq. ft.  
Estimated Annual Tax Revenue: \$600,000

### 3. 2.18-acre site at 2nd Avenue N & Davis Road (SW corner)

Potential Residential Units: 0 (Retail & Entertainment Hub)  
Retail Square Footage: 32,700 sq. ft.  
Estimated Annual Tax Revenue: \$262,500

### 4. 4.22-acre site at 2nd Avenue N & Congress Avenue

Potential Residential Units: 422  
Retail Square Footage: 33,760 sq. ft.  
Estimated Annual Tax Revenue: \$862,500

These redevelopment projects will significantly enhance the local economy by creating new housing, retail, and entertainment spaces, while generating over \$2 million in new tax revenue annually to support future Village improvements.

## 4. Summary of Findings and Recommendation

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The South Village Redevelopment Project presents a significant opportunity to transform 2nd Avenue N into a vibrant, walkable town center, integrating mixed-use development, public gathering spaces, and economic growth. Based on market conditions, land use analysis, and redevelopment potential, the following findings and recommendations outline a path to maximize investment and economic sustainability while preserving the village character of Palm Springs.

### Market Conditions & Demand

- **Population Growth:** Palm Springs' steady population growth (1.2% annually) supports increased demand for housing, retail, and entertainment.
- **Affordability & Market Opportunity:** The median home value (\$285K) is lower than Palm Beach County's (\$420K), making it attractive for first-time homebuyers and workforce housing development.
- **Retail & Entertainment Gap:** The lack of a town center and gathering spaces creates a market gap for boutique retail, outdoor dining, and entertainment venues.

### Supportable and Optimal Mix of Uses

- **Mixed-Use Development:** Ground-floor retail, upper-floor residential, and live-work spaces are highly viable, attracting both residents and businesses.
- **Hospitality & Entertainment:** Small hotels, event spaces, and entertainment hubs can drive local and visitor spending.
- **Office & Co-Working Spaces:** With growing entrepreneurship and telecommuting trends, there is demand for flexible office space and small business incubators.

### Key Redevelopment Sites & Investment Potential

4 priority redevelopment sites will generate:

- 775+ new residential units
- 127,520 sq. ft. of retail and commercial space
- Over \$2 million in new tax revenue annually

### Recommendations

1. **Prioritize Infrastructure Investments:** Invest in Complete Streets, public plazas, and pedestrian enhancements to make the area attractive to investors and residents.
2. **Leverage Public-Private Partnerships (P3s):** Utilize CRA-owned properties and tax incentives to spur private sector investment.
3. **Develop Zoning & Design Guidelines:** Ensure compatible building heights (3-7 stories), mixed-use flexibility, and village-style aesthetics.
4. **Activate Key Redevelopment Sites:** Focus on high-impact projects at Davis Road, Congress Avenue, and Coconut Road to catalyze future growth.

### **About BusinessFlare®**

BusinessFlare® is a highly qualified consulting firm specializing in redevelopment, revitalization, economic analysis, and urban planning. BusinessFlare provides expert support to Florida communities, offering tailored strategies to drive sustainable growth and improve quality of life within the county.

With offices in Stuart and Miami, Florida, BusinessFlare® is deeply rooted in the local community, offering unmatched insights into the region's unique economic and urban challenges. Our team is composed of seasoned professionals with expertise in redevelopment and planning, leveraging cutting-edge data analytics and economic modeling to guide impactful decision-making.

### **Our Services**

BusinessFlare provides a comprehensive suite of services, including:

- Downtown® Economic Assessments
- Finding of Necessity
- Redevelopment Plan Updates
- Revitalization Strategies
- Economic Data Insights and Analytics
- Economic Impact Studies
- Urban Planning and Design

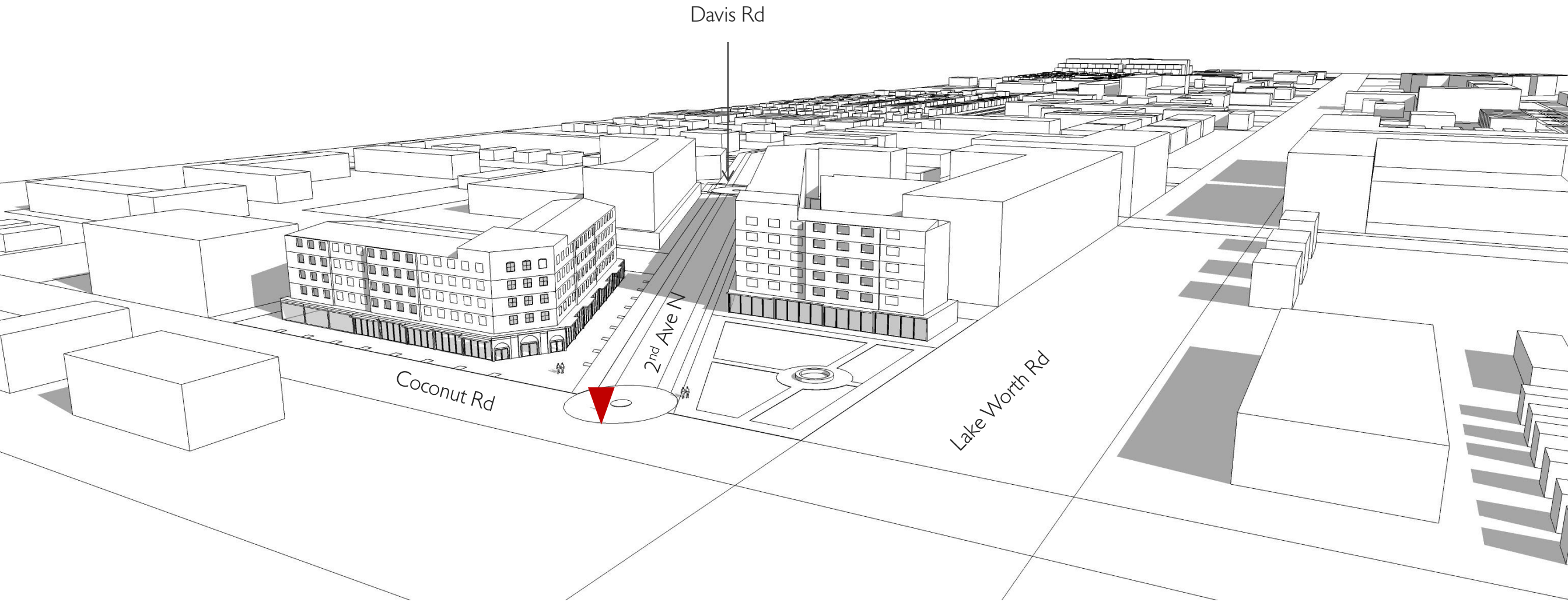
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<https://businessflare.net/>

# 3D Framework

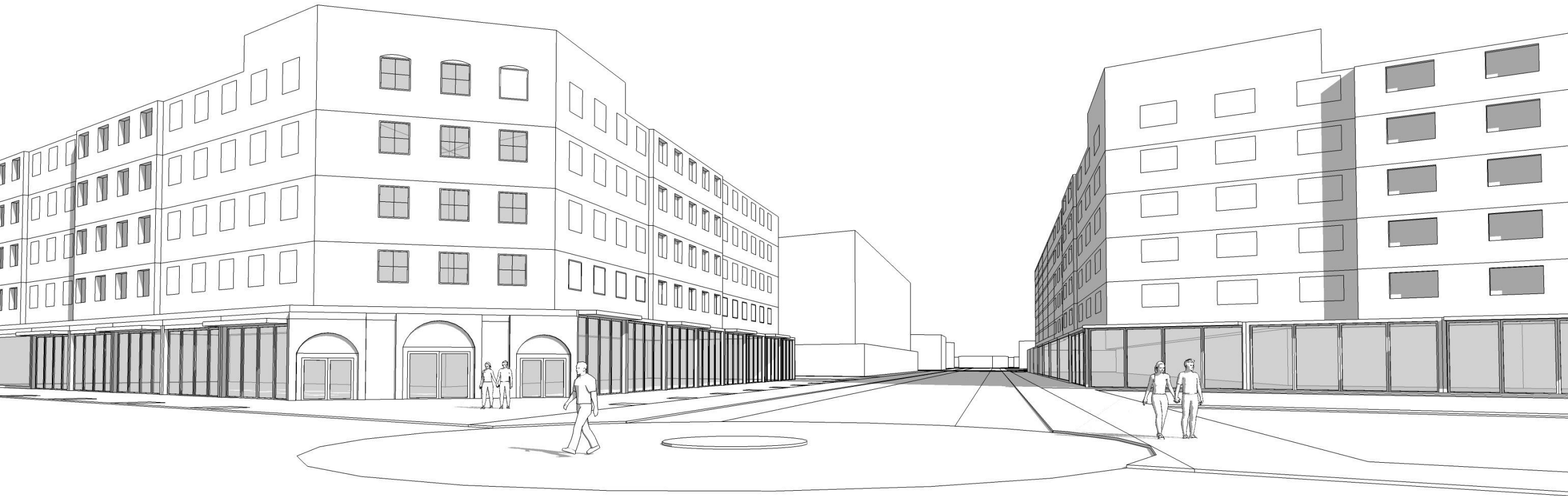
South Village Rendering

10.09.25

# Overview & Camera Position #1



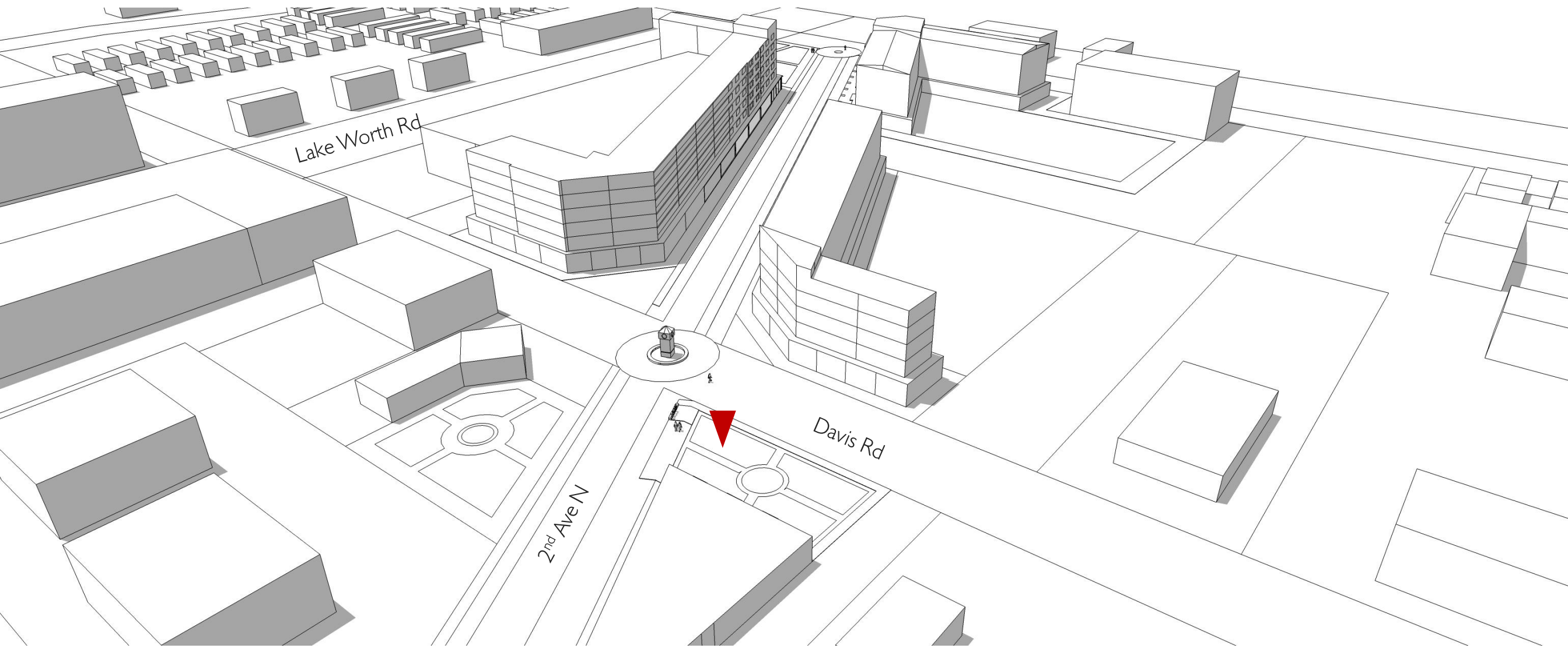
# Street Level Camera Position #1



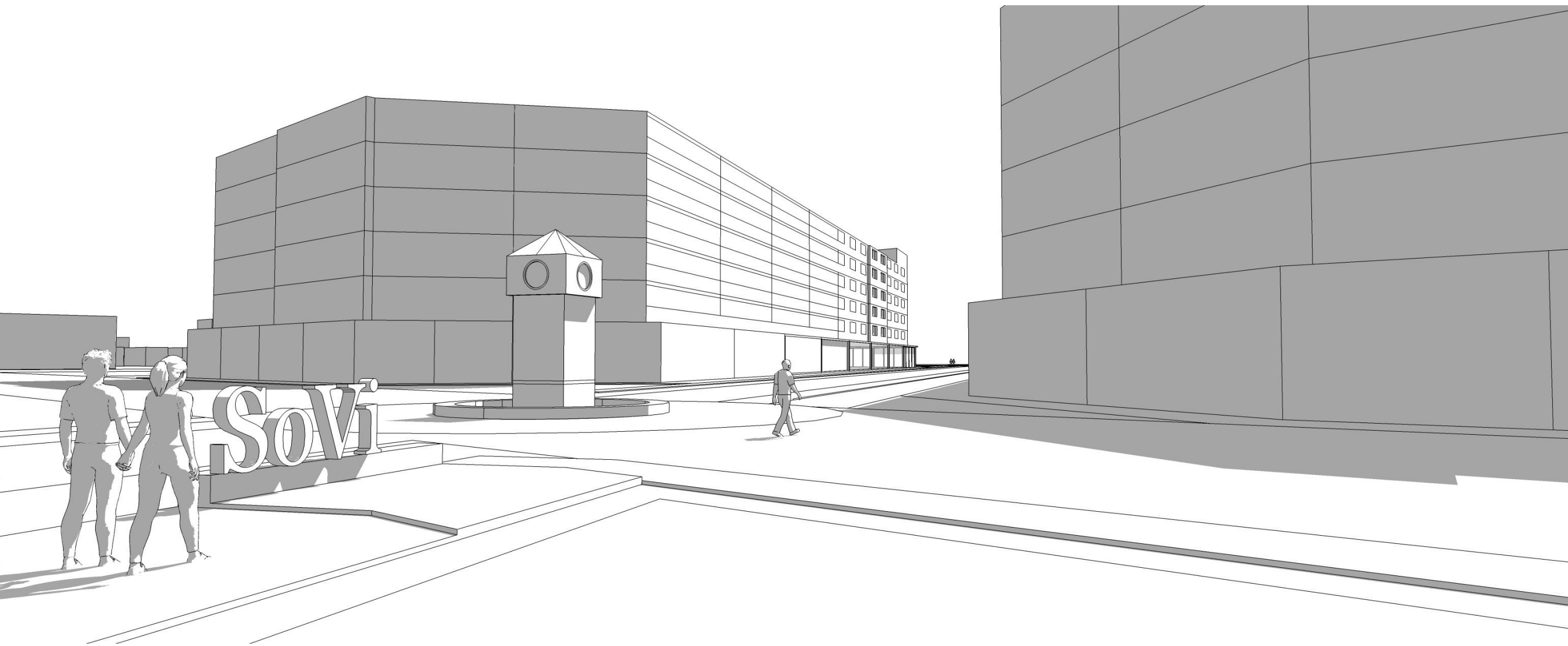
# Concept Images & Architectural Style



# Overview & Camera Position #2



# Street Level Camera Position #2



# Concept Images & Architectural Style



PALM SPRINGS,  
FLORIDA



# INVEST IN PALM SPRINGS

PREPARED BY THE VILLAGE OF PALM SPRINGS, FL

2025

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# acknowledgements

## Village of Palm Springs Mayor and Council

Mayor Bev Smith

Vice Mayor Kim Schmitz, District 1

Mayor Pro Tem Gary Ready, District 3

Council Member Johnnie Tieche, District 4

Council Member Patti Waller, District 2

## Village Manager

Michael Bornstein, Village Manager

Kim Glas-Castro, AICP, FRA-RA, LEED-AP, Assistant Village Manager

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Alicia Alleyne, MBA, FRA-RP, COO, BusinessFlare®

Camilo Lopez, FRA-RP, Urban Designer, BusinessFlare®

## It's About Place – Led by Allison Justice

Allison Justice is the founder of *It's About Place*, a consulting firm focused on community redevelopment, project implementation, and place-based revitalization strategies. With over 15 years of experience in urban planning and CRA leadership, including her role as Senior Redevelopment Manager and Interim Director of the West Palm Beach CRA, Allison has managed complex, high-impact projects from planning through execution. Her work includes overseeing the award-winning Clematis Street redesign, a transformational public realm improvement that revitalized the city's core.

## BusinessFlare® – Results-Driven Redevelopment Strategy

BusinessFlare® is a leading economic development firm known for its action-oriented, implementation-first approach to redevelopment. With a proven track record across Florida, the firm specializes in turning vision into reality through market-based strategies, financial modeling, and site-specific feasibility. BusinessFlare® is deeply connected to the real estate and developer community, enabling it to bridge the gap between public goals and private investment.





# THE FLORIDA DREAM

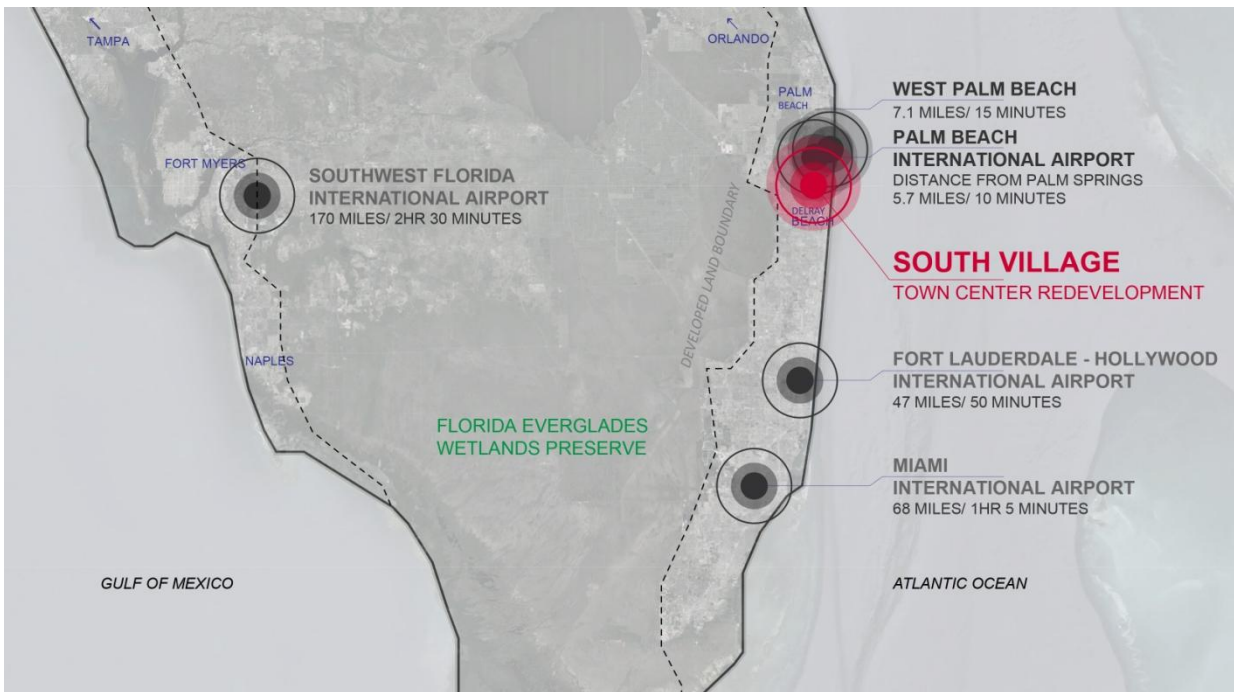
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The Village of Palm Springs, Florida was founded in 1957 on the site of a 700-acre dairy farm to meet the post-war housing demand in Palm Beach County. Over the decades, it blossomed into a quiet, residential community known for its family-friendly charm, mid-century neighborhoods, and central location nestled between Lake Worth Beach and Greenacres. The original barn from the dairy still stands as part of a local church, a living symbol of the Village's humble origins and enduring community spirit.

Palm Springs was envisioned as a village with promise, and today, that vision is reawakening. The South Village Town Center redevelopment taps into the Village's nostalgic identity while embracing a bold, modern future. Inspired by its namesake in California, Palm Springs shares a brandable identity and the climate, culture, and character to become the hidden gem of Palm Beach County, a jewel for a new generation seeking accessible, walkable, stylish living.

With land values rising in West Palm Beach and limited opportunities for large-scale infill, Palm Springs presents the next frontier: centrally located, connected by key transportation corridors, and backed by local leadership ready to partner with forward-thinking developers. The renaissance starts here, honoring history, and shaping a vibrant, new future.

LOCATION: STRATEGIC REGIONAL  
ADVANTAGES FOR DEVELOPERS



**Proximity to Palm Beach International Airport (PBI)**

Less than 15 minutes from PBI, providing easy access for business travelers, visitors, and potential residents, a major asset for mixed-use and hospitality developments.

**Access to Major Employment and Cultural Hub: City of West Palm Beach**

Just minutes from downtown West Palm Beach, one of South Florida's fastest-growing urban centers with strong demand for housing, retail, and services.

**Near Brightline High-Speed Rail (West Palm Beach Station)**

Direct connectivity to Fort Lauderdale, Miami, Orlando, and beyond via the Brightline — expanding commuter and visitor access to the district and enhancing future transit-oriented development potential.

**Immediate Access to Interstate 95**

Quick access to I-95, the primary north-south artery on Florida's east coast, offering exceptional regional connectivity for commerce, logistics, and workforce mobility.

**Close to Lake Worth Beach and Intracoastal Waterway**

Less than 5 miles from Atlantic Ocean beaches and coastal recreation, adding lifestyle appeal and value for residential and hospitality development.

**Central Palm Beach County Location**

Ideally situated in a well-established, year-round market with over 1.5 million residents and steady population growth, ensuring long-term demand for housing, services, and amenities.

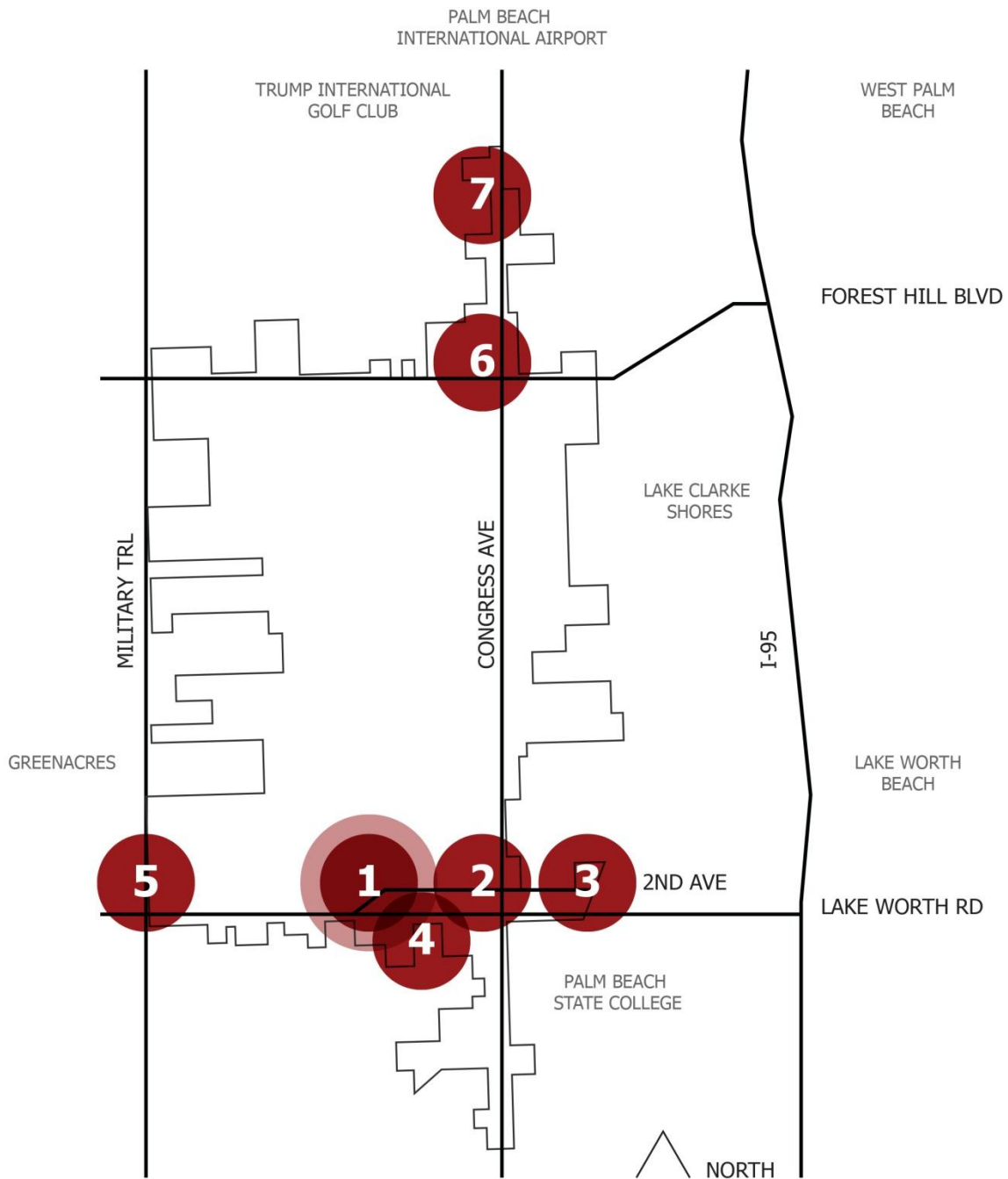
**Strong Regional Market Fundamentals**

Located within the booming South Florida metro, one of the top-performing real estate markets in the U.S. with sustained in-migration, job growth, and investor interest.

**Regional Retail and Education Access**

Near major retail corridors, Palm Beach State College, and healthcare facilities, providing a built-in market and employment base for mixed-use development.

OPPORTUNITY



1. **South Village** – Town Center/ Downtown Redevelopment
2. **Congress and 2<sup>nd</sup>** – Mixed-Use
3. **2<sup>nd</sup> Ave East** – Residential
4. **Lake Worth South** – Mixed-Use
5. **Military and Lake Worth** – Commercial
6. **Congress and Forest Hill** – Commercial/ Light Industrial/ Employment and Innovation District
7. **Forest Hill North** – Commercial/ Light Industrial/ Employment and Innovation District




### Location Advantage

Centrally located in Palm Beach County, with quick access to I-95, Palm Beach International Airport, Downtown West Palm Beach (Brightline Station), and Lake Worth Beach.



### Population & Demographics

Population: 26,890 | Median Age: 40.3 | Diverse Workforce | Growing demand for housing & retail.



### Housing Market

Homeownership: 54% | Median Home Value: \$252,000 | Strong need for workforce and student housing.



### Employment & Income

Median Household Income: \$58,000 | Top sectors: Healthcare, Retail, Education, Construction.



### Redevelopment Momentum

More than 17.25 acres available | Supportive local government | Ideal for phased, mixed-use development.



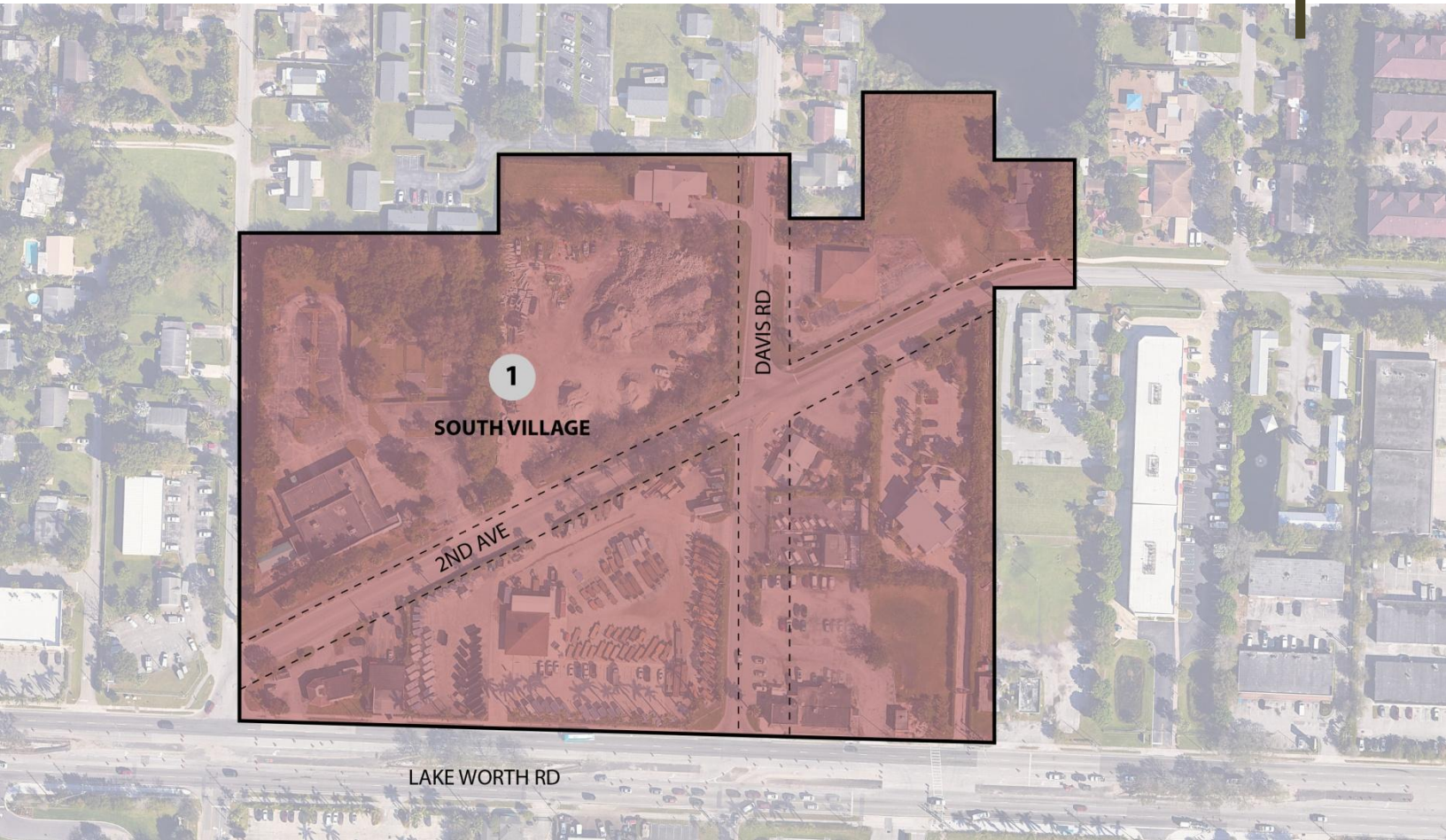
### Retail & Consumer Demand

Unmet demand for grocery, restaurants, personal care. Strong regional draw and foot traffic.



### Institutional Anchors

Adjacent to Palm Beach State College | Over 35,000 students countywide | Strong student + staff base.



# SOUTH VILLAGE

**Be part of the transformation.**

The Village of Palm Springs is launching a once-in-a-generation redevelopment opportunity to create a vibrant, walkable town center, a place where people can live, work, dine, and gather. The South Village concept envisions a human-scale, mixed-use district with high-quality public spaces, structured around a phased approach to land assembly and infrastructure reinvestment.

While South Village represents a broader area of opportunity within the Village, this initial focus area, identified for a new town center, serves as the catalytic first phase of the larger vision. It is the launching point for a dynamic, cohesive district that will shape the future of Palm Springs for generations to come.

**Land Size:** 7.5 acres (multiple)

**Status:** Part Vacant/ Underutilized/ Part Built

**Ownership:** Part Private/ Part Public

**Zoning:** CR – Commercial Renewal

**Future Land Use:** Village Commercial Renewal



## VISION

### Capitalize on momentum and shape the future.

With key catalytic sites ready for redevelopment and the Village committed to making targeted infrastructure investments, including upgraded streetscapes, signature roundabouts, and enhanced pedestrian and bike connectivity, South Village offers a rare chance to invest early in a district poised for long-term value. Developers are invited to lead the way in delivering the next great place in Palm Beach County, backed by a strong vision, supportive local leadership, and a growing market demand for walkable, mixed-use living.

### Why Invest Here?

- **7.5+ Acres of Assembled Opportunity** ready for mixed-use redevelopment
- **Strong Municipal Partnership** with zoning flexibility and infrastructure support
- **Walkable Urban Design** roundabouts, plaza spaces, and enhanced streetscapes
- **Untapped Market Demand** for residential, retail, and lifestyle amenities
- **South Florida Location** with strategic access, growing population, and lifestyle appeal

OPPORTUNITY SITES  
SOUTH VILLAGE



*Key Real Estate Development Highlights*

**Strategic Visibility & Access**

Located directly along Lake Worth Road, a high-traffic commercial corridor with excellent visibility, strong vehicle counts, and proven commercial viability, ideal for mixed-use, retail, and multifamily development.

**Proximity to Palm Beach State College**

The site is just minutes from Palm Beach State College, positioning the development to attract and serve a built-in population of students, faculty, and staff. This enhances market viability for residential, retail, dining, and service offerings.

**Workforce & Student Housing Demand**

A prime opportunity to deliver attainable housing for nearby workers and students. Housing within walking or biking distance will support both leasing velocity and long-term stability.

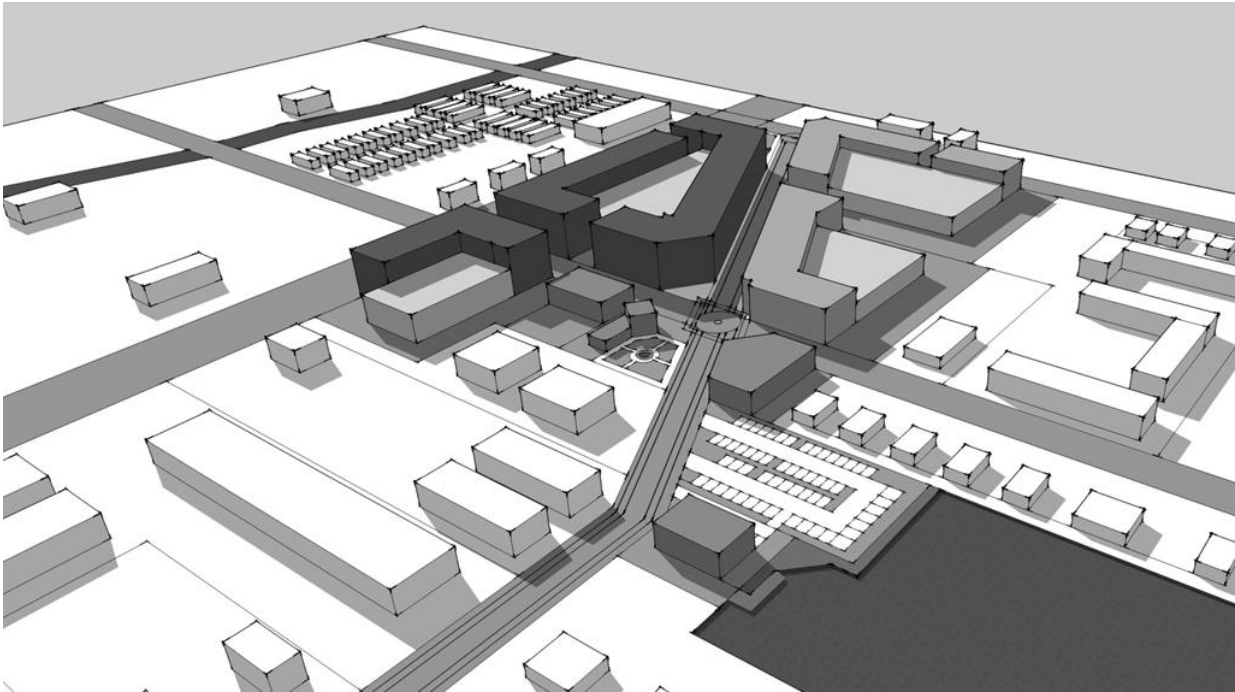
**Sustainable Commercial Activation**

The nearby academic and workforce base will provide daily foot traffic and spending power, helping sustain commercial tenants year-round, an important advantage for placemaking and revenue.

**Future Pipeline: Four Additional Opportunity Sites Identified**

The area surrounding South Village includes four additional redevelopment opportunity sites, offering future expansion, potential partnerships, and momentum for a broader district revitalization.

OPPORTUNITY SITES  
SOUTH VILLAGE



**DEVELOPER STRATEGY BRIEF**

**Vision-Aligned Opportunity with Village Support**

The Village of Palm Springs has laid the groundwork for a transformative, mixed-use Downtown redevelopment within its South Village district. The vision is clear: create a vibrant, walkable, and economically resilient hub where people can live, work, shop, and gather, all within the Village.

While the total redevelopment area spans approximately 17.25 acres, most of the land is currently privately owned in small, individual parcels, many of which are vacant or underutilized.

The Village understands that these conditions present barriers to redevelopment and is committed to supporting land assembly and infrastructure investment in partnership with the private sector.

**Strategic Role for a Master Developer**

To unlock the full value of this unique site, the Village sees a strong role for a master developer that can:

- **Partner directly with the Village and CRA** to facilitate land acquisition, consolidation, and entitlement
- **Lead phased, market-responsive redevelopment** tied to the Downtown vision
- **Work collaboratively with property owners and stakeholders** to coordinate development across multiple parcels
- **Deliver vertical mixed-use product** that activates street-level retail and delivers needed housing and office/workforce space

This approach allows for holistic planning, shared risk, and stronger returns through coordinated infrastructure and branding investments.

### **Sizeable and Scalable Development Footprint**

Despite ownership fragmentation, the total 17.25-acre footprint represents a rare infill opportunity in the heart of Palm Beach County. The site is large enough to support:

- **Phased vertical development** (3–7 stories)
- **Anchor civic/public spaces** such as roundabouts, plazas, and promenades
- **Mixed-income and workforce housing**
- **Retail and restaurant clusters** tailored to local demand
- **Structured parking and mobility hubs** to accommodate regional access

### **PHASED DEVELOPMENT STRATEGY**

#### **Phase 1 – Land Assembly & Entitlements**

- Focus on vacant or underutilized parcels for short-term activation
- Engage in site control discussions with willing sellers
- Leverage Village support for predevelopment, incentives, and infrastructure coordination

#### **Phase 2 – Vertical Development & Public Realm**

- Deliver a first wave of mixed-use buildings with ground-floor commercial
- Implement public streetscape and plaza improvements in sync with development
- Generate leasing momentum and community visibility

#### **Phase 3 – Expansion & Long-Term Hold**

- Expand into surrounding opportunity sites and vacant land parcels
- Leverage stabilized uses and placemaking to increase long-term asset value

### **PUBLIC SECTOR COMMITMENT**

The Village is actively investing in:

- Complete streets and stormwater improvements along 2nd Avenue N
- Signature raised/ enhanced (4-way stop) intersections and gateway infrastructure
- Flexible zoning and fast-track permitting
- Potential CRA and public-private development incentives

This is a strategic moment for a master developer to step in and partner with the Village to shape a generational destination, the future heart of Palm Springs.



## OPPORTUNITY SITES SOUTH VILLAGE



# DOWNTOWN PLAN

The South Village Downtown plan envisions a walkable, mixed-use district with a hierarchy of development scales from 2 to 7 stories. Key elements include:

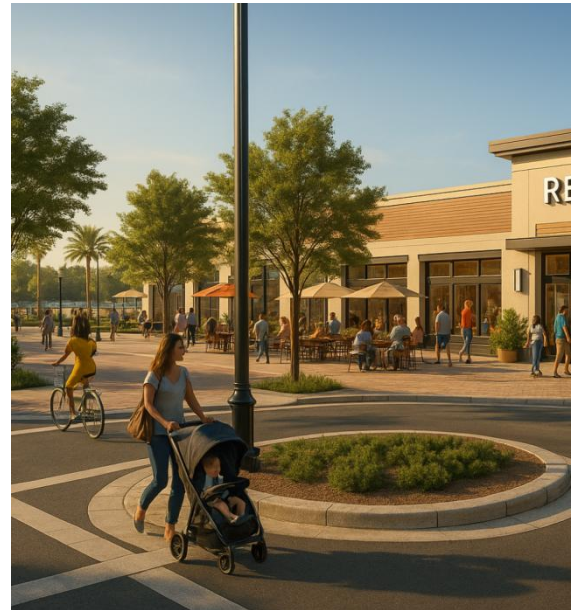
- **Civic Gateway Plazas & Enhanced Intersections** with fountains and landscaping
- **Pedestrian Promenade** connecting new development to existing neighborhoods
- **Structured Parking** to support mixed-use density
- **Activated Ground Floor Commercial Space**
- **New Residential Communities** offering multifamily and workforce housing
- **Waterfront Restaurant and Outdoor Deck** as a lifestyle anchor

OPPORTUNITY SITES  
SOUTH VILLAGE

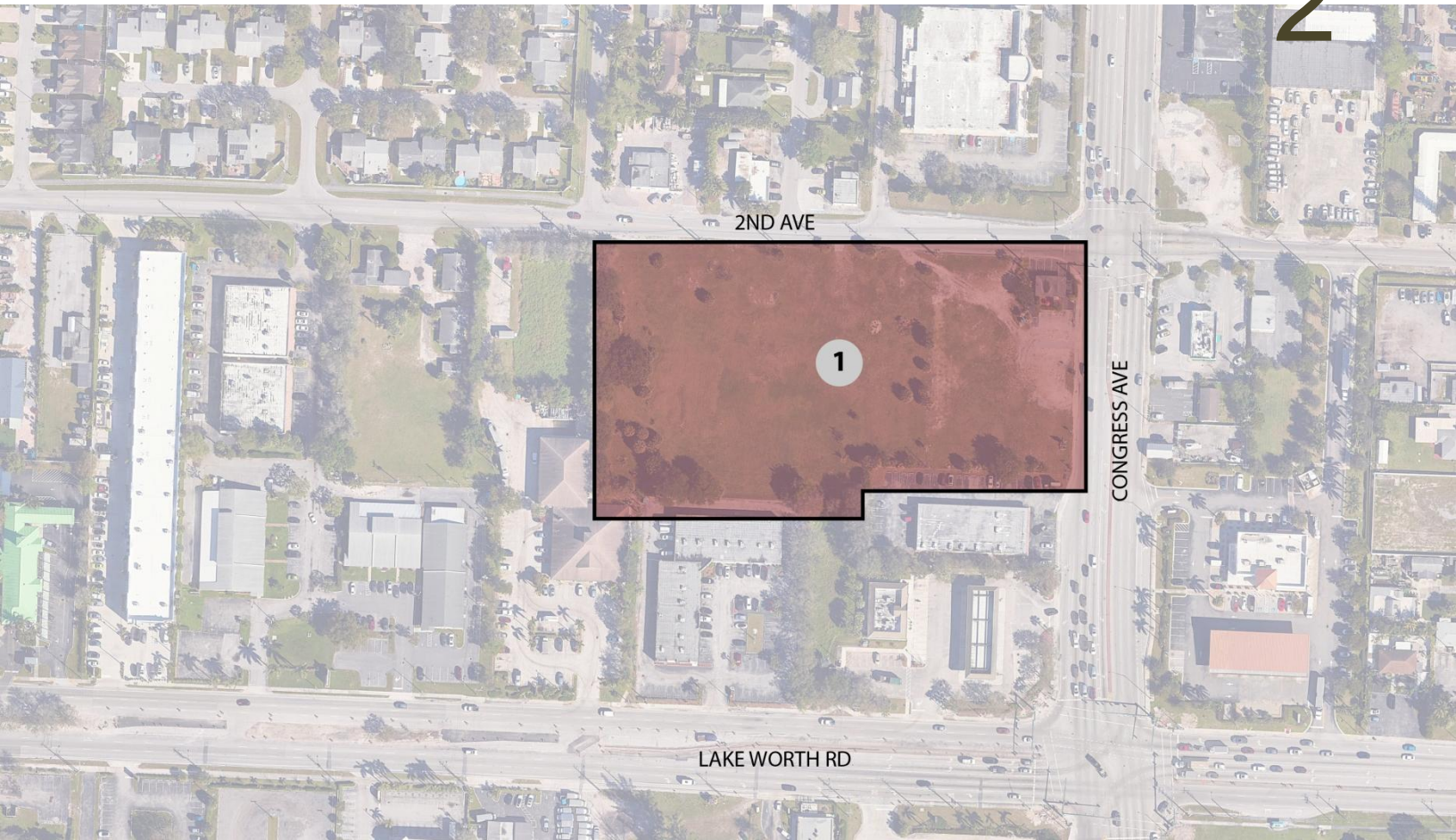


VISION  
CONCEPT

OPPORTUNITY SITES  
SOUTH VILLAGE



VISION  
CONCEPT



## CONGRESS & 2<sup>ND</sup>

This is a private site where the Village envisions a thoughtfully designed multi-story mixed-use development that anchors this important intersection with energy, activity, and livability. Multifamily residential units will provide modern, market-driven housing designed for students, young professionals, and working families.

Complementing the main buildings, the plan could include a cluster of low-rise village-style townhomes that embrace walkability and neighborhood character along 2<sup>nd</sup> Avenue, echoing a timeless South Florida architectural aesthetic complimentary to South Village.

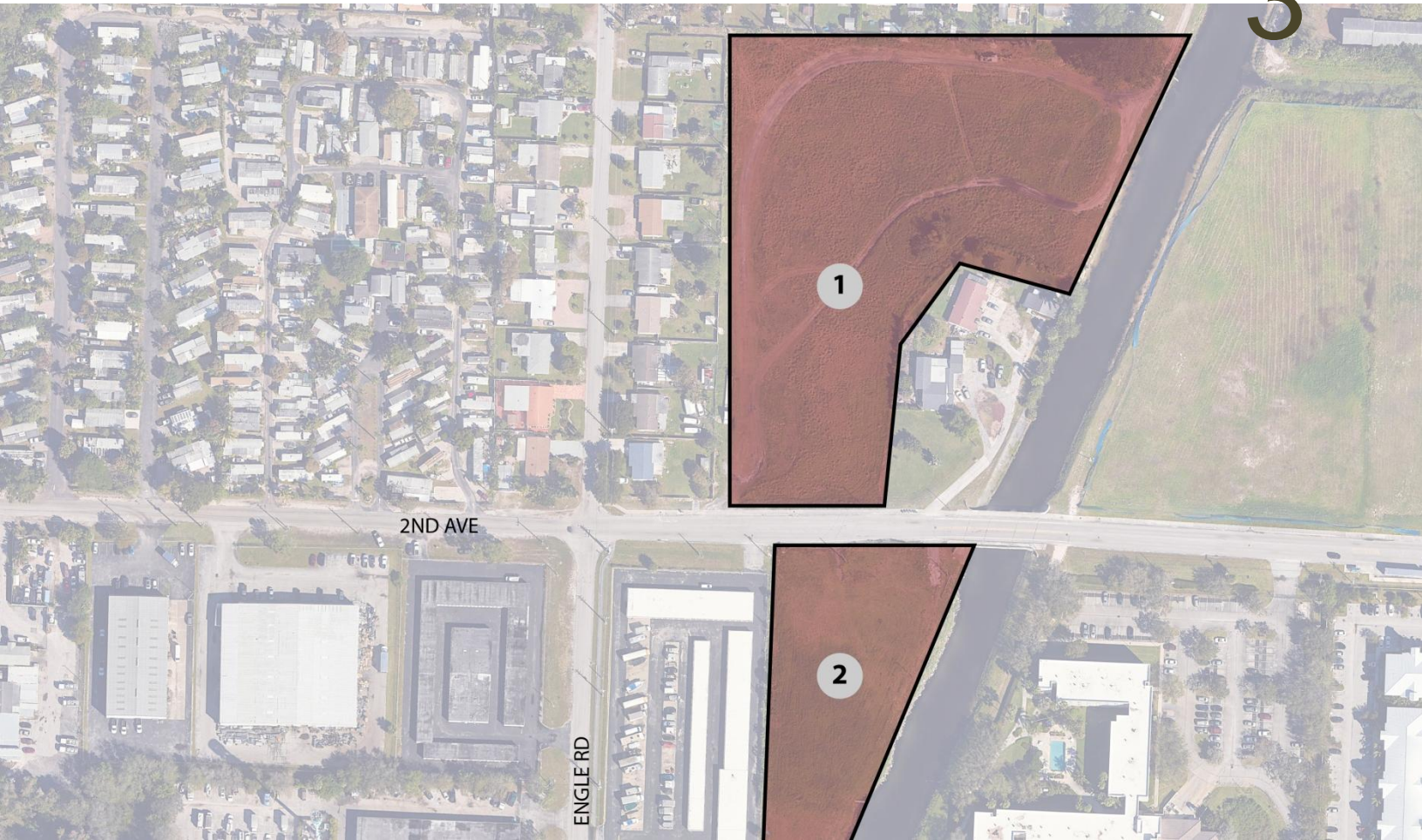
**Land Size:** 4.22 acres

**Status:** Vacant

**Ownership:** Private

**Zoning:** CR – Commercial Renewal

**Future Land Use:** Village Commercial Renewal



## 2<sup>ND</sup> AVE EAST

The 2nd Avenue East Opportunity Sites represent a critical part of the Village of Palm Springs' broader redevelopment strategy, focused on meeting growing housing demand, expanding the residential tax base, and creating livable, walkable neighborhoods that align with the Village's charm and scale.

These multiple privately owned parcels, located along the eastern stretch of 2nd Avenue N, are zoned for multifamily residential development and ideally positioned to accommodate attainable new housing stock in the heart of the Village. With direct access to key corridors, proximity to public amenities, and adjacency to the envisioned South Village Downtown.

### Site 1

**Land Size:** 6.7 acres

**Status:** Vacant

**Ownership:** Private

**Zoning:** RM – Residential Multifamily

**Future Land Use:** Medium Density

### Site 2

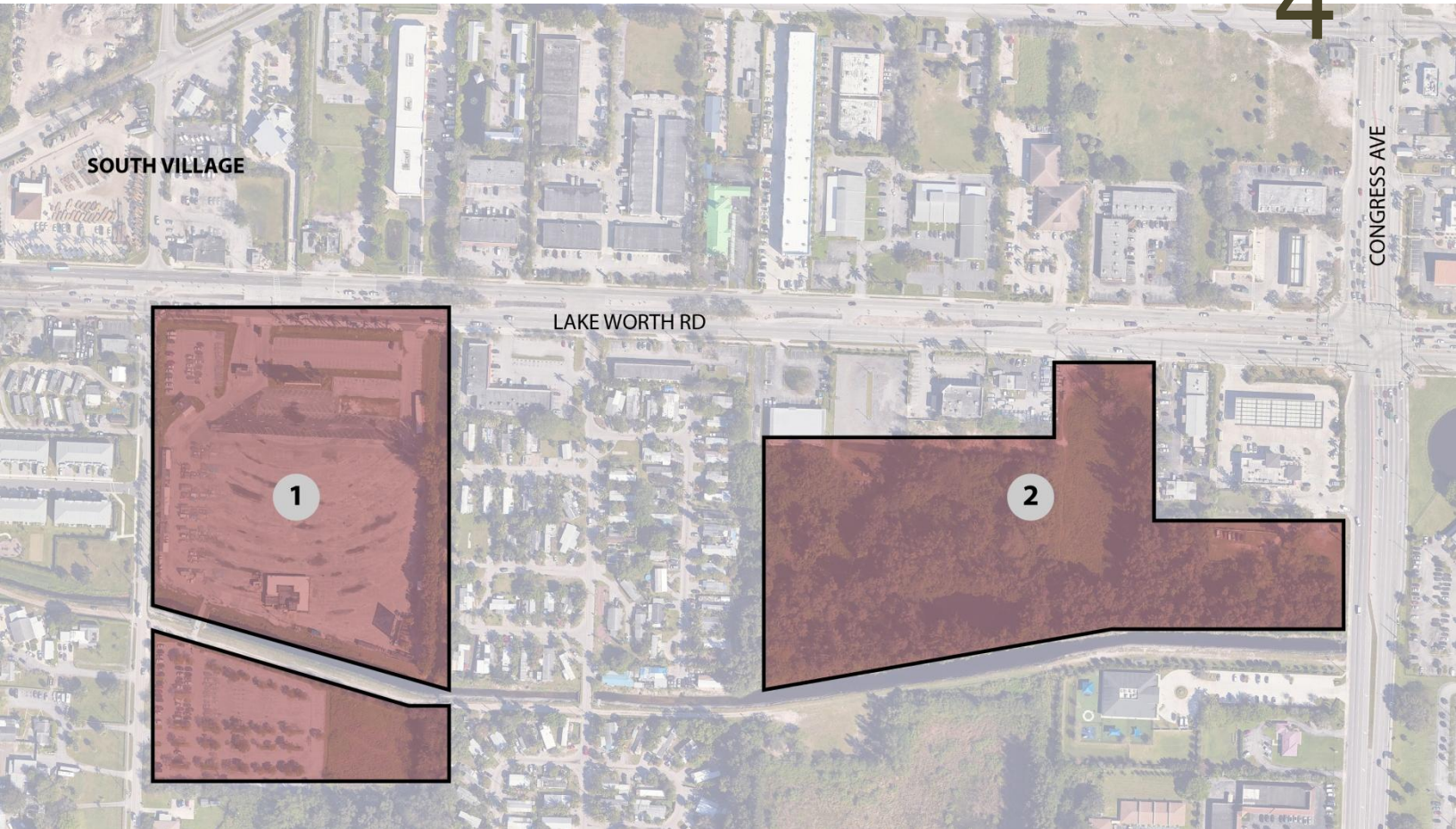
**Land Size:** 2.5 acres

**Status:** Vacant

**Ownership:** Private

**Zoning:** RM – Residential Multifamily

**Future Land Use:** High Density



## LAKE WORTH RD SOUTH

The Lake Worth Road South Opportunity Sites present one of the most transformative redevelopment areas in the Village of Palm Springs. Anchored by the 12.1-acre underutilized Swap Shop property and an adjacent 14.8 acres of vacant and forested land, this area offers a rare large-scale infill opportunity with direct access to Lake Worth Road, proximity to Palm Beach State College, and visibility along a high-traffic corridor.

The Village envisions this area as a dynamic mixed-use district that delivers a meaningful mix of affordable and workforce housing, neighborhood-serving retail, and integrated green space (linear park), creating a new community hub that supports residents, students, and employees alike.

### Site 1

**Land Size:** 12.1 acres

**Status:** Vacant/ Underutilized (Swap Shop)

**Ownership:** Private

**Zoning:** CR – Commercial Renewal

**Future Land Use:** Village Commercial Renewal

### Site 2

**Land Size:** 14.8 acres (assembly)

**Status:** Vacant/ Forest

**Ownership:** Private

**Zoning:** CR – Commercial Renewal

**Future Land Use:** Village Commercial Renewal



## MILITARY & LAKE WORTH

The Military Trail and Lake Worth Road corridor is one of the Village of Palm Springs' most visible and commercially active areas, and now presents a unique opportunity for strategic infill and redevelopment.

At the core of this opportunity is a 2.0-acre single-owner site (Tacos al Carbon), where the property owner has expressed interest in future redevelopment. In addition, the adjacent auto glass property which is currently underutilized, also has showed interest to create a large more cohesive redevelopment opportunity with valuable frontage along Military Trail.

Across the street from this are multiple large-format suburban shopping centers (including The Home Depot) totaling 33.5-acres, offering substantial opportunity to reimaging underutilized surface parking lots with vibrant new uses.

### Site 1

**Land Size:** 2.0 acres

**Status:** Part Vacant/ Underutilized (Tacos Al Carbon)

**Ownership:** Private

**Zoning:** CR – Commercial Renewal

**Future Land Use:** Village Commercial Renewal

### Site 2

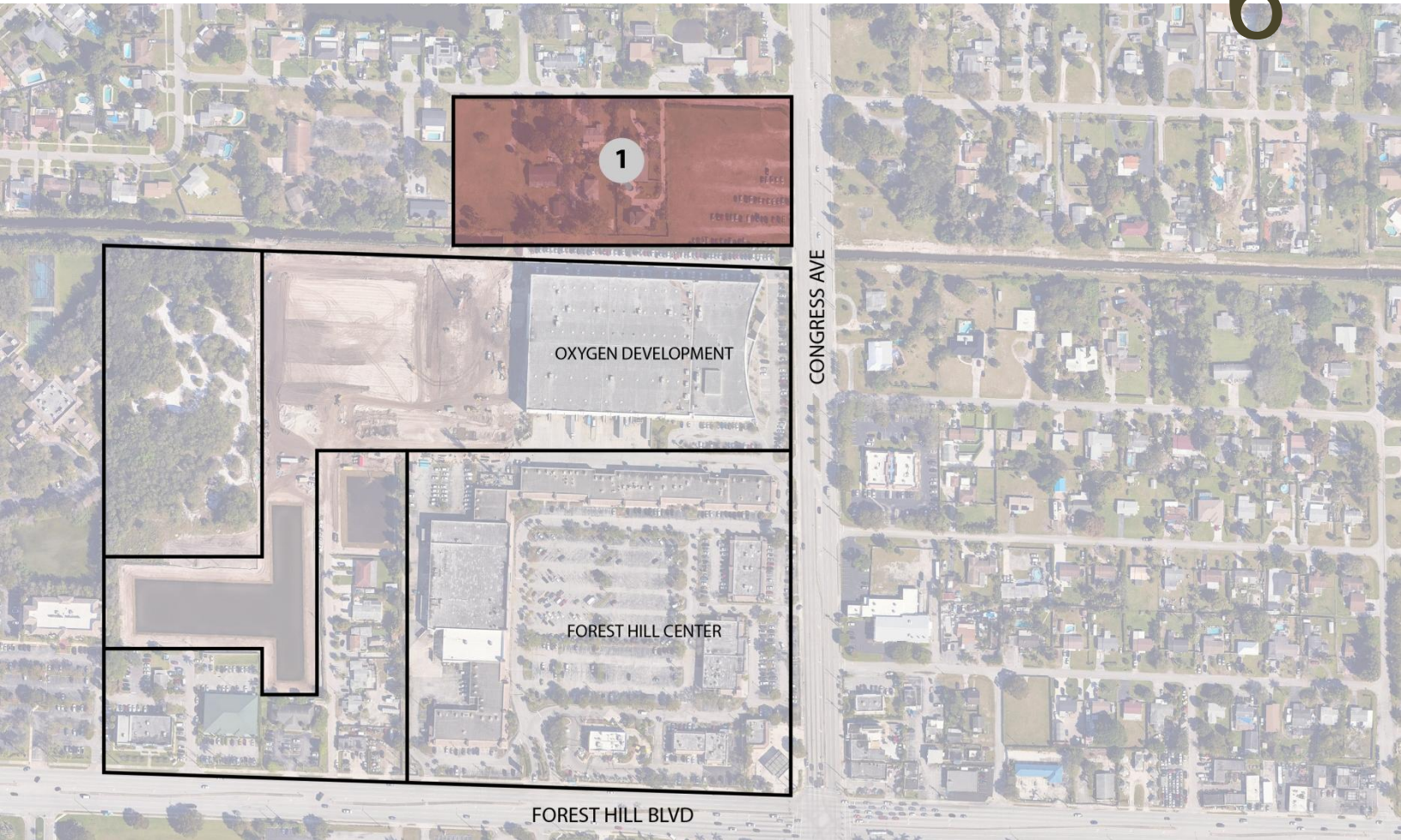
**Land Size:** 33.5 acres (assembly)

**Status:** Outdated Building Structures/ Site Layouts

**Ownership:** Private (multiple)

**Zoning:** CR – Commercial Renewal/ General Com.

**Future Land Use:** Village Commercial Renewal/ Com.



## CONGRESS & FOREST HILL

The Congress Avenue and Forest Hill Boulevard area offers a strategic opportunity for infill commercial development within vacant land only. With 7.0 acres of partially vacant land under single ownership and a stated interest in commercial development, this site is well-positioned for activation as a retail and service-oriented node along two of the Village's most traveled corridors.

This area's high visibility, strong traffic volumes, and central location make it ideal for a Forest Hill Center ripe for redevelopment, and the Village is ready to work with property owners and developers to realize a cohesive commercial vision that enhances the area's vitality and long-term value.

### Site 1

**Land Size:** 7.0 acres

**Status:** Part Vacant/ Underutilized

**Ownership:** Private

**Zoning:** CG – Commercial General

**Future Land Use:** Commercial



## FOREST HILL NORTH

The Forest Hill North Opportunity Area includes private property envisioned for mixed-use redevelopment. The concept emphasizes commercial space on the ground floor, ideally positioned to serve nearby employment hubs such as the Palm Springs Post Office, Palm Beach County Library, Sheriff's Office & Jail, and the South Florida Water Management District (SFWMD).

This proximity provides a built-in customer base for retail, dining, and services, supporting a vibrant commercial ground floor while enabling upper floors to be developed for office uses. The site presents a compelling opportunity for a walkable, employment-adjacent development that aligns with the Village's broader revitalization goals.

### Site 1

**Land Size:** 6.7 acres

**Status:** Underutilized

**Ownership:** Private

**Zoning:** CR (Commercial Renewal)

**Future Land Use:** Village Commercial Renewal

# INCENTIVES

## Development Incentives for Attracting Private Investment

### **1. Land Assembly & Site Control Support**

Village or CRA assistance in assembling fragmented parcels. Public land offerings or strategic land swaps to reduce acquisition risk. Support for master developer partnerships to consolidate redevelopment areas.

### **2. Expedited Development Review & Entitlements**

Fast-track permitting for qualifying projects aligned with the Village vision. Pre-approved form-based code or overlay districts to simplify zoning approvals. Flexible interpretation of code for pilot or catalyst developments.

### **3. Infrastructure and Capital Improvement Coordination**

Village investment in streetscapes, stormwater, and utility upgrades. Integration with public projects (e.g., 2nd Avenue Complete Streets) to reduce development costs. Opportunity for cost-sharing of gateway improvements, roundabouts, or plazas.

### **4. Tax Increment Financing (TIF) / CRA Incentives**

Use of CRA tools to provide: Rebates or reimbursements for eligible public infrastructure improvements. TIF revenue participation for large mixed-use projects. Gap financing or tax abatement for affordable housing components

### **5. Density Bonuses & Zoning Flexibility**

Increased height, density, or lot coverage allowances for mixed-use or workforce housing projects. Reduced parking minimums with shared-use or structured parking plans. Ability to mix uses more freely within designated redevelopment areas

### **6. Public-Private Partnerships (P3s)**

Opportunities for Village co-investment in catalytic projects (e.g., public plazas, parking garages, community spaces). Long-term ground leases on public land to reduce capital costs  
Revenue-sharing models tied to project performance.

### **7. Workforce & Affordable Housing Incentives**

Priority support for projects delivering income-restricted, attainable, or student housing. Potential state/federal program alignment (e.g., LIHTC, Live Local Act).

These incentives collectively demonstrate the Village's commitment to transforming its key corridors while maintaining its charm, affordability, and long-term sustainability.

**Want more  
information?  
contact us**





# Village of Palm Springs

## Staff Report

**AGENDA DATE:** November 12, 2025

**DEPARTMENT:** Administration

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**ITEM #4:** Ordinance No. 2025-12 - Code Amendment - Chapter 34 - Land Use - Urban Village Overlay

**SUMMARY:** The Village adopted revisions to the Land Development Regulations in June 2025 as a result of the Evaluation and Appraisal Report (EAR)-based comprehensive plan amendments and the "visioning" effort. At the public hearing for these code changes, the Village Council heard from a land use attorney who stated that the code provisions did not go far enough to allow the development depicted in the visioning isometric renderings to be realized.

The proposed code amendments, the Urban Village Overlay, provide form-based development regulations that a developer may opt to follow in exchange for additional (bonus) density and intensity if they build vertically mixed-use projects that conform to the vision. Staff is proposing that the Urban Village Overlay be assigned to key opportunity sites as a pilot project, but it may be expanded to other properties designated with the Commercial Renewal land use category as development interest grows.

The Urban Village Overlay provides for:

- The designation of three sub-districts with varying code requirements for each: 1) South Village District, 2) Urban Renewal District, and 3) Urban Mixed-Use Commercial District
- Building placement within 15' - 20' of the principal street within the South Village and Urban Renewal districts
- Ground floor nonresidential uses with outdoor activity areas (outdoor seating, restaurant table service, etc.)
- No less than 5% of the site area is provided as publicly accessible civic space integrated into the project (plazas, civic greens, pocket parks, etc.)
- Structured parking is expected for ground-floor nonresidential uses or with habitable space lining the garage
- Height allowance of 8 stories or 110'
- A list of permitted (and prohibited) uses that differ from the Commercial Renewal zoning district
- Reduced parking requirements in consideration of the vertically-integrated mix of uses

Staff has provided these draft provisions to the development community for review and comment, and the provisions have been revised to address their input. The proposed ordinance will be considered by the Village Council on its first reading during the meeting of November 13, 2025.

**FISCAL IMPACT:**

Adoption of revised land development regulations will provide additional incentives to facilitate the redevelopment of underutilized and antiquated properties, increasing the property valuation.

**ATTACHMENTS:**

1. Ordinance No. 2025-12 - Code Amendment - Chapter 34 - Urban Village Overlay
2. Proposed Map II.1 Urban Village Overlay with Sub-Districts
3. Visioning Isometric Renderings



**Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Village's website by the time notice of the proposed ordinance is advertised and published.*

**Proposed ordinance's title:**

**ORDINANCE NO. 2025-12**

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING ITS CODE OF ORDINANCES TO PROVIDE ADDITIONAL INCENTIVES FOR REDEVELOPMENT BY AMENDING CHAPTER 34 "LAND DEVELOPMENT", ARTICLE IV "LAND USE", DIVISION 7, "SUPPLEMENTAL REGULATIONS", TO ADD A NEW SUBDIVISION XXVIII "URBAN VILLAGE OVERLAY"; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

**1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

The proposed ordinance amends the Village' comprehensive plan to add a new Urban Village Overlay and designate certain properties within the Commercial Renewal land use category.

Property Owners/Developers may “opt-in” to utilize the proposed Urban Village Overlay provisions, or may follow the existing Commercial Renewal zoning district provisions. The form-based code provisions proposed for the Urban Village Overlay are proposed for inclusion in the land development regulations. Property owners/developers who voluntarily choose to follow the provisions of the Overlay may be granted bonus density/intensity without the need for a comprehensive plan amendment.

Adopting this ordinance will facilitate the redevelopment of underutilized or obsolete properties and increase valuation of these properties. The proposed ordinance serves the public by:

- Providing safety from natural disasters and hazards.
- Providing privacy, light, and air for residents.
- Preventing land overcrowding and protecting neighboring property owners.

**2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:**

None

**(a) An estimate of direct compliance costs that businesses may reasonably incur:**

None

**(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:**

None

**(c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs:**

There are no new charges or fees that will be imposed on businesses by the subject of ordinance.

**3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

The proposed Urban Village Overlay does not have a direct fiscal impact to businesses.

**4. Additional information the governing body deems useful (if any):**

The Village Council will consider the proposed ordinance at its First Reading during their November 13, 2025, meeting.

**ORDINANCE NO. 2025-12**

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING ITS CODE OF ORDINANCES TO PROVIDE ADDITIONAL INCENTIVES FOR REDEVELOPMENT BY AMENDING CHAPTER 34 “LAND DEVELOPMENT”, ARTICLE IV “LAND USE”, DIVISION 7, “SUPPLEMENTAL REGULATIONS”, TO ADD A NEW SUBDIVISION XXVIII “URBAN VILLAGE OVERLAY”; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Village of Palm Springs, Florida (the “Village”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the Village has heard from the development community that additional flexibility in land development regulations is desired; and

**WHEREAS**, it is determined that additional allowances are desired in the Commercial Renewal zoning district to facilitate redevelopment; and

**WHEREAS**, this proposed ordinance modifies the development standards for mixed-use developments within the Commercial Renewal zoning district; and

**WHEREAS**, the Village Council has reviewed the recommended revisions and has determined that it is in the best interest of the public health, safety and general welfare of the Village to adopt this ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA THAT:**

**Section 1.** The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the Village of Palm Springs.

**Section 2.** Chapter 34 “Land Development”, Article VI “Land Use”, Division 7 “Supplemental Regulations” is hereby amended to add a new Subdivision XXVIII “Urban Village Overlay” to read as follows:

## **Subdivision XXVIII. - URBAN VILLAGE OVERLAY**

### **Sec. 34-1325.10. SECTION I: INTENT AND PURPOSE**

The purpose of the Urban Village Overlay is to establish optional performance-based incentives that will guide the physical development and redevelopment of select properties designated with the Commercial Renewal future land use category, consistent with the Village Council’s objective to achieve active, mixed-use growth areas along the Village’s commercial corridors. The intent of this Overlay is to:

- A. **Provide Incentives.** Provide unlimited density and intensity allowances as an incentive for implementing the Village and CRA vision on select properties designated with the Commercial Renewal future land use category.
- B. **Encourage Mixed-Use Development.** Promote a balanced integration of residential, retail, office, civic, and other compatible uses within compact, walkable blocks.
- C. **Promote Pedestrian-Oriented Design.** Establish building form, frontage, and streetscape standards that prioritize the comfort, safety, and accessibility of pedestrians, and that support active ground-floor uses and high-quality public spaces.
- D. **Strengthen Community Character.** Ensure that new development and redevelopment contribute to a cohesive urban form that reflects the Village’s identity, while allowing for architectural diversity and design innovation.
- E. **Facilitate Lot Assembly.** Encourage the consolidation of smaller parcels into development sites of sufficient size and configuration to support cohesive redevelopment, efficient site design, and the creation of a walkable downtown environment.
- F. **Encourage Redevelopment of Underdeveloped Sites.** Promote the reinvestment and revitalization of underutilized or underdeveloped parcels.
- G. **Provide Clarity and Predictability.** Establish clear, objective, and enforceable regulations for property owners, developers, and the community, thereby reducing uncertainty in the development process and ensuring outcomes consistent with the vision.

These provisions are adopted pursuant to the Village’s home rule powers and applicable state law, and shall serve as the primary regulatory framework governing form, scale, and character of development within the Urban Village Overlay prevailing over underlying Commercial Renewal zoning regulations. This Code is further intended to implement the goals, objectives, and policies of the Village of Palm Springs Comprehensive Plan, and to carry out the redevelopment vision, priorities, and strategies established in the Palm Springs Community Redevelopment Area (CRA) Plan.

## Sec. 34-1325.11. SECTION II. REGULATING PLAN

### A. Subdistricts – See Map II.1

1. **South Village District (SoVi).** 2<sup>nd</sup> Avenue North towncenter area with active ground-floor uses, mixed-use mid-rise buildings.

Intent: The South Village District consists of compact, pedestrian-oriented urban form. The mix of uses establishes a recognizable towncenter and destination for shops, restaurants, personal services and active commercial uses. The aggregation of parcels fronting 2<sup>nd</sup> Avenue North and extending to Lake Worth Road is encouraged.

2. **Urban Renewal District (UR)** . Stand-alone mixed-use project of at least 15 gross acres that provides internal open spaces and amenities.

Intent: The Urban Renewal District is comprised of key opportunity sites that are suited for redevelopment with an intensity that generates synergy between the uses. Vertically-integrated mixed-use buildings are expected. Building placement should create open spaces, linkages and connections between uses that draw pedestrians from one building to the next. The ground level is comprised of active, inviting nonresidential uses that support a pedestrian-friendly environment.

3. **Urban Mixed Use Commercial District (UMUC)** . Stand-alone mixed-use project of at least 5 gross acres that provides outdoor seating and activity areas associated with ground floor commercial uses.

Intent: Urban Mixed Use Commercial District are key infill sites capable of supporting vertically mixed-use projects that create a unique, vibrant setting of combined uses.

### B. Special Frontages - Waterfront, Civic and Greenway Frontages

1. **Applicability.** These standards apply to all lots abutting a body of water, open civic space or designated greenway within the Urban Village Overlay.
2. **Building Orientation.**
  - Buildings shall provide a primary façade, entrance, or usable outdoor space oriented toward the waterfront or greenway.
  - Service areas, loading docks, and blank walls are prohibited along these frontages.
3. **Setbacks.**
  - A minimum setback of fifteen (15) feet and a maximum setback of thirty (30) feet from the waterfront or greenway edge shall be required.
  - Setback areas shall be improved with pedestrian pathways, landscaping, and seating to provide public access and continuity of the greenway or promenade.
4. **Activation.**
  - Ground-floor frontages facing the civic space, waterfront or greenway shall contain active uses including but not limited to stoops, porches, patios, retail spill-out areas, or outdoor dining.

- A minimum of sixty percent (60%) of the building frontage shall consist of glazing, balconies, terraces, or other architectural features that activate the frontage.
5. **Access.**
- Developments shall provide pedestrian and bicycle connections from interior streets and blocks to the waterfront or greenway.
  - Such accessways shall be publicly accessible and improved with paving and lighting.

**Sec. 34-1325.12. SECTION III. BUILDING FORM STANDARDS**

The following Building Form Standards shall apply to all development and redevelopment within the Overlay . These standards are intended to ensure a consistent urban form, support active ground-floor uses, and provide a high-quality public realm.

**A. Building Placement.**

1. On Main Streets and Mixed-Use Avenues and Pedestrian Plazas, the building façade shall be built to the required building setback line for at least 80% of the required building line length.
2. Buildings shall be located a minimum of fifteen (15) feet from the back of curb or edge of pavement, whichever is applicable, to accommodate required sidewalk and landscaping.
3. Buildings shall not be set back more than twenty (20) feet from the back of curb or edge of pavement, unless approved by the Village for open public space, arcade or outdoor patio.
4. Pedestrian plazas may be recessed further than the standard setback. The setback area shall generally be improved with pedestrian amenities, landscaping, and/or outdoor seating.
5. Minimum rear and side setbacks are 10 feet and 5 feet, respectively, however perimeter landscape buffers pursuant to Sec. 34-162 must be accommodated.

**Table III-2. Building Placement**

<b>Overlay Sub-District</b>	<b>Required Building Line/Setback Measured From:</b>
SoVi	2 <sup>nd</sup> Avenue North, Davis Road
UR	Main Street or Mixed-Use Avenue
UMUC	n/a

**B. Parking Location**

1. Structured parking is expected. Parking garages with ground floor nonresidential uses, or those lined by habitable space shall not be included in the calculation of height or floor area. Parking structures may front primary streets only where ground-floor active uses are provided along the frontage. Garage facades facing the public street or semi-public open space shall be screened so that vehicles, lighting, roof top parking, and sloping floors are hidden from public view with decorative architectural elements.

2. All off-street parking shall be located to the rear or side of the principal structure.
3. Within the SoVi and UR Subdistricts, parking shall be prohibited between the principal building frontage and the public right-of-way, unless provided as on-street, public parking approved by the Village.
4. Screening and Landscaping
  - a) Parking areas adjacent to streets shall be screened with a combination of landscaping, decorative walls, or fencing not exceeding 4 feet in height pursuant to Sec. 34-883.
  - b) A minimum 5-foot landscape buffer shall be required along side and rear property lines where parking abuts residential uses.
  - c) Landscaping, pursuant to Sec. 34-161(c) shall be provided for surface parking lots,.

### C. Ground Floor Transparency

1. A minimum of eighty percent (80%) of the ground floor building frontage along primary street frontages shall consist of transparent glazing.
2. Mirrored, opaque, or highly reflective glass shall be prohibited.

### D. Ground Floor Activation Requirements

1. Ground floors shall be occupied by active uses, including but not limited to retail, restaurant, office, or civic uses for a minimum depth of 50 feet.
2. Residential uses, including their ancillary uses, are generally prohibited on ground floors, except for permitted lobbies, leasing offices, or building entrances.
3. Ground-floor residential use is permitted only on Neighborhood Streets and secondary frontages.
4. Ground floor active commercial uses shall comprise a minimum of 60% of floor area with the balance limited to lobby, elevator, equipment rooms, mail room, maintenance facilities, garbage and recycling areas, etc..
5. Building articulation shall be clearly expressed in the design, with limitations on blank walls and single-use frontage.
6. Outdoor activity areas are encouraged for ground floor uses, including outdoor seating and table service.

### E. Building Height

1. **Maximum Height.** Buildings shall not exceed **8 stories or 110 feet**, whichever is less.
2. **Minimum Height.** Buildings fronting primary streets shall be a minimum of **2 stories or 24 feet** in height.
3. **Ground Floor Height.** Ground floors shall provide a minimum **floor-to-floor height of 14 feet**.
4. **Upper Floor Height.** Upper floors shall provide a minimum **floor-to-floor height of 10 feet** and a maximum of **12 feet**.
5. **Height Exceptions.** Architectural features such as parapets, cornices, towers, elevator overruns, rooftop gardens, and mechanical screening may exceed the maximum height by up to **15 feet**, provided they are not habitable space.

#### **F. Arcades, Awnings, and Balconies**

1. Balconies, and similar projecting features shall be permitted beginning at the second story and above.
2. Such features shall maintain a minimum setback of five (5) feet from the property line and may project over the public sidewalk subject to approval by the Village.
3. The minimum vertical clearance of an arcade, gallery, or colonnade is ten feet.
4. A horizontal clearance of at least eight feet shall be maintained between columns or piers.
5. If enclosed, arcades, galleries and colonnades shall meet minimum transparency requirements.
6. Awnings and sunshades may encroach over a public or private sidewalk, shared use path, amenity zone, or planting strip, but no more than four feet from the future back of curb.
7. Awnings and sunshades shall have a minimum vertical clearance of nine feet.

#### **G. Façade Articulation**

1. Building façades shall incorporate vertical and horizontal articulations, such as bays, projections, recesses, or material changes, to avoid blank wall conditions.
2. No façade segment greater than thirty (30) feet in width shall be permitted without articulation.
3. Paint, faux treatments, scoring, construction joints, lighting, and material projections less than two inches are permitted, but do not fulfill the façade articulation requirements.
4. Garage doors, entrances and exits with street frontage shall be designed to have a decorative appearance consistent with the overall architectural composition of the project.

#### **H. Upper Story Setback / Roofs**

1. All building portions above the third story shall provide an additional setback of twenty (20) feet along primary and secondary roadway frontages.
2. The setback area may be used for terraces, green roofs, or other occupiable amenities for building occupants.
3. Building tops should be included in the architecture through distinctive roof shapes, a change in fenestration patterns, placement of architectural elements such as balconies, cornice line, and moldings, and/or a stepback at the top story;
4. Flat roofs shall be screened from adjacent properties and streets with decorative parapets
5. Roof eaves above pedestrian walkways must be guttered to promote a pedestrian friendly environment

**Table III-2. Building Form Standards Quick Reference**

<b>Standard</b>	<b>Requirement</b>
<b>Building Placement</b> (SoVi and UV only)	Min. setback: 15 ft (sidewalk/landscape)Max. setback: 20 ft
<b>Parking Location</b> (SoVi and UV only)	Rear or side only. Prohibited in front of building unless for public on-street parking
<b>Ground Floor Transparency</b>	80% glazing minimum on ground floor frontage. No mirrored/reflective glass
<b>Ground Floor Uses</b>	Active uses required (retail, restaurant, office, civic) Residential prohibited except lobbies/offices
<b>Building Height</b>	Max. 8 stories+15 ft for mechanical/architectural features
<b>Arcades/Porches/Balconies</b>	Allowed 2nd floor and above. Must be set back 5 ft from edge of property
<b>Façade Articulation</b>	Required every 30 ft , with recesses, projections, material changes, etc
<b>Upper Story Setback</b>	Above 3rd floor: 20 ft setback along primary/secondary roads

**Sec. 34-1325.13. SECTION IV. PUBLIC REALM STANDARDS**

**A. Street Network and Connectivity**

**1. Block Size.**

- New Blocks within the Overlay shall not exceed four hundred (400) feet in length or one thousand two hundred (1,200) feet in perimeter, except where constrained by natural features, utility corridors, or existing rights-of-way.
- Developments shall be designed to achieve a highly connected and walkable network.

**2. Street Extensions.**

- All new development shall provide for the logical extension of the public street network to adjacent parcels.
- Where direct connections are not immediately feasible, rights-of-way or easements shall be reserved to accommodate future street extensions.

**3. Street Alignment.**

New streets shall be aligned and designed to continue and reinforce the existing grid or

modified grid system, with an emphasis on walkability, multiple route options, and improved circulation.

**B. Street Types**

**1. Establishment of Street Types.**

The following street types are established within the Overlay and are described in Table IV-1. All new streets shall be designated according to these categories and comply with the associated standards.

**2. Table IV-1: Street Types and Standards**

Street Type	Primary Function	Sidewalk ** Width (min)	On-Street Parking	Ground-Floor Uses / Frontage	Additional Notes
Main Street Including 2 <sup>nd</sup> Avenue North	Retail-focused, pedestrian activity	15 ft	Parallel	Continuous active retail frontage	Primary Street with High pedestrian amenities, benches, lighting, shade trees
Mixed-Use Avenue Including Davis Road	Retail, office, residential	12 ft	Parallel	Mixed-use frontage	Primary Street with Transit- friendly; pedestrian amenities encouraged
Neighborhood Street	Residential emphasis	6–8 ft	Parallel	Residential frontage	Secondary Street with Lower vehicle speeds; pedestrian and bicycle priority
Alley	Service and access	N/A	N/A	Service access only	Private or public access; used for loading, parking, utilities

\*\* Sidewalk area may include planters or planting areas and streetscape amenities, but a 5’ clear travel path shall be maintained.

**C. Streetscape Standards**

**1. Sidewalks.**

- Sidewalks shall conform to the minimum widths required by street type as set forth in Table IV-1.
- Sidewalks shall provide a clear pedestrian through-zone of no less than six (6) feet, free of obstructions.

- A furnishing/landscape zone shall be provided adjacent to the curb for street trees, lighting, and pedestrian furnishings.
2. **Street Trees and Landscaping.**
    - Street trees shall be planted at intervals of approximately thirty (30) to forty (40) feet on center, or clustered where appropriate to provide shade and visual continuity.
    - Shade structures, landscaped planters, and similar pedestrian comfort elements shall be incorporated as appropriate.
    - A maintenance agreement, in a form acceptable to the Village Attorney, shall require the property owner to be responsible for and maintain any tree grates, irrigation, landscaping, and street furnishings within the public right-of-way.
  3. **Street Lighting and Furnishings.**
    - Pedestrian-scaled lighting shall be provided on all public streets.
    - Benches, trash receptacles, and bicycle racks shall be provided at intervals appropriate to the street type and level of pedestrian activity.
  4. **On-Street Parking.**
    - On-street parking shall conform to the configurations permitted for each street type in Table IV-1.
    - Curb extensions and pedestrian bump-outs may be required at intersections to improve pedestrian safety.

#### **D. Civic Spaces**

1. **Types of Civic Spaces.** Civic spaces shall include plazas, pocket parks, civic greens, or other publicly accessible open spaces intended for civic, recreational, or cultural use.
2. **Provision of Civic Spaces.**
  - Developments with a site area greater than two (2) acres shall provide no less than five percent (5%) of the gross site area as publicly accessible civic space.
  - All residents and employees within the Overlay District shall be located within one-eighth (1/8) mile walking distance of a publicly accessible civic space.
3. **Placement and Design.**
  - Civic spaces shall front on public streets and provide direct pedestrian access.
  - Civic spaces shall incorporate seating, shade, landscaping, and hardscape features appropriate to the intended use.
  - Civic spaces shall be connected to the broader pedestrian and bicycle circulation network wherever feasible.

### **Sec. 34-1325.14. SECTION V. LAND USE STANDARDS**

#### **A. General Applicability**

1. The provisions of this Section shall govern all land uses within the Urban Village Overlay .
2. Land uses shall be permitted (“P”), conditional (“C”), or prohibited (“X”) as set forth in the Land Use Matrix below.

3. Where conflicts arise between the Overlay and underlying zoning, the Overlay standards shall prevail.
4. Retail and restaurant uses along Main Street are encouraged.

**B. Land Use Matrix**

Use Category	Specific Use	Main Street Frontage	Mixed-Use Avenue	Neighborhood Street	Alley/Service Frontage
<b>Residential**</b>	Multi-family dwellings	P (upper floors only)	P (upper floors only)	P	X
	Live/work units	P	P	P	X
	Upper-story residential	P	P	P	X
<b>Commercial</b>	Retail establishments	P	P	C	X
	Personal service (salons, repair, etc.)	P	P	P	X
	Restaurants, cafés	P	P	C	C
	Drive-through facilities	X	X	X	X
	Bars, lounges	C	C	C	C
<b>Office</b>	Professional/business offices	P	P	C	X
	Co-working/shared office	P	P	C	X
<b>Civic &amp; Institutional</b>	Public buildings, libraries, museums	P	P	P	C
	Place of Worship/Assembly	X	X	X	X
	Educational/training facilities	C	P	C	C
<b>Entertainment &amp; Recreation</b>	Theaters, galleries, performance venues	P	P	C	X
	Indoor recreation/fitness	C	P	C	X
	Outdoor plazas &	P	P	P	P

Use Category	Specific Use	Main Street Frontage	Mixed-Use Avenue	Neighborhood Street	Alley/Service Frontage
	programmed open space				
<b>Lodging</b>	Hotels, inns, short-term accommodations	P	P	C	X
<b>Production/Artisan</b>	Microbreweries, craft manufacturing (ancillary)	c	P	C	C
<b>Utilities/Other</b>	Structured parking garage	C (active ground-floor required)	C (active ground-floor required)	C	C
	Utility/civic facilities not listed	C	C	C	C
<b>Prohibited Uses</b>	Automobile-oriented uses outlined in Chapter 34, Subdivision XV Vehicle drive-thru lanes Light industrial uses Self-Storage Warehouse, including Flex Units Vehicle Sales Automotive Repairs Adult Entertainment	X	X	X	X

**Legend:**

- **P = Permitted Use (by right)**
- **C = Conditional Use (subject to CUP approval)**
- **X = Prohibited**

**\*\*Minimum 800 square foot unit size**

**C. Mixed-Use Development Requirement**

1. Developments greater than two (2) acres in area shall include at least two distinct land use categories from among the permitted uses.

2. Stand-alone single-use developments are discouraged and subject to additional review for consistency with Overlay objectives.
3. Parking garages are expected, and where concealed by habitable space shall not be included in the calculation of height or floor area.

## **Sec. 34-1325.15. SECTION VI. PARKING AND MOBILITY STANDARDS**

### **A. General Intent**

1. To balance vehicular access with the promotion of walkability, transit use, and bicycle mobility within the Urban Village Overlay .
2. To reduce reliance on surface parking and encourage shared parking facilities and structured parking where feasible.
3. To ensure that parking and circulation facilities support, rather than detract from, the pedestrian-oriented character of the Overlay.

### **B. Parking Location and Design** (See III.B. above)

### **C. Parking Supply**

#### **1. Minimum Parking Requirements**

- Non-residential uses: 2 spaces per 1,000 square feet of gross floor area.
- Residential uses: 2.0 space per dwelling unit.
- Guest Parking: for the first 50 units, .30 spaces per unit  
for units 51 and above, .20 spaces per unit
- Mixed-use developments may share parking, with reductions up to 25% allowed upon submission of a shared parking study.

#### **2. Maximum Parking Cap**

- Parking provided shall not exceed 125% of the minimum required by Sec 34-1329, without approval of the Planning, Zoning & Building Director.

#### **3. Parking Reductions**

- On-street parking spaces adjacent to the property frontage may be credited toward required parking.

### **D. Bicycle Parking**

1. All new development shall provide secure, visible bicycle parking at a rate of:
  - Non-residential: 1 space per 10 vehicle spaces.
  - Residential: 1 space per 5 dwelling units.
2. Long-term bicycle storage shall be provided in all multi-family and mixed-use buildings with 20 or more dwelling units.

### **E. Loading and Service Areas**

1. Loading docks and service areas shall be located to the rear of buildings and screened from public view.

2. Service access shall be provided via alleys where available.

**F. Mobility and Connectivity**

**1. Pedestrian Circulation**

- Developments shall provide continuous pedestrian walkways that connect building entrances, parking areas, public sidewalks, and transit stops.
- Internal pedestrian walkways shall be a minimum of 6 feet in width and clearly distinguished from vehicular circulation.

**2. Bicycle and Micro-Mobility Facilities**

- Developments shall provide connections to adjacent greenways, multi-use paths, or designated bicycle routes where applicable.
- Micro-mobility parking (e-scooters, shared bikes) shall be accommodated in designated areas without obstructing pedestrian travel.

**3. Transit Access**

- Where a site fronts a designated transit route, including future routes designated in the Village Mobility Plan, adequate space shall be reserved for bus stops or shelters, in coordination with the transit agency.
- Bus shelters shall include seating, lighting, and weather protection consistent with Village standards.

**Sec. 34-1325.16. SECTION VII. ADMINISTRATION AND PROCEDURES**

**A. Applicability.**

Compliance with these Urban Village Overlay regulations is on an “opt in” basis, and only apply to the select properties that have been designated with the Overlay as shown on the Official Zoning Map. Where standards of this Overlay conflict with the underlying Commercial Renewal zoning district or other Land Development Regulations, the standards of this Overlay shall control.

**B. Administration.**

The Planning, Zoning and Building Director, or designee, shall administer and interpret this Overlay in accordance with the procedures of the zoning code, and with consultation by the Executive Director of the Palm Springs Community Redevelopment Agency.

**C. Review Procedures.**

1. Development applications within the Overlay shall be reviewed in accordance with the Site Plan Review, Conditional Use, Variance, and Appeal procedures set forth in the zoning code.
2. The Planning and Zoning Board shall serve as the recommending body, and the Village Council as the final decision-making authority, for discretionary actions as provided in the zoning code.

**D. Flexibility.**

1. The Planning, Zoning and Building Director may allow flexibility in dimensional, design, or parking standards where strict compliance would inhibit redevelopment or the achievement of the Intent and Purpose of the Overlay. The minimum size thresholds of the subdistricts may not be waived.

2. Any flexibility granted shall be consistent with the overall vision for walkable, mixed-use, pedestrian-oriented redevelopment, and a “main street” environment in South Village.

**E. Incentives.**

1. Incentives such as unlimited density and intensity reduced parking requirements, or allowance for additional height or reduced setbacks may be provided for development that:
  - Incorporates active ground-floor uses,
  - Preserves or enhances public realm features,
  - Implements sustainable building or site design, or
  - Facilitates lot assembly and redevelopment of underutilized sites.
2. Incentives shall be applied in accordance with procedures in the zoning code and may require Site Plan or Conditional Use approval

**F. Amendments.**

Text or map amendments to this Overlay shall be processed as zoning amendments under the procedures of the zoning code.

**G. Nonconformities.**

Nonconforming uses, structures, and sites within the Overlay are subject to the nonconformities provisions of the zoning code.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Section 4. Repeal of Laws in Conflict.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5. Codification.** The sections of the ordinance may be made a part of the Village Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “division,” or any other appropriate word.

**Section 6. Effective Date.** This ordinance shall take effect immediately upon adoption.

\_\_\_\_\_ offered the Ordinance for its first reading and moved its adoption. The motion was seconded by \_\_\_\_\_, and upon being put to a vote, the vote was:

	<u>AYE</u>	<u>NAY</u>
BEV SMITH, MAYOR	_____	_____
KIM SCHMITZ, VICE MAYOR	_____	_____
GARY READY, MAYOR PRO TEM	_____	_____
PATTI WALLER, COUNCIL MEMBER	_____	_____
JOHNNIE TIECHE, COUNCIL MEMBER	_____	_____

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the \_\_\_\_ day of \_\_\_\_\_, 2025.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_

BEV SMITH, MAYOR

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_

KIMBERLY M. WYNN, CMC, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: \_\_\_\_\_

CHRISTY GODDEAU, VILLAGE ATTORNEY

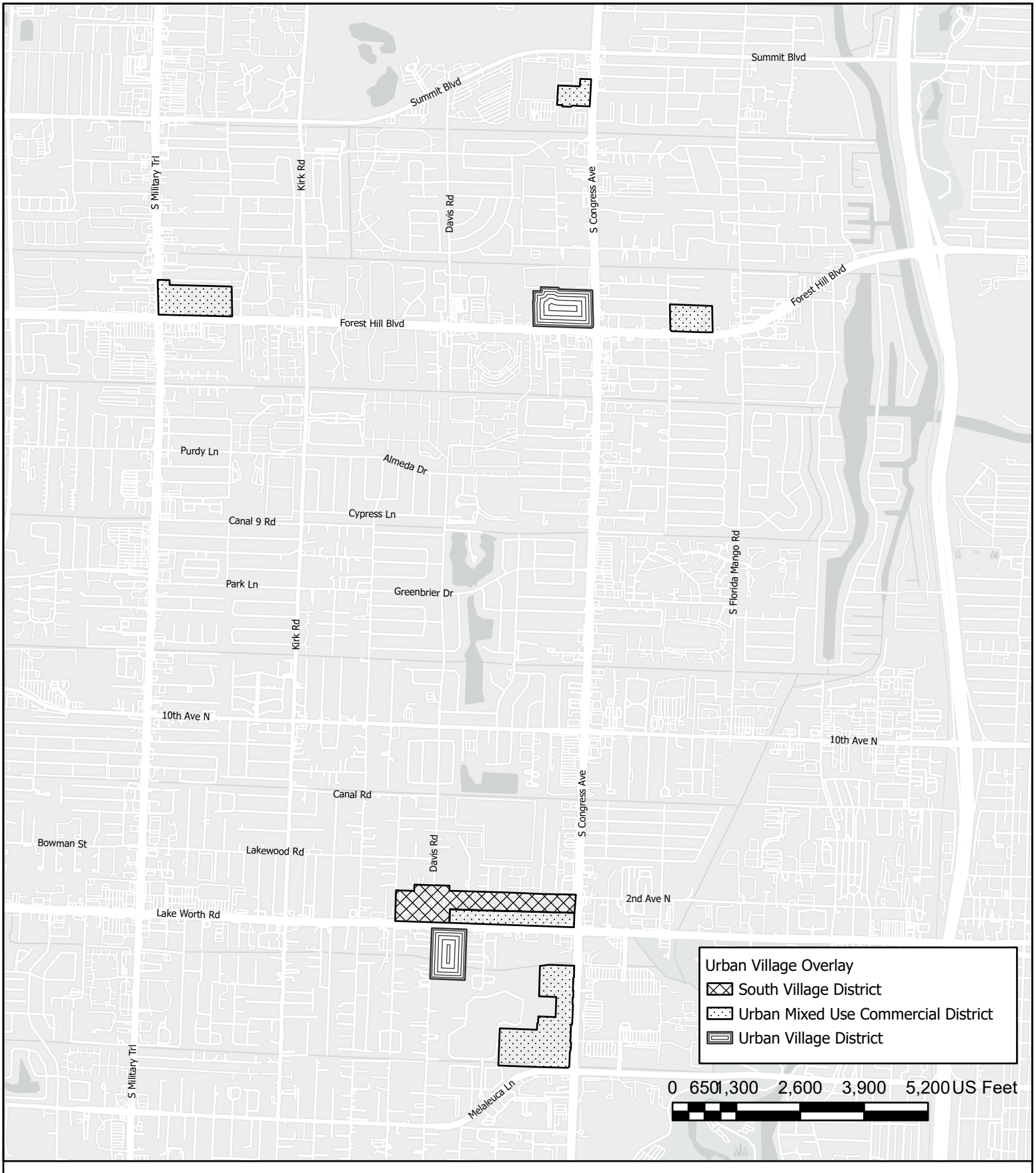


# Village of Palm Springs

## Urban Village Overlay



Map II.1

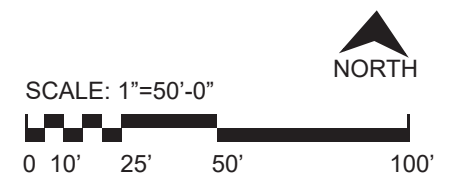




Site Data	
Overall Site Area: +/-242,806 sf	
• Building One (250' x 180')	Floors: 6 Footprint: 45,000 sf Total Square Footage: 180,000 sf Two Floor Parking Garage: 90,000 sf
• Building Two (250' x 100')	Floors: 5 Footprint: 25,000 sf Total Square Footage: 75,000 sf Two Floor Parking Garage: 50,000 sf
• Building Three (250' x 175')	Floors: 3 Footprint: 43,750 sf Total Square Footage: 131,250 sf
• Floor Area Ratio: 1.59	
• Open Space: 75,478 sf	
• Impervious Area: 53,578 sf ◦ Surface Parking Spaces: 91	

# 839 SOUTH CONGRESS AVE

January 2024





VIEW ONE

# 839 SOUTH CONGRESS AVE

January 2024



VIEW TWO

# 839 SOUTH CONGRESS AVE

January 2024



VIEW THREE

# 839 SOUTH CONGRESS AVE

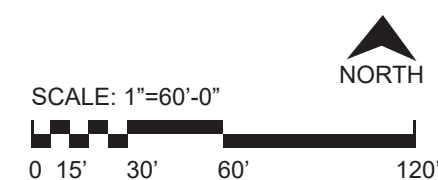
January 2024



Site Data	
Overall Site Area: +/-197,892 sf	
• Building One (215' x 170')	Floors: 4 Footprint: 36,550 SF Total Square Footage: 146,200 sf
• Building Two (215' x 90' x 100' x 45' x 116' x 135')	Floors: 5 Footprint: 24,720 sf Total Square Footage: 74,160 sf Two Floor Parking Garage: 49,440 sf
• Building Three (205' x 80')	Floors: 3 Footprint: 16,400 sf Total Square Footage: 49,200 sf
• Building Four (150' x 80')	Floors: 4 Footprint: 12,000 sf Total Square Footage: 48,000 sf
• Floor Area Ratio: 1.60	
• Open Space: 81,240 sf	
• Impervious Area: 58,037 sf ◦ Surface Parking Spaces: 97	

# 3917 SOUTH CONGRESS AVE

January 2024





VIEW ONE

# 3917 SOUTH CONGRESS AVE

January 2024



VIEW TWO

# 3917 SOUTH CONGRESS AVE

January 2024



VIEW THREE

# 3917 SOUTH CONGRESS AVE

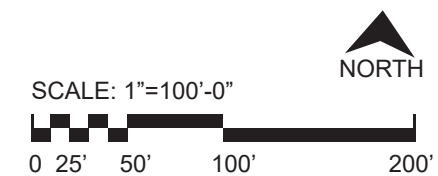
January 2024



Site Data	
Overall Site Area: +/- 850,598 sf	
• Building One (180' x 425')	Floors: 4 Footprint: 76,500 SF Total Square Footage: 306,000
• Building Two (200' x 430')	Floors: 5 Footprint: 86,000 sf Total Square Footage: 430,000 sf
• Building Three (165' x 350')	Floors: 3 Footprint: 57,750 sf Total Square Footage: 173,250 sf
• Building Four (330' x 350')	Floors: 5 Footprint: 115,500 sf Total Square Footage: 231,000 sf Three Floor Parking Garage: 346,500
• Building Five (150' x 175' x 330' x 440' x 500')	Floors: 3 Footprint: 124,300 sf Total Square Footage: 372,900 sf
• Floor Area Ratio: 1.78	
• Open Space: 237,279 sf	
• Impervious Area: 153,269 sf ◦ Surface Parking Spaces: 152	

# 3015 FOREST HILL BLVD

January 2024





VIEW ONE

# 3015 FOREST HILL BLVD

January 2024



VIEW TWO

# 3015 FOREST HILL BLVD

January 2024



VIEW THREE

# 3015 FOREST HILL BLVD

January 2024



# Village of Palm Springs

## Staff Report

**AGENDA DATE:** November 12, 2025

**DEPARTMENT:** Planning, Zoning & Building

**ITEM #5:** Parking Variance Request (PSV2025-11) — Walmart Neighborhood Market - 4316 Forest Hill Boulevard, Unit 4400.

**SUMMARY:** Jacquie Pedevillano, agent for the applicant, Walmart Stores East, is requesting a variance relief from Section 34-1329 (5)(c) to provide a total of fifteen 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of nine (9) regular parking spaces. The variance consists of converting 9 regular parking spaces into online pickup-only parking spaces for a total of fifteenth (15) online pickup-only parking spaces.

Note: The subject property is located within the Commercial Renewal (CR) zoning district. Village code Section 34-1329 (5)(c) requires one parking space for every 200 square feet of gross floor of the shopping center.

The Planning and Zoning Staff reviewed the application and determined that the proposed variance could create conflicts with surrounding businesses. On September 22, the Planning, Zoning, and Building Director approved an Administrative Site Plan Amendment (AP25-00023), which modified the parking layout by converting six (6) standard parking spaces into OPD (Online Pickup Delivery) spaces. Adding nine (9) additional OPD spaces would further reduce the number of parking spaces available for regular customers, particularly since the parking area in front of Walmart is often fully occupied.

Staff does not support the applicant’s request, finding that it is self-created and does not meet the criteria of Section 34-603(b)(1)(b), which specifically states “the special conditions and circumstances do not result from the actions of the applicant.”

As part of the review process, staff conducted a site visit to evaluate the current operations of the online pickup parking queue. The primary goals were to observe the average number of cars in the online pickup queue and the waiting time for customers to be served. The observations were documented at various times throughout the day and on different days. Below is a summary of the data collected:

Time period (am & pm)	Average Cars in Queue during the period	Average Wait Time (Minutes)
8:15 am - 10:00 pm	4	5 average per pick up
11:00 am -12:55 pm	4	5 average per pick up
11:00 am - 12:00 pm	1	5 average per pick up
1:00 pm - 2:30 pm	2	5 average per pick up
2:30 pm - 4:30 pm	6	5 average per pick up
4:00 pm - 6:00 pm	10	3–5 average per pick up
6:00 pm - 8:00 pm	8	3–5 average per pick up

**\*\*Key Insights: \*\***

- The average number of cars in the online pickup queue ranges from **\*\*2 to 6 cars\*\*** for between **\*\*1 and 2 hours\*\***, showing that the online pickup delivery parking area was never always utilized.
- Customers generally experience a waiting time of approximately **\*\*4 to 5 minutes\*\*** from the moment they park until they receive their orders.
- The peak observation noted a maximum of **\*\*6 cars\*\*** in the queue over a span of two hours.
- A significant number of online pickup parking spots were occupied by shoppers who opted to enter the store due to the limited availability of regular parking spaces. Additionally, some employees were utilizing these designated online pickup spots.

Based on observations mentioned above, staff believe there is no immediate need to add more online pickup delivery parking spots. Increasing these spaces could potentially restrict regular customers from finding adequate parking, which may impact their ability to shop at Walmart.

Should the Planning & Zoning Board desire to recommend approval of the variance requested, Staff recommends that said motion include the conditions stated in the staff report.

**FISCAL IMPACT:**

The proposed variance does not have a fiscal impact on the Village.

**ATTACHMENTS:**

1. Planning and Zoning Board Order 2025-05 - 4316 Forest Hill Boulevard - PSV2025-11
2. Staff Report - Walmart Forest Hill Parking Variance
3. Variance Narrative
4. Site Plan
5. Overall Site Plan - Parking Count



**VILLAGE OF PALM SPRINGS, FLORIDA  
PLANNING AND ZONING BOARD**

**PZ&B Order 2025-05  
(PSV25-11)**

**Walmart Stores East (Applicant)  
4316 Forest Hill Boulevard  
Palm Springs, FL 33406  
Applicant(s)**

**PCN: 70-42-44-12-00-000-5070**

**FINAL ORDER**

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **November 12, 2025**. The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

**FINDINGS OF FACT**

1. The Board has jurisdiction over the following variance application **PSV25-11**.
2. The above Applicant(s) is the owner of the property legally described as: **12-44-42, N 1/4 OF SW 1/4 OF SE 1/4 (LESS W 335.21 FT, E 600 FT, S 105 FT OF N 216 FT OF E 110 FT OF W 580.14 FT, S 125 FT OF N 235 FT OF WLY 80.94 FT LYG E OF & ADJ TO PB112P164 & N 60 FT FOREST HILL BLVD R/W) & S 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4 (LESS N 1/2 OF E 100 FT, SLY 166 FT OF E 180 FT OF WLY 240 FT & WLY 74.52 S MILITARY TRL R/W)**.
3. The Applicant has submitted an application for a variance from the Village of Palm Springs, Florida, as set forth below:
  1. **(PSV25-11)** - The applicant is requesting a Variance from Section 34-1329 (5)(c) of the Code of Ordinance to allow the conversion of 9 regular parking spaces into online pickup-only parking spaces for a total of 15 online pickup-only parking spaces.
4. The Village's Land Development Code Section 34-1329 (5)(c) requires the Board to determine that the variance meets the following requirements:
  1. Shopping centers. One parking space per 200 square feet of gross leasable area.
  2. The Board has determined that Variance **PSV25-11** has met the requirements of Section 34-1329 (5)(c) of the Land Development Code.
  3. The Variance is hereby **GRANTED/DENIED**.

PZ&B Order 2025-05 - Parking Variance Request (PSV2025-11) — Walmart Neighborhood Market — 4316 Forest Hill Boulevard, Unit 4400

**DONE AND ORDERED** in Palm Springs, Florida, this 12th day of November 2025.

ATTEST:

\_\_\_\_\_  
Andrea Medero  
Records Clerk

\_\_\_\_\_  
Ralph Lashells, Chairman  
Planning and Zoning Board

Copies furnished to:

Walmart Stores East, 4316 Forest Hill Boulevard, Palm Springs, FL 33406

Jacqueline Pedevillano, 5404 Cypress Center Drive, Suite 140, Tampa, FL 33609

Shoppes of Forest Hills LLC, 1205 SW 37th Avenue, Miami, FL 33135-4200

Iramis Cabrera, Planning, Zoning, and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



**PLANNING, ZONING & BUILDING STAFF REPORT**

**SUBJECT:** Variance request from Section 34-1329 (5)(c), Minimum parking requirements by use, to allow the conversion of 9 regular parking spaces into online pickup only parking spaces for a total of 15 online pickup only parking spaces at Walmart Neighborhood Super Market.

<b>Application Summary</b>			
<b>Applicant</b>	Bowman Consulting	<b>Submittal Date</b>	9-24-2025
<b>Reference Name</b>	Walmart Neighborhood Market	<b>Case Number</b>	<b>PSV2025-11</b>
<b>Location</b>	4316 Forest Hill Boulevard, Unit 4400	<b>Site Area</b>	12.01 acres
<b>P&amp;ZB Meeting</b>	November 12 <sup>th</sup> , 2025	<b>Parcel Control Number</b>	70-43-44-12-00-000-5070
<b>Requests</b>			
<b>Existing Use</b>	Commercial shopping center with a mix of uses between retail, restaurants, and professional offices.		
<b>Parking</b>			
<b>Code Required</b>	Shopping center – 1/ 200 sf @ 122,042 square feet 610 parking required		
<b>Existing</b>	616 total parking spaces 6 parking spaces dedicated to online pickups only 610 regular parking spaces, including 28 accessible spaces		
<b>Variance</b>	The applicant is requesting a Variance from Section 34-1329 (5)(c) of the Code of Ordinance to allow the conversion of 9 regular parking spaces into online pickup-only parking spaces for a total of 15 online pickup-only parking spaces.		
<b>Site Characteristics</b>			
<b>Existing Use</b>	Shopping center	<b>Approved use</b>	Walmart grocery market with drive-up pharmacy
<b>Zoning</b>	Commercial Renewal, CR	<b>Future Land Use</b>	Commercial Renewal
<b>Surrounding Existing Land Use, Future Land Use, and Zoning</b>			
<b>Direction</b>	<b>Existing Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
North	Vacant lots	Commercial Renewal	Commercial Renewal (CR)
South	Residential & Medical Facility	Low-density residential & Commercial	Residential Multi-Family (RM) & commercial General (CG)
East	Animal clinic & residential properties	Commercial & Low-Density Residential	Commercial General (CG) & Residential Multi-Family (RM)
West	Commercial Shopping Center	Unincorporated Palm Beach County, Urban Infill	Unincorporated Palm Beach County, Urban Center (UC)
<b>Recommendation</b>			
<p>Planning, Zoning, and Building Staff have already approved, administratively, the conversion of 6 regular parking spaces into online pickup-only spaces based on the existing characteristics of the property, which contains a surplus of 6 parking spaces.</p> <p>PZB Staff <u>does not support</u> the requested variance to increase in online-only parking spaces, finding criteria of Section 34-603(b)(1)(a) and (b) have not been met because it has been self-created.</p>			



## I Site History

- Ordinance 2008-24: Annexation.  
The shopping center was annexed into the Village of Palm Springs in December 2008 and designated with the Land Development as Commercial General (CG) zoning districts and Future Land Use Commercial.
- Case # 201500162: Administrative Site Plan Amendment  
An administrative amendment was approved in March 2015 to modify a portion of the parking lot to add cart corrals and reconfigure parking spaces in front of the building, add a screen enclosure for the recycling area in the rear, and perform other miscellaneous minor renovations to facilitate a Walmart Neighborhood Market.
- Resolution 2015-53: Site Plan amendment and Special Exception  
In July 2015, the Village Council approved a Site Plan Amendment with Special Exception Use to add a drive-thru window to the proposed Walmart Neighborhood Market/Pharmacy, with a waiver for two queuing spaces instead of the required five spaces.
- Resolution 2021-11: Site Plan amendment and Special Exception  
In May 2021, the Village Council approved a Site Plan Amendment with Special Exception Use to allow the conversion of a 3,387 square foot existing restaurant with drive-thru use into a coffee shop with a 482 square foot outdoor seating area and drive-thru window, and hours of operation commence at 5:30 am instead of 7:00 am.
- Case # AP25-0023: Administrative Site Plan Amendment  
An administrative amendment was approved on September 22, 2025, to modify a portion of the parking lot to convert 6 parking spaces into online pickup parking spaces for the Walmart Neighborhood Market.

## II. Variance requested

The subject property is located on the Southeast corner of Forest Hill Boulevard and South Military Trail within the Commercial Renewal zoning district. Parking spaces are regulated by Section 34-1329 (5)(c) of the Village Land Development Regulations, which specifies that a shopping center shall have one parking space for every 200 square feet of gross-floor area.

Walmart Neighborhood store is requesting variance relief to provide a total of 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of 9 regular parking spaces.

The applicant's full justification is hereto:

*a. Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same Planning, Building & Zoning district.*

The Walmart store at 4400 Forest Hill Blvd is a uniquely positioned tenant within an established shopping center and is among the few retail sites in the area that operates an integrated online pickup and delivery service at this scale. The increased demand for digital ordering and contactless pickup has created operational needs that differ from traditional retail parking models. These evolving service demands are not uniformly applicable to other properties in the same zoning district that do not provide online retail or high-volume pickup services.

*b. That the special conditions and circumstances do not result from the actions of the applicant.*

The need for additional OPD spaces stems from ongoing shifts in consumer behavior, not from any action or change initiated by the applicant. The rise in online ordering and drive-up pickup services, especially post-COVID-2020, has become a widespread retail trend. Walmart is actively responding to these changing customer needs to continue providing essential, convenient services to the community

*c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same Planning, Building & Zoning district.*

Approval of this variance will not provide any special privilege not otherwise available to similarly situated properties. The request is based on actual, demonstrable operational need and is narrowly limited to 9 parking spaces exceeding the surplus allowed by code. The variance does not alter use, building footprint, or site access, and it remains consistent with the underlying zoning and applicable site development standards. These additional parking spaces are spaces that would already be used for customer use.

*d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.*

Strict application of the code, limiting the applicant to only surplus spaces for OPD, would prevent the applicant from adequately meeting current customer demand. Without variance, Walmart's ability to

deliver a critical service to the public would be compromised, despite sufficient available on-site parking and no negative impact on surrounding uses.

*e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*

The request is limited to only 9 additional OPD spaces beyond the surplus allowed under the code. These spaces are proposed in response to operational data and are the minimum needed to reasonably serve current customer demand for online pickup services. No changes to the building, additional GFA, or site expansion are proposed. The variance allows for continued efficient use of the site within its existing footprint. These additional parking spaces are spaces that would already be used for customer use.

*f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.*

The purpose of the zoning and parking code is to ensure adequate parking for customer use, safe site operations, and compatibility with surrounding development. The variance supports these goals by using existing parking space for a purpose that enhances retail efficiency without increasing parking demand. The site's circulation and parking ratios remain functional and compliant, and the variance does not contradict the intent of the code.

*g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The additional OPD will be used for short-term, low-impact parking and will not generate additional noise, traffic, or visual clutter. The project improves service delivery while preserving safe, efficient site operations and community benefit, with no adverse impact to surrounding properties or public welfare.

### **III. Recommendation**

The Planning and Zoning Staff has reviewed the application and determined that the proposed variance could create conflicts with surrounding businesses. On September 22nd, the Planning, Zoning, and Building Director approved Administrative Site Plan Amendment (AP25-00023), which modified the parking layout by converting 6 standard parking spaces into OPD (Online Pickup Delivery) spaces. Adding 9 additional OPD spaces will limit the number of parking spaces available for regular customers, especially considering that the parking area in front of Walmart is often full.

Staff does not support the applicant's request, finding that it is self-created and does not meet the criteria of Section 34-603(b)(1)(b), which specifically states "the special conditions and circumstances do not result from the actions of the applicant".

As part of the review process, staff conducted a site visit to evaluate the current operations of the online pickup parking queue. The primary goals were to observe the average number of cars in the online pickup queue and the waiting time for customers to be served. The observations were documented at various times throughout the day and on different days. Below is a summary of the data collected:

Time period (am & pm)	Average Cars in Queue during the period	Average Wait Time (Minutes)
8:15 am - 10:00 pm	4	3-5 average per pick up
11:00 am -12:55 pm	4	3-5 average per pick up
11:00 am - 12:00 pm	1	3-5 average per pick up
1:00 pm - 2:30 pm	2	3-5 average per pick up
2:30 pm - 4:30 pm	6	3-5 average per pick up
4:00 pm – 6:00 pm	10	3-5 average per pick up
6:00 pm – 8:00 pm	8	3-5 average per pick up

**\*\*Key Insights: \*\***

- The average number of cars in the online pickup queue ranges from **\*\*2 to 6 cars\*\*** for between **\*\*1 to 2 hours\*\***, showing that the online pickup delivery parking area was never always utilized.
- Customers generally experience a waiting time of approximately **\*\*3 to 5 minutes\*\*** from the moment they park until they receive their orders.
- The peak observation noted a maximum of **\*\*6 cars\*\*** in the queue over a span of two hours.
- A significant number of online pickup parking spots were occupied by shoppers who opted to enter the store due to the limited availability of regular parking spaces. Additionally, some employees were utilizing these designated online pickup spots.

Based on the observations above, staff believe there is no immediate need to add additional online pickup delivery parking spots. Increasing these spaces could restrict regular customers from finding adequate parking, potentially affecting their ability to shop at Walmart.

Should the Planning & Zoning Board desire to recommend approval of the Variance requested, Staff recommends that said motion include the following conditions:

- No more than 15 parking spaces shall be dedicated for online pickup at any time.
- A building permit shall be submitted to the Village for the required improvements before any construction work commences.
- Pedestrian connectivity shall be provided within the entire parking lot and include access to the building.

Walmart Neighborhood Market, Parking Variance



Walmart Neighborhood Market, Parking Variance



Walmart Neighborhood Market, Parking Variance



## Variance Narrative

The Village of Palm Springs  
226 Cypress Lane  
Palm Springs, FL 33461

**Bowman Project:** 011463-01-041  
**Walmart Store:** #4441 Village of Palm Springs

**SUBJECT:** Walmart Store #4441  
4400 Forest Hill Blvd

To whom it may concern:

Please accept this narrative as part of the parking variance submittal on behalf of Walmart Store #4441, located at 4400 Forest Hill Blvd in the Village of Palm Springs. This request succeeds in a site plan modification which proposed 6 online pickup delivery (OPD) parking spaces. In this variance submittal, a proposal of an additional 9 pickup spaces, now totaling 15 designated for OPD. These spaces are functionally different from standard customer parking and do not represent increased demand for long-term parking.

### Background & Need for Variance

Under the Village's current Land Development Code, online pickup delivery spaces must be drawn from surplus parking: spaces beyond the code-required minimum for development. Based on the previously approved site plan, the shopping center has a surplus of 6 parking spaces. Thus, under current code, a maximum of 6 parking spaces can be dedicated to pickup only.

On September 22<sup>nd</sup>, we received approval from the Village of Palm Springs and Iramis Cabrera, the Planning, Zoning, and Building Director for our Administrative Site Plan Amendment (AP25-00023). This approval allowed for the modification of the parking layout to convert 6 standard parking spaces into OPD spaces. The property requires a minimum parking count of 610 based on the ratio of 1 space per 200 SF GFA.

We completed the site plan amendment to convert 6 spaces without the need for a variance. However, to meet increasing customer demand for online pickup services at this location, Walmart is requesting to expand the number of designated OPD spaces from 6 to 15 total spaces. This means 9 of those spaces exceed the current surplus available under code, and we are therefore requesting a parking variance to permit 9 additional OPD spaces beyond what the code allows.

These spaces are proposed in the same general area as the existing OPD stalls— located on the west side of the Walmart main parking lot, but still in front of the store— and continue to serve only short-term, low-impact pickup operations.

## **Statement of Special Reasons**

*(Per Section 34-603(b)(1), Village of Palm Springs Code of Ordinances)*

- a. Those special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same Planning, Building & Zoning district.

The Walmart store at 4400 Forest Hill Blvd is a uniquely positioned tenant within an established shopping center and is among the few retail sites in the area that operates an integrated online pickup delivery service at this scale. The increased demand for digital ordering and contactless pickup has created operational needs that differ from traditional retail parking models. These evolving service demands are not uniformly applicable to other properties in the same zoning district that do not provide online retail or high-volume pickup services.

- b. That the special conditions and circumstances do not result from the actions of the applicant.

The need for additional OPD spaces stems from ongoing shifts in consumer behavior, not from any action or change initiated by the applicant. The rise in online ordering and drive-up pickup services, especially post-covid-2020, has become a widespread retail trend. Walmart is actively responding to these changing customer needs in order to continue providing essential, convenient services to the community.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same Planning, Building & Zoning district.

Approval of this variance will not provide any special privilege not otherwise available to similarly situated properties. The request is based on actual, demonstrable operational need and is narrowly limited to 9 parking spaces exceeding the surplus allowed by code. The variance does not alter use, building footprint, or site access, and it remains consistent with the underlying zoning and applicable site development standards. These additional parking spaces are spaces that would already be used for customer use.

- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Strict application of the code, limiting the applicant to only surplus spaces for OPD, would prevent the applicant from adequately meeting current customer demand. Without variance, Walmart's ability to deliver a critical service to the public would be compromised, despite sufficient available on-site parking and no negative impact on surrounding uses.

- e. That the variance granted is the minimum variance that will make possible reasonable use of the land, building, or structure.

The request is limited to only 9 additional OPD spaces beyond the surplus allowed under code. These spaces are proposed in response to operational data and are the minimum needed to reasonably serve

current customer demand for online pickup services. No changes to the building, additional GFA, or site expansion are proposed. The variance allows for continued efficient use of the site within its existing footprint. These additional parking spaces are spaces that would already be used for customer use.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

The purpose of the zoning and parking code is to ensure adequate parking for customer use, safe site operations, and compatibility with surrounding development. The variance supports these goals by using existing parking space for a purpose that enhances retail efficiency without increasing parking demand. The site's circulation and parking ratios remain functional and compliant, and the variance does not contradict the intent of the code.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The additional OPD will be used for short-term, low-impact parking and will not generate additional noise, traffic, or visual clutter. The project improves service delivery while preserving safe, efficient site operations and community benefit, with no adverse impact to surrounding properties or public welfare.

### **Conclusion**

In summary, the requested parking variance is consistent with the Village's code framework and comprehensive plan. It supports modern retail operation, meets growing community demand, and does so without creating adverse impacts on the site, surrounding properties, or Village infrastructure. We respectfully request approval of the variance to allow Walmart to continue adapting to the needs of the residents it serves.

We appreciate the opportunity to submit this variance for review and look forward to working with you. Should you have any inquiries or require further information, please feel free to contact us at [Walmart-remodel@bowman.com](mailto:Walmart-remodel@bowman.com).

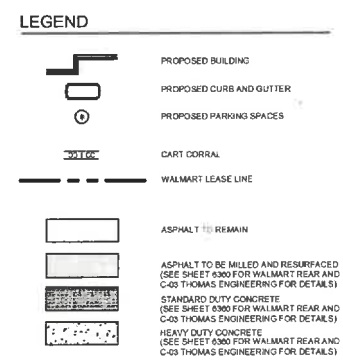
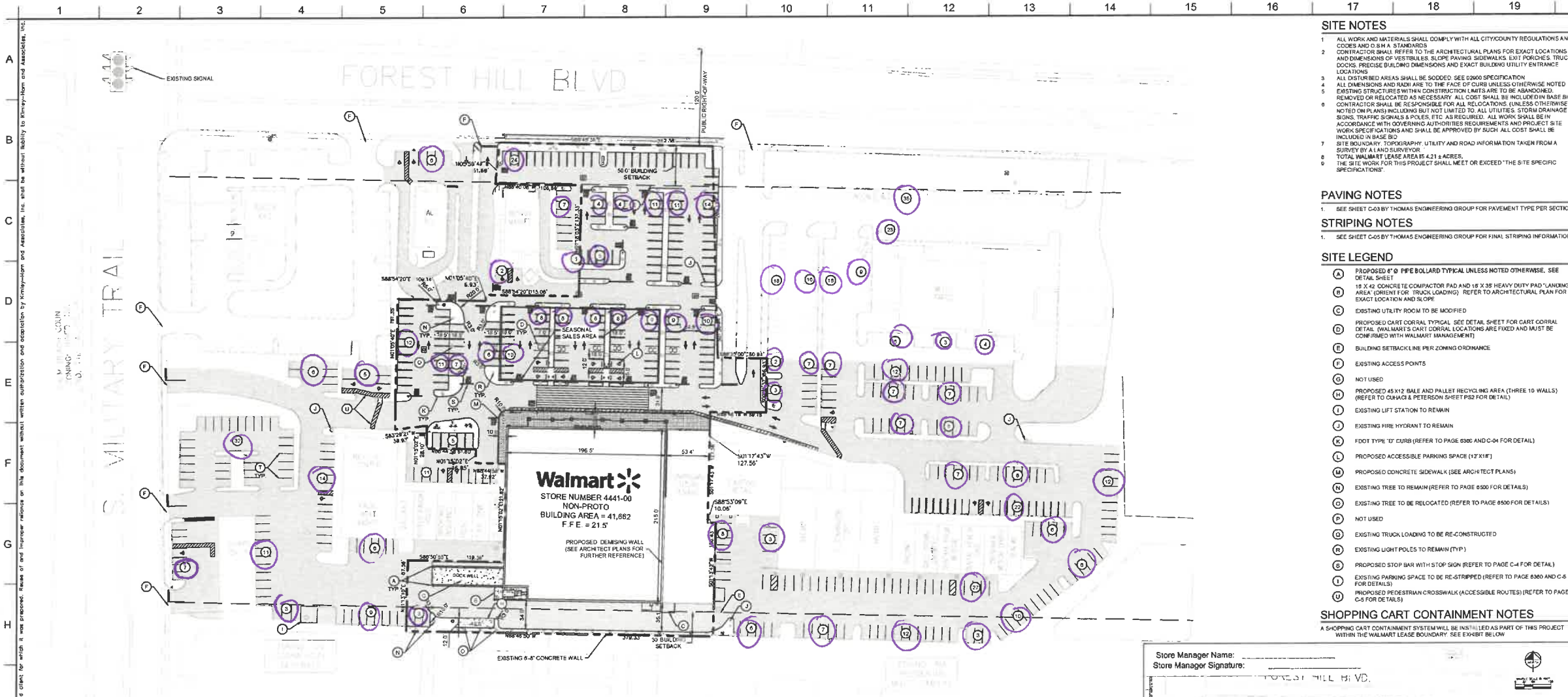
Sincerely,



Jacque Pedevillano  
Project Manager



Printed By: Y. Yamal, Sheet: S41-PALM SPRINGS 4441, Layout: 6220 SITE PLAN March 17, 2015 12:07:06pm K:\WBLD\047253 - Wal-Mart\02 - Palm Springs - Forest Hill and Military (Symb Tables)\CAD\PlantArea\6220 - SITE PLAN - 4441.dwg



GENERAL BUILDING DATA	
TOTAL SHOPPING CENTER BUILDING AREA*	122,042 SF
WALMART BUILDING AREA	41,882 SF
ZONING CLASSIFICATION	CG (COMMERCIAL GENERAL)
EXISTING MAXIMUM BUILDING HEIGHT	31'-0"
MAXIMUM BUILDING HEIGHT ALLOWED	45'-0" OR 4 STORIES
NUMBER OF FLOORS	1
POINTS OF ACCESS	7
BUILDING SETBACK MIN. FRONT YARD	50'-0"
BUILDING SETBACK MIN. REAR YARD (REAR YARD)	30'-0"
BUILDING SETBACK MIN. SIDE YARD (REAR YARD)	15'-0"
BUILDING SETBACK MIN. SIDE YARD (CORNER)	25'-0"

TOTAL EXISTING PARKING RATIO	
SHOPPING CENTER BUILDING AREA*	122,042 SF
SHOPPING CENTER PARKING*	810
REQUIRED RATIO	5.00 / 1000 SF
PROVIDED RATIO	5.07 / 1000 SF

TOTAL PROPOSED PARKING RATIO	
SHOPPING CENTER BUILDING AREA*	122,042 SF
SHOPPING CENTER PARKING	632
REQUIRED RATIO	5.00 / 1000 SF
PROVIDED RATIO	5.18 / 1000 SF

WALMART EXISTING PARKING WITHIN LEASE AREA	
BUILDING AREA	41,882 SF
TOTAL PARKING	187
ACCESSIBLE PARKING	8
CART CORRALS	7
REQUIRED RATIO	5.00 / 1000 SF
PARKING RATIO PROVIDED	4.25 / 1000 SF

WALMART PROPOSED PARKING WITHIN LEASE AREA	
BUILDING AREA	41,882 SF
TOTAL PARKING	187
ACCESSIBLE PARKING	7
CART CORRALS	8
REQUIRED RATIO	5.00 / 1000 SF
PROVIDED RATIO ***	4.49 / 1000 SF

GREEN SPACE REQUIREMENTS**	
MIN GREEN SPACE REQUIREMENT	20 SF PER PARKING STALL
EXISTING WALMART LEASE PARKING	177
EXISTING GREEN SPACE REQUIRED	3,540 SF
EXISTING GREEN SPACE PROVIDED	15,818 SF
PROPOSED WALMART LEASE PARKING	187
PROPOSED GREEN SPACE REQUIRED	3,740 SF
PROPOSED GREEN SPACE PROVIDED	14,788 SF

122,042 sq ft  
 → 610 parking requires  
 Surplus of 6

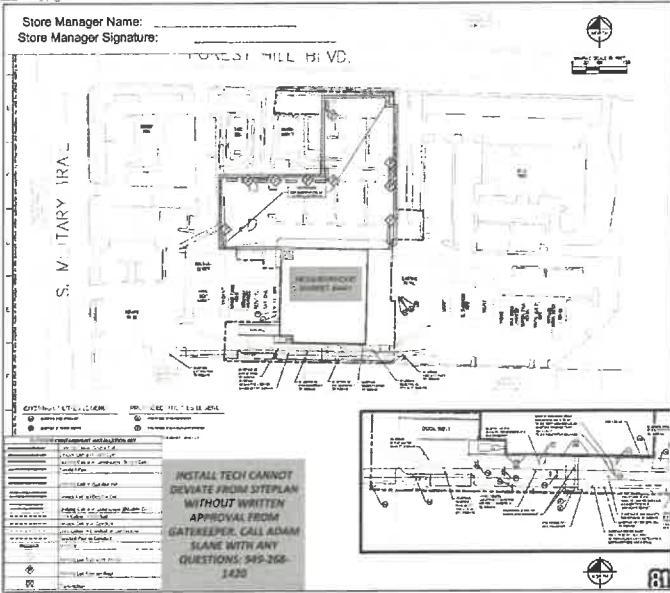
- ### SITE NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.M.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL DISTURBED AREAS SHALL BE SOILED. SEE 0200 SPECIFICATION.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
  - TOTAL WALMART LEASE AREA IS 4.21 ACRES.
  - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE SPECIFIC SPECIFICATIONS.

- ### PAVING NOTES
- SEE SHEET C-03 BY THOMAS ENGINEERING GROUP FOR PAVEMENT TYPE PER SECTION.

- ### STRIPING NOTES
- SEE SHEET C-05 BY THOMAS ENGINEERING GROUP FOR FINAL STRIPING INFORMATION.

- ### SITE LEGEND
- PROPOSED 6" PPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
  - 15' X 42' CONCRETE COMPACTOR PAD AND 18' X 35' HEAVY DUTY PAD LANDING AREA (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
  - EXISTING UTILITY ROOM TO BE MODIFIED.
  - PROPOSED CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL. (WALMART'S CART CORRAL LOCATIONS ARE FIXED AND MUST BE CONFIRMED WITH WALMART MANAGEMENT).
  - BUILDING SETBACK LINE PER ZONING ORDINANCE.
  - EXISTING ACCESS POINTS.
  - NOT USED.
  - PROPOSED 45" X 15" BALE AND PALLET RECYCLING AREA (THREE 10 WALLS) (REFER TO CHANG & PETERSON SHEET P52 FOR DETAIL).
  - EXISTING LIFT STATION TO REMAIN.
  - EXISTING FIRE HYDRANT TO REMAIN.
  - FOOT TYPE 'D' CURB (REFER TO PAGE 6380 AND C-04 FOR DETAIL).
  - PROPOSED ACCESSIBLE PARKING SPACE (12' X 12').
  - PROPOSED CONCRETE SIDEWALK (SEE ARCHITECT PLANS).
  - EXISTING TREE TO REMAIN (REFER TO PAGE 6350 FOR DETAILS).
  - EXISTING TREE TO BE RELOCATED (REFER TO PAGE 6500 FOR DETAILS).
  - NOT USED.
  - EXISTING TRUCK LOADING TO BE RE-CONSTRUCTED.
  - EXISTING LIGHT POLES TO REMAIN (TYP).
  - PROPOSED STOP BAR WITH STOP SIGN (REFER TO PAGE C-4 FOR DETAIL).
  - EXISTING PARKING SPACE TO BE RE-STRIPPED (REFER TO PAGE 6360 AND C-5 FOR DETAILS).
  - PROPOSED PEDESTRIAN CROSSWALK (ACCESSIBLE ROUTES) (REFER TO PAGE C-5 FOR DETAILS).

- ### SHOPPING CART CONTAINMENT NOTES
- A SHOPPING CART CONTAINMENT SYSTEM WILL BE INSTALLED AS PART OF THIS PROJECT WITHIN THE WALMART LEASE BOUNDARY. SEE EXHIBIT BELOW.



**ALERT TO CONTRACTOR:**

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED EARLY. FINAL UTILITIES AND FINAL GRADING BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE RSP FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

**Kimley-Horn**  
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
 442 24th Street, West Palm Beach, FL 33409  
 PHONE: 772-362-7981 FAX: 772-362-9889  
 WWW.KIMLEY-HORN.COM CA 00000069

DESIGN ENGINEER: GREG D. WELFOND, P.E.  
 SCALE NOTED AS SHOWN  
 DECORATED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 DATE: [blank]

**OVERALL SITE PLAN**

Walmart STORE #4441-00  
 PALM SPRINGS, FLORIDA  
 WAL-MART STORES EAST, LP  
 VILLAGE OF PALM SPRINGS FLORIDA

DATE: 3/12/2015  
 PROJECT NO: 147253702  
 SHEET NUMBER: 6220

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