



**AGENDA
LOCAL PLANNING AGENCY
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
OCTOBER 13, 2016
6:30 P.M.**

COUNCIL

- Mayor Bev Smith
- Vice Mayor Joni Brinkman Mayor Pro Tem Patti Waller
- Council Member Doug Gunther Council Member Liz Shields

ADMINISTRATION

- Village Manager Richard Reade Village Attorney Glen Torcivia
- Village Clerk Susan Caljean

**CALL TO ORDER
ROLL CALL
AGENDA**

Public Hearing for amending the Comprehensive Land Use Plan, revising the Future Land Use Map, amending the Official Land Development District Zoning Map of the Village and/or rezoning the following properties in the Village of Palm Springs:

1. ORDINANCE No. 2016-12 Comprehensive Plan Text Amendment – “College-Hospital Overlay” (CHO) District – South Congress Avenue

Motion	Second	Vote
--------	--------	------

ADJOURNMENT

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that 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 an accommodation in order to attend or participate in this meeting should contact the Village Clerk at 965-4010 at least 3 days prior to the meeting in order to request such assistance.



Village of Palm Springs

Executive Brief

AGENDA DATE: October 13, 2016

DEPARTMENT: Land Development

ITEM #1: Ordinance 2016-12 - Comprehensive Plan Text Amendment – “College-Hospital Overlay” (CHO) District - South Congress Avenue

SUMMARY: Following the completion of the Congress Avenue Corridor Study, staff has drafted provisions for a new zoning overlay district to encourage re-development near Palm Beach State College and JFK Hospital. As a result, a new College-Hospital Overlay (“CHO”) district is proposed to expand development allowances and flexibility to create value-added opportunities along the south Congress Avenue corridor.

The CHO is established in recognition of the 30,000+ students and 2,500 staff that attend and work at Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility). Both institutions are located along south Congress Avenue and there is a need for retail, restaurants and personal services in proximity to these important institutions.

The proposed Overlay would increase the maximum development potential to thirty-five (35) dwelling units per acre and 1.0 FAR for mixed use projects within the outlined area. This is an increase of 15 du/ac and 0.5 FAR over what is currently permissible. The allowances of the Overlay would only be utilized within a mixed-use planned development that fulfills the objectives of the CHO - to provide retail, restaurant and personal services or housing to support the nearby college and hospital uses.

The proposed ordinance was prepared by the Village Attorney and reviewed by the Land Development Director.

The Land Development Board held a workshop during their June 14th meeting to discuss the proposed Overlay allowances, standards and restrictions. Further, the proposed comprehensive plan language was considered at their July 12th meeting and recommended approval. Additionally, the Board considered requests from two property owners with vacant parcels (Seaglates Investment Company and 3200 Lake Worth Road LLC) to expand the Overlay area to include their properties (located south of Lake Worth Road and north of the L-12 canal) during its August 9th meeting, and recommended approval.

Note: If the proposed expanded area is approved, the amended CHO boundaries would include approximately 21 acres on the north side of the canal, which may also be developed to support the college and hospital uses.

The Local Planning Agency (LPA) will consider the proposed comprehensive plan amendment during its October 13th meeting, and their recommendation will be provided to the Council prior to 2nd and final reading.

FISCAL IMPACT:

Increased development entitlements are expected to facilitate re-development and, thereby, increase property values within the area.

ATTACHMENTS:

1. Proposed Ordinance 2016-12 - Comprehensive Plan Amendment – CHO District
2. Proposed FLU Text Amendments
3. State of Florida Agency Review Comments
4. Summary of Changes and Responses to State of Florida Agency Review Comments
5. Requests for Expansion of Overlay Area
6. Data and Analysis & excerpts from the Congress Avenue Corridor Study
7. Map of College-Hospital Overlay Area

ORDINANCE NO. 2016-12

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING ITS CODE OF ORDINANCES BY AMENDING CHAPTER 34 “LAND DEVELOPMENT”, ARTICLE VI “LAND USE”, DIVISION 7 “SUPPLEMENTAL REGULATIONS”, TO ADD A NEW SUBDIVISION X “COLLEGE-HOSPITAL OVERLAY” TO INCLUDE SECTIONS 34-1081 THROUGH 34-1084 ENACTING AREA-SPECIFIC DEVELOPMENT ALLOWANCES FOR THE SOUTH CONGRESS AVENUE CORRIDOR; PROVIDING FOR CODIFICATION, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Palm Springs (“Village”) has regulations in place at Chapter 34 of the Village Code of Ordinances regarding development or improvements of land; and

WHEREAS, the Village desires to amend the existing regulations to promote economic (re)development of the South Congress Avenue corridor with a diverse mix of uses that will benefit from the drive-by traffic of Palm Beach State College and JFK Hospital; and

WHEREAS, the Village finds that providing a developer of a mixed-use planned development with additional density/intensity allowances will promote a full complement of uses (housing, shopping, dining and recreation) thereby creating a higher quality environment for students and professors, medical professionals, and visitors along this urban corridor; and

WHEREAS, the Village finds adopting supplemental regulations and development allowances through a zoning overlay 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 herein as true and correct findings of fact of the Village Council, and serve as a basis for adoption of this Ordinance.

Section 2. Chapter 34 “Land Development”, Article VI “Land Use”, Division 7 “Supplemental Regulations”, is hereby amended to add a new Subdivision X “College-Hospital Overlay” to include Sections 34-1081 through 34-1084 to read as follows:

Sec. 34-1081. – College-Hospital Overlay. This subdivision establishes a zoning overlay to be known as the College-Hospital Overlay (“CHO”), which is applicable to all properties along South Congress Avenue, south of the LWDD L-12 canal, east of Emerald Lakes/Paetzold Drive, and north of the City of Atlantis.

Sec 34-1082. – Purpose and Intent. The intent of the CHO is to provide special development regulations to promote economic (re) development along the South Congress Avenue corridor

due to the unique characteristics, opportunities and threats in the area. Objectives of these special development regulations include:

- a) To implement strategies of the Congress Avenue Corridor Study by promoting redevelopment of South Congress Avenue with high intensity, high density, multi-use development.
- b) To foster a diversity and mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College (a commuter campus) and JFK Hospital (a full service emergency care facility), and to permit additional development density opportunities suitable to attract a critical mass of housing within proximity of the college and hospital (to serve those uses).
- c) To create a higher quality environment for students and professors, medical professionals, and visitors through an urban corridor that offers a full complement of uses (housing, shopping, dining, and recreation).

Sec. 34-1083. - Applicability. The allowances of the CHO are applicable only to properties designated with the Mixed Use land use category and MU zoning district. At the time of rezoning and site plan approval of the MU planned development, the CHO standards may be utilized by the developer to supplement the standards of the underlying MU district and land development regulations in general.

Sec. 34-1084. – Development Standards. CHO mixed-use projects shall generally conform to the requirements of Subdivision VIII. Deviations from the land development regulations provided through this Overlay include:

- a) A maximum allowable density of thirty-five (35) dwelling units per acre and maximum allowable intensity of 1.0 Floor Area Ratio, subject to:
 1. The proposed uses fulfill the objectives of the CHO; and
 2. The development design provides a compatible transition between the CHO project and the adjacent lower-intensity residential neighborhoods.
- b) A reduction in parking requirements, or use of different parking ratios, in consideration of the demographics of the persons served by the uses in the CHO, and especially the intended residents (students, medical staff, seasonal residents). Dwelling unit bedroom mix, shared parking analyses, and/or other documentation/considerations shall support any parking reductions/variation in parking ratios, which shall be approved as standards of the planned development and based on the mix of uses of the specific project. These deviations are not necessarily transferrable to other properties in the CHO.

Section 3. Codification. This ordinance shall be codified in the Code of Ordinances of the Village of Palm Springs, Florida.

Section 4. Repeal of Conflicting Ordinances. All ordinances, resolutions or parts of ordinances and resolutions in conflict with this Ordinance are hereby repealed.

Section 5. 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 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

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"/>
JONI BRINKMAN, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, MAYOR PRO TEM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOUG GUNTHER, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELIZABETH SHIELDS, 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 _____, 2016.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

First Reading: _____

Second Reading: _____

ATTEST:

BY: _____
SUSAN M. CALJEAN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

EXHIBIT "A"

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

.....

Addition of a new Objective O, and related Policies:

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

The CHO is established in recognition of the 30,000+ students and 2500 staff that attend Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility), both institutions being located along South Congress Avenue and whose employees/clients generate a need for retail, restaurants and personal services in proximity to the campuses.

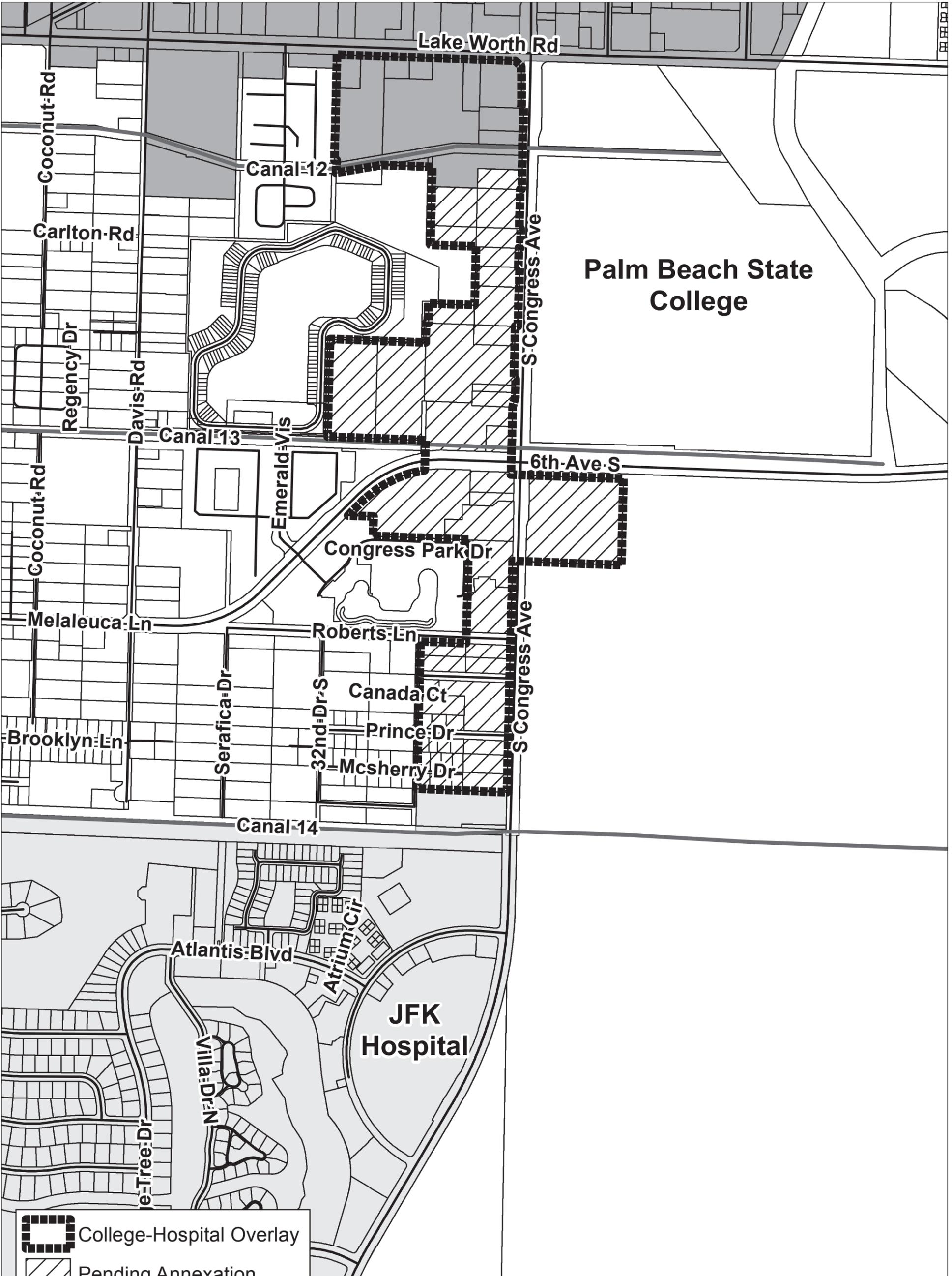
Policy O.1: The allowances of the CHO shall only be applicable to properties along the South Congress Avenue corridor, south of Lake Worth Road, designated with the Mixed Use land use category and Mixed-Use (MU) zoning district that fulfill the objectives of the Overlay. The applicable properties are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

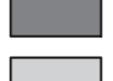
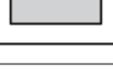
Policy O.2: The Village shall provide incentives through the CHO to promote a diverse mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College (a commuter campus) and JFK Hospital (a full service emergency facility), and to attract a critical mass of housing within proximity of and to serve the college and hospital and service-oriented uses.

Policy O.3: Mixed-use planned developments within the CHO that fulfill the objectives of the Overlay shall be allowed a residential density up to 35 dwelling units per acre and nonresidential intensity up to 1.0 FAR.

VILLAGE OF PALM SPRINGS College-Hospital Overlay

Map O.1



-  College-Hospital Overlay
-  Pending Annexation
-  Village Limits
-  Atlantis



DATE: 9/20/2016





LAND DEVELOPMENT STAFF REPORT

SUBJECT: Adoption of College-Hospital Overlay – Comprehensive Plan Amendment

Changes to the Proposed Comprehensive Plan Amendment Since Transmittal

At the request of 2 property owners, the boundaries of the CHO have been expanded to include approximately 21 acres on the north side of the L-12 canal, south of Lake Worth Road. The expanded area includes 10 parcels, of which 4 are currently vacant (13.8 acres). The expansion area is currently within the Village limits. A map of the CHO boundaries is included in Policy O.1.

The allowances of the CHO remain unchanged, however the maximum intensity of the High Density Residential land use category has been corrected to 19 du/ac (not 20 du/ac).

Responses to State Agency Review Comments

DOE: Map O.1 has been added to the Future Land Use Element Map series to depict the boundary of the CHO Overlay.

FDOT: The proximity of the Overlay area to the Lantana Airport is noted in the Congress Avenue Corridor study. The Village is aware that further coordination may be required with Department of Airports due to height limitations and use restrictions.

SFWMD: As redevelopment projects take advantage of the allowances afforded by the CHO, the subject property will undergo a land use amendment to change the designation from its current commercial or residential category to Mixed Use land use. The proposed amendment to the Future Land Use Map will include data and analysis including calculations for maximum potential water demands.

Office of Educational Facilities: As redevelopment projects take advantage of the allowances afforded by the CHO, the subject property will undergo a land use amendment to change the designation from its current commercial or residential category to Mixed Use land use. The proposed amendment to the Future Land Use Map will include data and analysis including projections for student populations and potential impacts to public school facilities.

Kimberly K. Glas-Castro

Subject:

FW: Palm Springs Overlay - Seaglades Inclusion +/- 7.20 Acres

On Jul 14, 2016, at 2:16 PM, kpoyner <kpoyner@bellsouth.net> wrote:

Kim,

Thank you for reaching back out to me so quickly. Per our discussion today, you indicated that Seaglades' 7.2 acres was not included in the 60 acre overlay that is currently being proposed, however, you all were considering it being added at the next meeting.

I just wanted to follow up with you and let you know that we would be very interested in being included in this overlay.

Please keep me updated and if you need anything from me don't hesitate to call!

Have a great day!

Kelly E. Poyner

Graham Realty Partners, LLC

Cell 561-722-0551

Fax 561-792-7507

Kimberly K. Glas-Castro

Subject: FW: Hospial - University Overlay

From: Wild West [<mailto:wildwestcabaret@gmail.com>]

Sent: Tuesday, September 20, 2016 11:27 AM

To: Kimberly K. Glas-Castro

Cc: Kevin McGinley

Subject: Re: Hospial - University Overlay

Hi Kim, Yes we would like the property owned by 3200 Lake Worth Road LLC to be included in the CHO overlay.

Thank you,
Chris Marrero
Scores Palm Beach
561-649-2000 ext 301 office
561-818-2136 cell

From: Kevin McGinley [<mailto:lrmi@bellsouth.net>]

Sent: Friday, September 16, 2016 12:25 PM

To: 'Chris Marrero'

Cc: Kimberly K. Glas-Castro

Subject: Hospial - University Overlay

Please send email to Kim –Glas Castro (and copy me) acknowledging your willingness to be included in the overlay. Kim confirmed to me that you will not be obligated to conform to the overlay standards; it's just an option for future development.

Kglas-castro@vpsfl.org

Kevin McGinley
Land Research Management, Inc.
2240 Palm Beach Lakes Blvd.#103
West Palm Beach, FL 33409
(561) 686-2481

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C7

From: Staff

Date: September 16, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Palm Springs Comprehensive Plan
Amendment No. 16-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the Village of Palm Springs contains a text amendment to the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment adds new Objective O and Policies O.1 – O.3 to the Future Land Use Element of the comprehensive plan to create the College-Hospital Overlay (CHO) district. The purpose of the CHO is to expand development allowances and flexibility along South Congress Avenue in proximity to Palm Beach State College and JFK Hospital in recognition of the commuters travelling to these institutions. The overlay implements strategies of the Congress Avenue Corridor Study by promoting redevelopment of South Congress Avenue with high intensity, high density, multi-use development. The objectives are to foster a diversity and mix of restaurants, retail, offices, and other commercial uses that benefit Palm Beach State College and JFK Hospital; permit additional development density opportunities suitable to attract a critical mass of housing within proximity of the college and hospital; and create a higher quality environment for students and professors, medical professionals, and visitors through an urban corridor that offers a full complement of uses.

The CHO district is bordered on the north by L-12 Canal and on the south by the City of Atlantis. The district consists of approximately 55 acres. The district currently is an unincorporated area that the village is in the process of annexing. Upon annexation, the properties will be designated with a village land use designation of Commercial or Residential High, depending on the current use. The provisions of the CHO will only become applicable when a property owner petitions for a future land use map amendment to change to a Mixed Use designation.

The proposed overlay would increase the maximum development potential to 35 dwelling units per acre (du/ac) and 1.0 floor area ratio (FAR) for mixed-use projects within the district. This is an increase of 15 du/ac and 0.5 FAR over what is currently permissible. The allowances of the overlay would only be utilized within a mixed-use planned development that fulfills the objectives of the CHO to provide retail, restaurant, personal services, or housing to support the nearby college and hospital uses. The increase in development entitlements is expected to facilitate redevelopment and increase property values within the area.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The village circulated the amendments through the Intergovernmental Plan Amendment Review Committee process on July 22, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the Village of Palm Springs and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 New Text to be added to the Future Land Use Element
- 3 College-Hospital Overlay Map

Exhibit 1 General Location Map

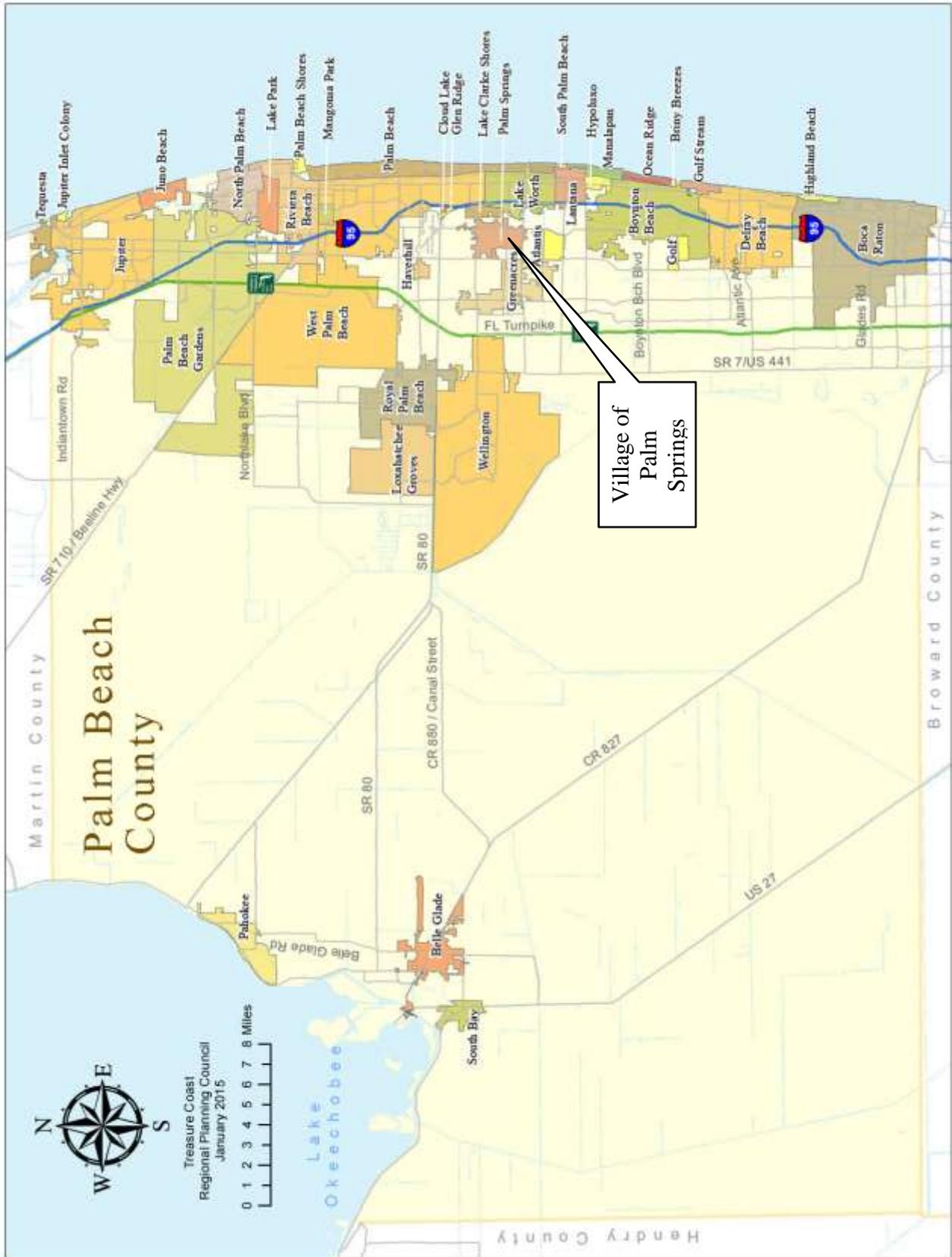


Exhibit 2

New Text to be Added to the Future Land Use Element

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

.....

Addition of a new Objective O, and related Policies:

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

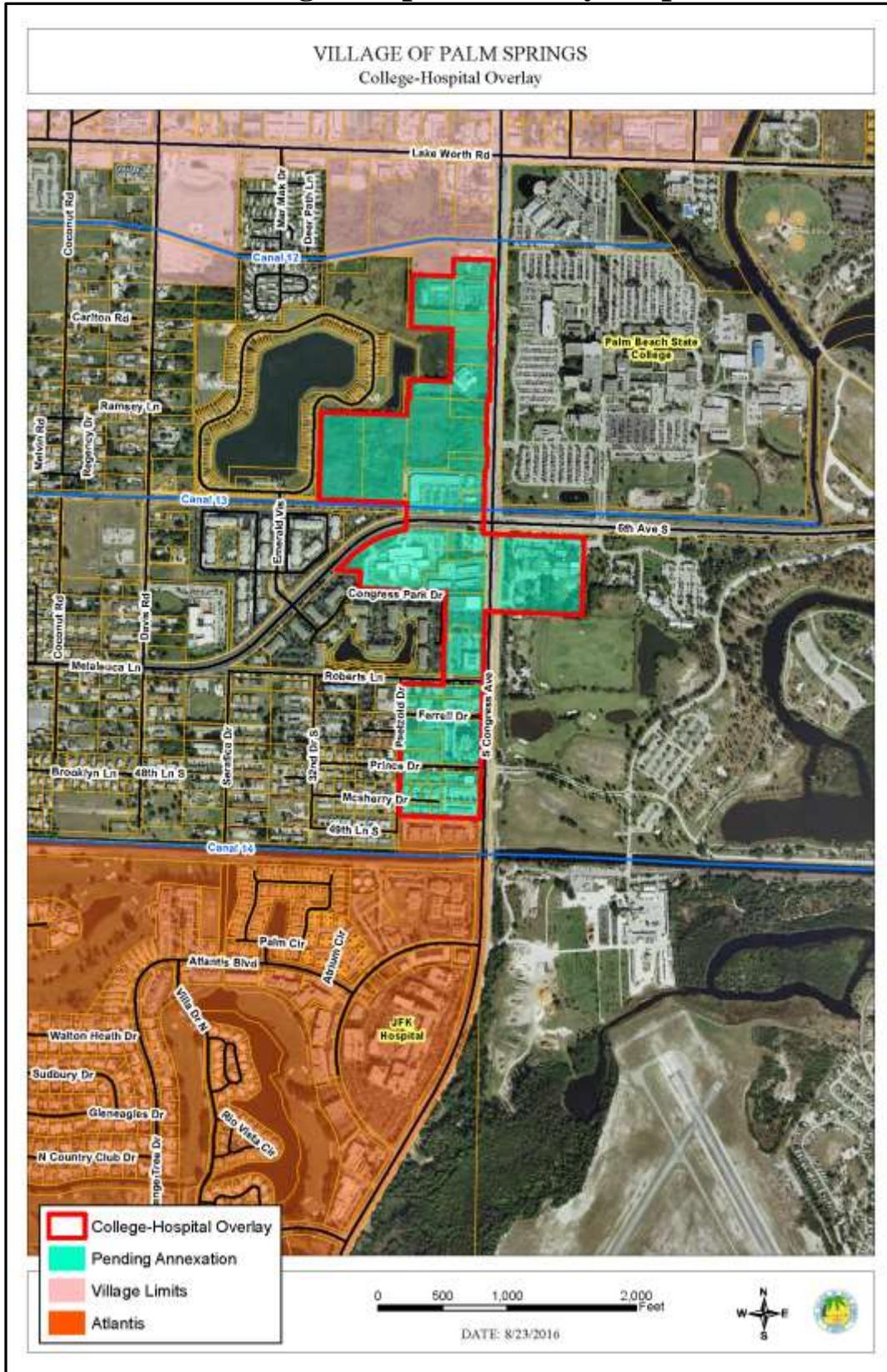
The CHO is established in recognition of the 30,000+ students and 2500 staff that attend Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility), both institutions being located along South Congress Avenue and whose employees/clients generate a need for retail, restaurants and personal services in proximity to the campuses.

Policy O.1: The allowances of the CHO shall only be applicable to properties along the South Congress Avenue corridor, south of the LWDD L-12 canal, designated with the Mixed Use land use category and Mixed-Use (MU) zoning district that fulfill the objectives of the Overlay.

Policy O.2: The Village shall provide incentives through the CHO to promote a diverse mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College (a commuter campus) and JFK Hospital (a full service emergency facility), and to attract a critical mass of housing within proximity of and to serve the college and hospital and service-oriented uses.

Policy O.3: Mixed-use planned developments within the CHO that fulfill the objectives of the Overlay shall be allowed a residential density up to 35 dwelling units per acre and nonresidential intensity up to 1.0 FAR.

Exhibit 3 College-Hospital Overlay Map



Kimberly K. Glas-Castro

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Thursday, September 01, 2016 5:04 PM
To: DCPexternalagencycomments; Kimberly K. Glas-Castro
Cc: Bush, Lois; Smith, Dennis; Biblo, Adam; McDermott, Laurie; Gary Sypek; Li, Shi-Chiang; Smith, Dennis; Dykstra, Lisa
Subject: Village of Palm Springs 16-1ESR - FDOT District Four Review

I am writing to advise you that the Department will not be issuing formal comments for the proposed Village of Palm Springs comprehensive plan amendment with DEO reference number 16-1ESR.

The Department would like to offer technical assistance comments regarding the proposed College-Hospital Overlay.

The area along Congress Avenue that is subject to the proposed College-Hospital Overlay is within close proximity to the Lantana Airport (A.K.A. Palm Beach County Park Airport) and may be subject to potential land use and noise incompatibility. Noise disclosures and sound insulation techniques such as acoustical doors, windows and insulation may be options to minimize the potential for disruptions to airport operations and noise impacts to sensitive land uses. The Village should also be aware of the requirement that no educational facility, including Limited or General Day Care, or a public or private school, be permitted within an area that extends five statute miles in a direct line along the centerline of a runway and which has a width of the length of 1/2 the runway. Height limitations may apply within the glide slope of the runway.

For more information on airport height limitations and land use and noise compatibility, please contact Mr. Gary M. Sypek, Director of Airport Planning for the Palm Beach County Department of Airports. He can be reached at 561-471-7474.

The Department requests one copy, which may be on CD ROM in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents. Please ensure that Department comments are made part of the public record and available to Village officials.

Please don't hesitate to contact me if you have any questions.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us

Kimberly K. Glas-Castro

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Monday, August 29, 2016 9:20 AM
To: Susan M. Caljean
Cc: Adam Antony Biblo (adam.biblo@deo.myflorida.com); Michael J Busha (mbusha@tcrpc.org); Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); Kimberly K. Glas-Castro
Subject: Village of Palm Springs, DEO #16-1ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Caljean:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the Village of Palm Springs. The amendment establishes the College-Hospital Overlay in the Congress Avenue corridor. The proposed changes do not appear to adversely impact the water resources in this area. The District offers the following recommendation for consideration prior to adopting the amendment:

- Please provide in the amendment's data and analysis, calculations for the maximum potential water demands. Include the potential water demands for the current and proposed future land use designations including, the potential increase in intensity/density allowed by the proposed College-Hospital Overlay.

The District offers technical assistance to the Village in developing sound, sustainable solutions to meet the Village's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or doblaczy@sfwmd.gov

Kimberly K. Glas-Castro

Subject: FW: Village of Palm Springs Comprehensive Plan Amendment

From: Suber, Tracy [<mailto:Tracy.Suber@fldoe.org>]
Sent: Friday, August 05, 2016 4:14 PM
To: Susan M. Caljean
Cc: Angela Usher; DCPexternalagencycomments; adam.biblo@deo.myflorida.com
Subject: RE: Village of Palm Springs Comprehensive Plan Amendment

Dear Ms. Caljean –

Thank you for the opportunity to review the Village of Palm Springs' proposed 16-1 ESR amendment package, which the Florida Department of Education (FDOE) received on August 1, 2016. According to the department's responsibilities under Section 163.3184(3), Florida Statutes, I reviewed the amendment considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The amendment proposes to create the "College-Hospital Overlay" in an approximately 55-acre area which, based on a review of aerial imagery, appears to be substantially built out. Proposed Future Land Use Element policy O.3 would permit maximum of 35 dwelling units per acre within mixed-use planned developments. As the area is redeveloped, the proposed residential density will potentially generate hundreds of new residential units and therefore will impact on the Palm Beach County public school system.

The transmittal package did not document prior coordination with the School District of Palm Beach County pursuant to Interlocal Agreement for Coordinated Planning and sections 163.3174(1) and 163.31777, F.S. Given this, I requested comment from the school district, which Angela Usher provided on August 4, 2016. In her response, she noted that the amendment appears to have the potential to significantly impact public school facilities, but acknowledges that because the area is essentially built-out, the impacts can be addressed through future coordination pursuant to the interlocal agreement as specific redevelopment proposals are advanced.

As I understand the interlocal agreement, at least 30 days prior to the transmittal hearing, the school district will request the applicant to submit application for School Capacity Availability Determination (SCAD) approval for any of the following that will generate new residential units: future land use map/text amendment, re-zoning and/or development order. Please note that if the proposed amendment or rezoning negatively impact the public school system, the school district may recommend reasonable conditions to mitigate such impacts, and these conditions shall be included in the local government's staff report or equivalent document to be considered by the Local Government in reviewing the proposed amendment or rezoning.

Because the area is essentially built-out and the school district staff have indicated that the impacts of future residential development proposals can be addressed through coordination pursuant to the interlocal agreement, I offer no comment on the proposed amendment.

Again, thank you for the opportunity to review and comment. If you have questions about this letter, or if I may be of assistance, please contact me at 850-245-9312 or Tracy.Suber@fldoe.org.

Sincerely,
Tracy Suber

Tracy D. Suber
Growth Management and Facilities Policy Liaison
Office of Educational Facilities
325 West Gaines Street, Suite 1014, Tallahassee, Florida 32399-0400
850-245-9312 Office



From: Susan M. Caljean [<mailto:scaljean@vpsfl.org>]
Sent: Monday, August 01, 2016 2:10 PM
To: ray.eubanks@deo.myflorida.com; Suber, Tracy; Plan.Review@dep.state.fl.us; Deena.Woodward@DOS.MYFlorida.com
Cc: stacy.miller@dot.state.fl.us; mbusha@tcrpc.org; tmanning@sfwmd.gov
Subject: Village of Palm Springs Comprehensive Plan Amendment

Dear Mr. Eubanks,

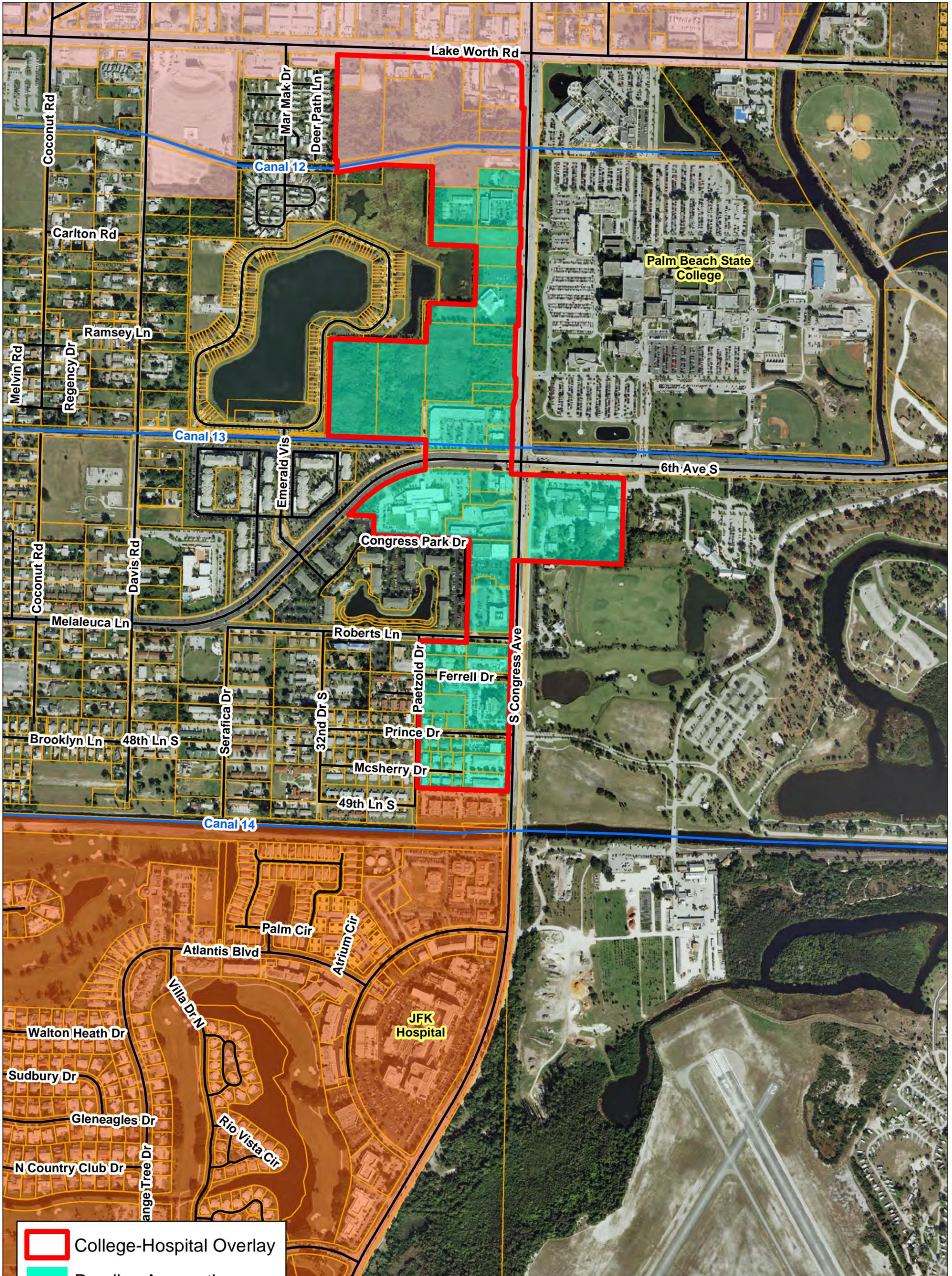
Please see attached. Hard copy to follow in mail.

If anyone needs a hard copy via mail please email your request. Thank you in advance.

Susan Caljean, CMC
Village Clerk
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
561-434-5084

VILLAGE OF PALM SPRINGS

College-Hospital Overlay



-  College-Hospital Overlay
-  Pending Annexation
-  Village Limits
-  Atlantis



DATE: 7/19/2016



updated

SOUTH CONGRESS AVENUE College-Hospital Overlay

Note: Overlay zoning districts are superimposed over portions of one or more underlying base zoning districts (and planned developments) with the intent of supplementing generally applicable development regulations with additional development regulations that address special area-specific conditions, features, or plans while maintaining the character and purposes of the underlying zoning districts. Some overlay zoning districts include standards that modify or supersede standards applied by the underlying base zoning district.

The College-Hospital Overlay is proposed in recognition of the 30,000+ students and 2500 staff that attend the Lake Worth campus of Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility), both institutions being located along South Congress Avenue and whose employees/clients generate a need for retail, restaurants and personal services in proximity to the campuses. These uses contribute to 2,668 and 2,929 peak hour trips in the AM and PM between JFK Drive and 6th Avenue South¹, respectively, on this 6-lane divided arterial with a LOS capacity of 2,940 peak hour trips. And similarly contribute to the 2,528 AM and 2,882 PM peak hour trips between 6th Avenue South and Lake Worth Road².

Purpose: The purpose of the College-Hospital Overlay (“CHO” or “Overlay”) is to implement strategies of the Congress Avenue Corridor Study by promoting redevelopment of South Congress Avenue with high intensity, high density, multi-use development. One objective is to foster a diversity and mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College and JFK Hospital, and to permit additional development density opportunities suitable to attract a critical mass of housing within proximity of the college and hospital (to serve those uses). And a second objective is to create a higher quality environment for students and professors, medical professionals, and visitors through an urban corridor that offers a full complement of uses (housing, shopping, dining, and recreation).

Area: The Overlay Zone is bordered on the north by Lake Worth Road I-12 Canal, on the south by the City of Atlantis, on the east by Congress Avenue, and on the west by Mar-Mak Mobile Home Park/Emerald Lakes/Paetzold Drive, and consists of approximately 55 acres.

Density/Intensity: For new development, the maximum allowable density shall be thirty-five (35) dwelling units per acre and the maximum allowable intensity shall be 1.0 Floor Area Ratio, when rezoned to Mixed-Use (MU) and designed as a planned development that fulfills the intent of the overlay. These standards apply to lands classified Mixed Use by the Future Land Use Map, and replace or supplement those standards applicable to the underlying base land

¹ Palm Beach County Traffic Engineering – 2016 Peak Hour Counts, 6/16/16

² Palm Beach County Traffic Engineering – 2015 Peak Hour Counts, 1/27/16

updated

development district through approval of a mixed-use planned development (MU) per Subdivision VIII. See attached chart comparing mixed use density/intensity allowances of various cities.

Compatibility: Any project proposed under the CHO allowances shall be required to incorporate development design that provides a compatible transition between the overlay area and the adjacent lower-intensity residential neighborhoods.

Modified Development Standards: Performance standards and flexibility offered through waiver allowances of the MU district are applicable to all proposed developments that benefit from/utilize the additional density and intensity afforded by this Overlay.

Parking: In consideration of the demographics of the persons served by the uses in the Overlay, and especially the intended residents (students, medical staff, seasonal residents), a reduction in parking requirements, or use of different parking ratios, is warranted. Dwelling unit bedroom mix, shared parking analyses, and/or other documentation/considerations shall support any parking reductions/variation in parking ratios, which shall be approved as standards of the planned development and based on the mix of uses of the specific project. These deviations are not necessarily transferrable to other properties in the Overlay.

**** NOTE:** *The delineated CHO district is currently unincorporated area that the Village is in the process of annexing. It is currently within the County's Urban Redevelopment Area (URA) and designated as Urban Infill. The URA has unlimited residential density and nonresidential floor area. It is capped only by the allocations within the TCEA. The proposed allowances of the CHO are less intense than those currently allowed by the County.*

Upon annexation, the properties will be designated with a Village land use designation of Commercial or Residential High, depending on the current use. The provisions of the CHO will only become applicable when the property owner petitions for a future land use map amendment to change to Mixed Use land use. At this time, the impacts of the proposed mixed use planned development will be fully analyzed.

updated

COMPARISON

	Residential Potential	Commercial Potential	Redevelopment Potential
Existing RM (with RH land use)	19 du/ac on 7.08 acres	--	134 units
Existing CG (with commercial land use)	--	.5 FAR on 48.22 acres	1.05 million s.f. nonresidential
Existing MU (with RH and Commercial land uses)	19 du/ac on 55 acres	.5 FAR on 55 acres	1045 units 1.2 million s.f. nonresidential
MU (with RH and Commercial land uses) + Proposed Overlay	35 du/ac on 55 acres	1.0 FAR on 55 acres	1925 units 2.4 million s.f. nonresidential

updated

Site-Specific Example:

18.09 acres (10.27 ac res + 7.82 ac com)

Under existing allowances:

With Vertical Integration: 343 units + 395,000 s.f. commercial uses

With Horizontal Mix: 195 units + 170,243 s.f. commercial uses

Under proposed overlay:

With Vertical Integration: 633 units + 788,000 s.f. commercial uses

With Horizontal Mix: 359 units + 340,486 s.f. commercial uses

updated

Impact Analysis

10 Acres Commercial vs. 10 Acres Mixed-Use with CHO Overlay Allowances

Land Use	Maximum Intensity	Traffic Generation ³	Potable Water ⁴	Sanitary Sewer ⁵	Solid Waste ⁶	Parks ⁷
Existing Improvements	41,260 SF commercial uses + 7 acres vacant	350	6601 gpd	4126 gpd	1919 lb/day	-
Existing Commercial Land Use (10 acres)	217,800 s.f. commercial uses	1049	34,848 gpd	21,780 gpd	10,128 lb/day	-
Proposed Mixed Use/CHO	350 dwelling units + 534,600 s.f. commercial uses	4225	158,301 gpd	140,960 gpd	28,114 lb/day	0.175 acres
	Difference	+3176 trips	+154,817 gpd	+119,180 gpd	+17,986 lb/day	+0.175 acres

³ Average Daily Traffic, no capture/internalization assumed

⁴ Nonresidential= 0.16/s.f.; MF Residential=110/capita; 1.89ppu

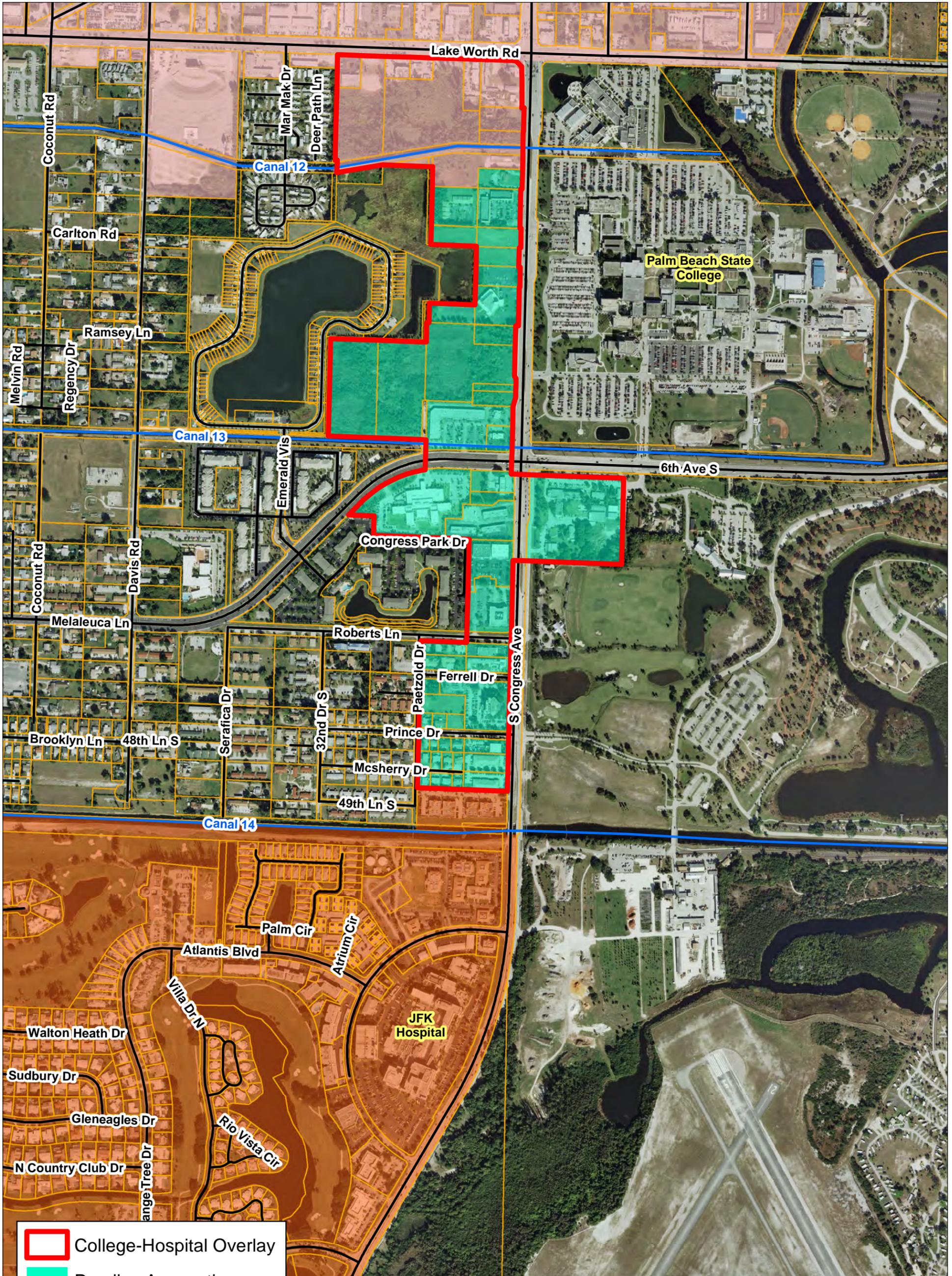
⁵ Nonresidential=100gal/1000s.f.; MF Residential=250/unit

⁶ Residential=4.92 lbs/capital/day; 1.89ppu; Nonresidential=.5 ERU/100sf=4.65lbs/100sf

⁷ 5 acres neighborhood park/10,000 persons

VILLAGE OF PALM SPRINGS

College-Hospital Overlay



-  College-Hospital Overlay
-  Pending Annexation
-  Village Limits
-  Atlantis



DATE: 7/19/2016





Village of Palm Springs

Executive Brief

AGENDA DATE: February 11, 2016

DEPARTMENT: Land Development

ITEM #: Congress Avenue Corridor Study - Phase 1 - Existing Characteristics Analysis & Benefits/Risks Assessment

SUMMARY: The Land Development Department staff is completing Phase 1 of the Congress Avenue Corridor Study in an effort to develop economic (re)development strategies that are specific to the abutting and adjacent properties. Proposed strategies are expected to consider and incorporate the area's/property's unique characteristics, opportunities or threats. With input from the Land Development Board, the corridor has been divided into three (3) segments:

North:	Southern Blvd south to Forest Hill Boulevard
Central:	Forest Hill Boulevard south to 2 nd Avenue North
South:	L-12 south to Atlantis limits

Note: The study was separated into three (3) sections as each sub-area may warrant different development policies based on the characteristics and needs of each segment of the Congress Avenue corridor.

Staff has conducted an initial analysis of the existing uses and evaluated the redevelopment potential along this heavily traveled north-south corridor, which included data collection and "stakeholder interviews" with property/business owners in each sub-area (the interview process is currently on-going).

At this time, Village Council input is desired to provide direction on the development of strategies for the corridor:

CONGRESS AVENUE CORRIDOR DRAFT DIRECTIVES FOR ECONOMIC (RE)DEVELOPMENT

Common Strategy for Entire Corridor:

- Develop a streetscape program (common landscape theme, intersection treatments, pedestrian amenities, decorative bus stops, decorative street lights, signage, etc.) that will establish an identity for the corridor
 - Investigate financing tools (i.e., CRA, etc.) for implementing the streetscape program

North Sub-Area (Heavy Commercial / Light Industrial):

- Develop incentives to encourage assemblage of parcels to create more viable redevelopment properties
- Encourage/partner with Palm Beach County to extend sanitary sewer infrastructure along entire length of corridor
- Revise zoning regulations to promote office, industrial and heavy commercial uses, and uses related to proximity to airport

Central Sub-Area (Neighborhood-Serving Commercial):

- Revise zoning regulations to restrict uses to neighborhood-serving uses (personal services, sustenance retail, restaurants)
- Develop incentives to encourage transition of residential parcels and assemblage of parcels to create longer lot depth to enhance redevelopment opportunities
- Strengthen requirements for compatibility buffers between commercial and residential parcels

South Sub-Area (Institutional Support):

- Revise comprehensive plan and zoning provisions to allow greater density/intensity to promote mixed-use development to serve PBSC and JFK
- Promote restaurant and retail uses oriented towards passersby
- Encourage FDOT to accommodate bicycle lanes within existing road cross-section

Staff has held workshop discussions with the Land Development Board during their November 2015, December 2015 and January 2016 meetings. The Board reviewed the data and stakeholder input and conducted a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis.

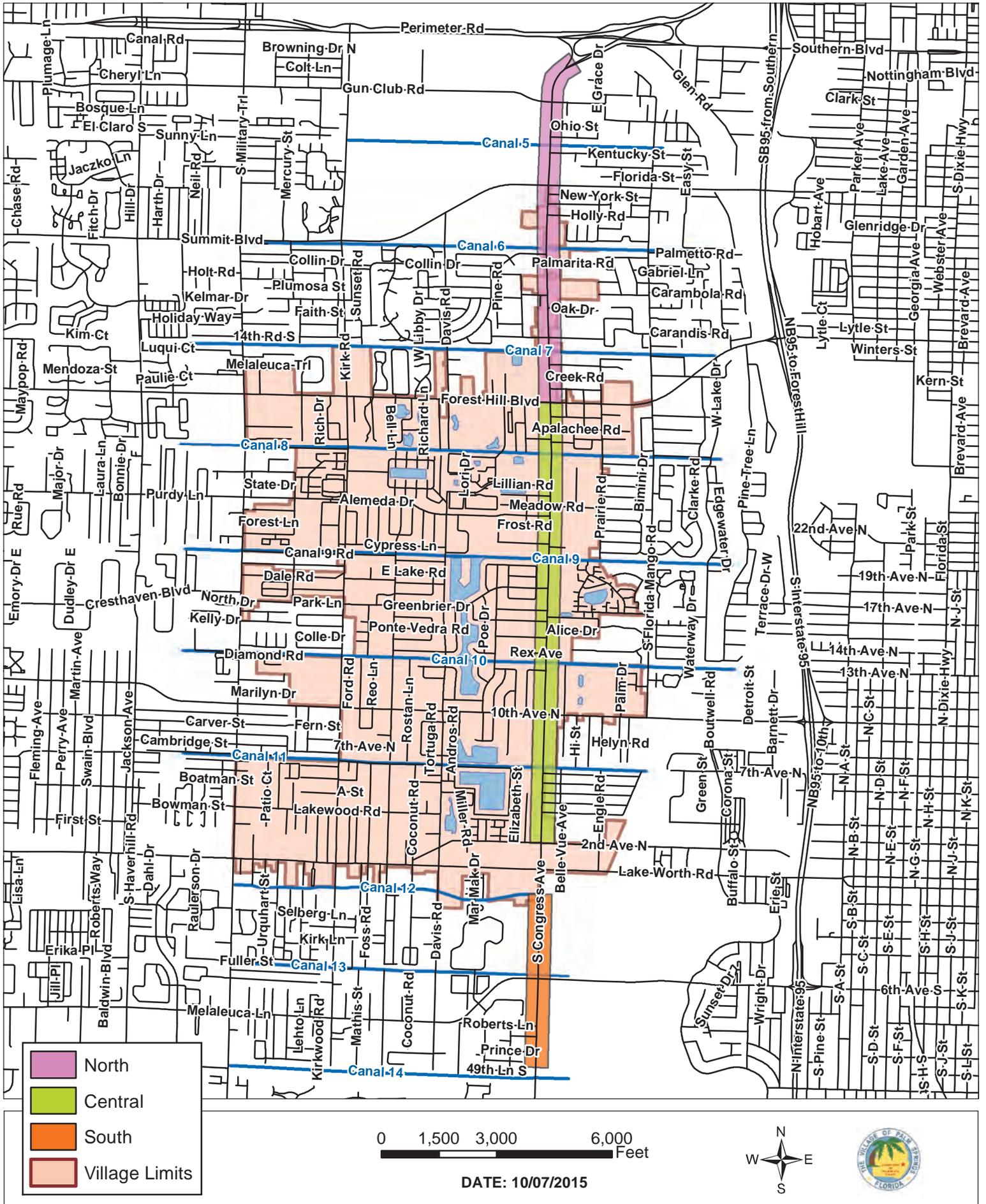
Stakeholder Interview notes and the SWOT analysis for Phase 1 are attached.

ATTACHMENTS:

1. Corridor Overview Map – Sub-Areas
2. Phase 1 Summaries
3. Corridor Maps with Business
4. Corridor Land Use Analysis
5. Parcel Spreadsheets

VILLAGE OF PALM SPRINGS

Congress Avenue Corridor - Overview



CONGRESS AVENUE CORRIDOR

SOUTH Sub-Area

Existing Characteristics

of Parcels: 38

Total Acreage: 55 acres

Total Assessed Value: \$ 31.9 million

Land Uses:

Predominantly unincorporated Urban Infill future land use designations
Upon annexation, Commercial land use and Commercial General (CG) zoning

Businesses: Census Economic Data identifies 4 predominant industries for area:

- Health Care
- Retail Trade
- Construction
- Professional/Scientific/Technical Services

BTR data - See Map and Spreadsheet (medical office cluster in proximity to JFK)

Housing: 110 residential units exist along corridor

Natural and Building Environment:

Infrastructure

PBC Water Utilities service area north of Melaleuca Lane/Roberts Lane

Atlantis service area south of Melaleuca Lane/Roberts Lane

Lake Worth Utilities service area south of 6th Ave S. (east side of Congress)

Fiber optics available through Comcast (FPL Fibernet and AT&T not in corridor)

Area served by LWDD lateral canals (L12, L13, and L14)

C-51 basin rule = no net loss of storage > may affect developable area

Power lines

Major facilities on West side of arterial

Flood zones

AE 13' Zone: South of L12 Canal (north of 6th Ave S)

X Zone: South of 6th Ave S

Environmental Characteristics

No wellfield zones

No State designated brownfields

Soils are generally categorized as Myakka-Immokalee-Basinger, an Urban Land association, which are typically disturbed lands capable of supporting development

Vacant lands south of L12 have remnant wetland characteristics requiring mitigation (Loxahatchee Mitigation Bank is available)

Airport zones

Height restrictions: distance from runway / 100 = max. bldg. height

Lantana Airport horizontal surface elevation 366' MSL extends to L11 Canal

Transportation system:

County 6-lane divided arterial

LOS B = 35,163 adt 6th Ave S-JFK; 35,712 adt LWRd – 6th Ave S

TCEA

38 Parcels abutting Congress are within Exception Area

TCEA approved for 34,390 new net (daily) trips

Road projects

No programmed improvements in TIP or 5-year Road Program

Transit

Palm Tran Route 2 (1/2 hour intervals)

Palm Tran Route 62 via LW Rd to PBSC (20 minute intervals)

Tri-Rail Shuttle Bus from LW station west along LWRD to Congress

Arterial cross-section wider to accommodate Bike lane, but needs to be better delineated

Sidewalks

6' sidewalks on both sides of street, immediately abutting travel lanes

Crosswalks need to be better delineated around College and Park

Zoning

CG parcel minimum dimensions = 100'x200'

Nonconforming parcels under same ownership as abutting parcels to allow for aggregation

Projected Conditions

Market Opportunities

Proximity to Palm Beach State College

Potential for Mixed Use developments to serve PBSC

➤ Need for increased density/intensity to meet need

Stakeholder Interviews

(1)

- Potential for customers due to PBSC, JFK and medical offices is tremendous
- Security issues in area need to be addressed with enhanced policing
- Village should promote development of vacant properties
- Financial incentives for new construction would facilitate new development
- There are sufficient gas stations in the area – promote retail/restaurants
- The Village should brand itself to promote an identity

(2)

- The corridor is currently underserved – there is a need for retail and restaurants
- This is a commuter area (PBSC/JFK) and drive-by uses will be most successful
- There is not a lot of synergy between uses – a stronger connection with PBSC would be beneficial for business viability
- Pedestrian crossing to PBSC needed
- Costs of construction warrant additional density/intensity
- Marketing Palm Springs' identity will generate better exposure and create excitement, which leads to more business interest (more tenants)

(3)

- Homeless panhandlers and vagrants are a major problem that affect the marketability of the plaza to new tenants
- Litigiousness becoming an issue and affecting profitability (ADA lawsuits)
- Not sure the Village can create a better business environment due to these issues

(4)

- Traffic along this segment of Congress Avenue can be heavy at times – need adequate median cuts and U-turns for any new businesses along the corridor
- Property owners in the area need to undertake better upkeep of their properties (landscaping and buildings)
- Additional restaurants and retail area needed to serve students/faculty
- Homeless are an issue; have to rely on Trespass citations to control
- PBSC is a commuter campus – pedestrian improvements along the corridor are not needed, and may only contribute to unauthorized entry and requirement for additional fencing along campus perimeters
- Need adjacent businesses to have adequate parking to meet their own needs so that patrons are not parking at PBSC and crossing street

Benefits and Risks Assessment

Strengths:

Proximity to Palm Beach State College and JFK Hospital
Village has Mixed-Use land use – just need to promote it
Village willing to annex entire corridor for consistent treatment/application of strategies
Corridor study will allow community to review/revise permissible densities/intensities
Convenient access to I95; Congress Ave not congested

Weaknesses:

Scarcity of restaurants and uses that cater to student population or medical staff
Public lands on east side of corridor necessitate commercial and residential uses to be located on west side (less land area to provide conveniently located services, restaurants and housing) > may necessitate increase in density/intensity to provide service node
Lack of streetscape to enhance image and demonstrate Village interest in area
Better code enforcement needed on Lake Worth Road to give better impression of area (signs/ads in windows, temporary signs/feather flags, etc.)

Opportunities:

Vacant land and interested property owner willing to develop mixed-use
25,000 students commuting to PBSC along corridor
Medical use should be promoted
Residential uses for medical staff
Change in market conditions and change to Village General Commercial zoning will promote commercial uses that benefit from drive-by traffic of college and hospital
Nice residential areas behind commercial parcels to support businesses along corridor
Ability to annex remainder of commercial corridor to Atlantis limits
John Prince Park provides opportunity for leisure and sports
Amatuer sports complex would benefit area
Village Police, upon annexation, will enforce No Trespass postings and deter loitering/panhandling
Corridor study allows businesses opportunity to influence planning efforts and become more invested in the future
Intergovernmental relations are strong and allow for collaborative efforts
Creation of CRA would provide tool for refining redevelopment strategies, financing initiatives and marketing area
TCEA provides sufficient roadway capacity for redevelopment opportunities
Tri-Rail Shuttle offers transit alternative for students commuting to PBSC

Threats:

Medical office buildings have viable businesses and will be difficult to encourage redevelopment of properties

Homeless are allowed to congregate at John Prince Park

Vagrants at intersection and sleeping at bus stops

East-West arterials need attention to improve traffic flow at peak hours

Ability to enhance pedestrian environment along 6-lane arterial

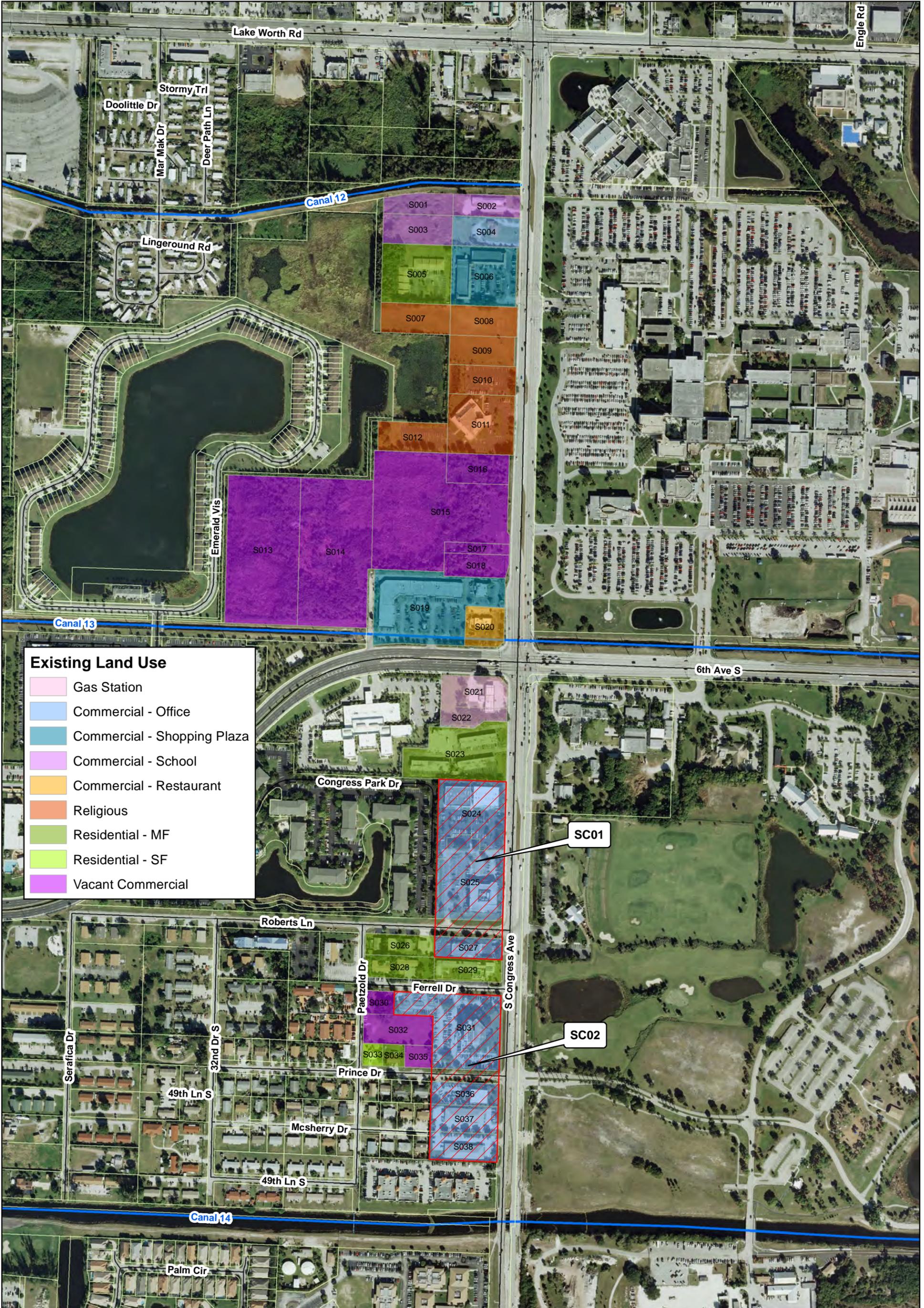
Need own zip code to promote “sense of place” and identity for Palm Springs

Corridor left to market forces with no clear vision

Limited grants or appropriations to assist Village with financial requirements

VILLAGE OF PALM SPRINGS

Congress Avenue Corridor - South Study Area



Existing Land Use

- Gas Station
- Commercial - Office
- Commercial - Shopping Plaza
- Commercial - School
- Commercial - Restaurant
- Religious
- Residential - MF
- Residential - SF
- Vacant Commercial

Clusters



DATE: 11/24/2015



Village of Palm Springs

Congress Avenue Corridor Study (Analysis of Existing Land Use)

South Area - Canal 12 to Atlantis

Map ID	Type of Land Use	Location	Clustering	Cluster Number	Number of Parcels	Number of Businesses	Total Businesses of Same Type
S021	Gas Station	4567 S Congress Ave	No		1	1	1
S022	Gas Station	S Congress Ave	No		1	0	
S004	Commercial - Office	4163 S Congress Ave	No		1	1	8
S024	Commercial - Office	4665 S Congress Ave	Yes	SC01	3	3	
S025		4685 S Congress Ave					
S027	4765 S Congress Ave						
S031	Commercial - Office	4801 S Congress Ave	Yes	SC02	4	4	
S036		4889 S Congress Ave					
S037		4909 S Congress Ave					
S038	4949 S Congress Ave						
S006	Commercial - Shopping Plaza	4175 S Congress Ave	No		1	1	2
S019	Commercial - Shopping Plaza	4455 S Congress Ave	No		1	1	
S001	Commercial - School	S Congress Ave	No		1	0	1
S002	Commercial - School	4137 S Congress Ave	No		1	1	
S003	Commercial - School	S Congress Ave	No		1	0	
S020	Commercial - Restaurant	4483 S Congress Ave	No		1	1	1
S007	Religious	S Congress Ave			1	0	0
S008	Religious	S Congress Ave			1	0	
S009	Religious	S Congress Ave			1	0	
S010	Religious	S Congress Ave			1	0	
S011	Religious	4320 S Congress Ave			1	0	
S012	Religious	4320 S Congress Ave			1	0	
S005	Residential - MF	4177 S Congress Ave			1	0	0
S023	Residential - MF	4611 S Congress Ave			1	0	
S026	Residential - MF	3071 Roberts Lane			1	0	
S028	Residential - MF	3083 Ferrell Drive			1	0	
S029	Residential - MF	4787 S Congress Ave			1	0	
S034	Residential - MF	3093 Prince Drive			1	0	
S033	Residential - SF	3115 Prince Drive			1	0	0
S013	Vacant Commercial	S Congress Ave			1	0	0
S014	Vacant Commercial	S Congress Ave			1	0	
S015	Vacant Commercial	4411 S Congress Ave			1	0	
S016	Vacant Commercial	S Congress Ave			1	0	

S017	Vacant Commercial	S Congress Ave	1	0
S018	Vacant Commercial	S Congress Ave	1	0
S030	Vacant Commercial	3098 Ferrell Drive	1	0
S032	Vacant Commercial	Paetzold Drive	1	0
S035	Vacant Commercial	3075 Prince Drive	1	0

Village of Palm Springs
Congress Avenue Corridor Study
South Area - Canal 12 to Atlantis

Map ID	Street Number	Street Name	PCN	Multiple Addresses	ELLU/Residential	ELLU/Non-Residential	Within Village Limits	Parcel Size (Acres)	Assessed Value 2013 (Dollars)	Assessed Value 2015 (Dollars)	Approx Parcel Frontage	Approx Parcel Depth
S001		S Congress Ave	70434430010310010			Commercial - School	Yes	0.6802	79,782	88,638	0'	300'
S002	4137	S Congress Ave	70434430010320010			Commercial - School	Yes	0.7125	191,490	186,228	100'	300'
S003		S Congress Ave	70434430010310020			Commercial - School	Yes	0.9899	124,659	138,497	0'	300'
S004	4163	S Congress Ave	00434430010320020			Commercial - School	Yes	0.9500	383,040	412,608	135'	300'
S005	4177	S Congress Ave	00434430010310030	4177 Apts 1-16	Residential - MF (16 Units)	Commercial - Office - Professional	No	1.9797	732,871	831,532	0'	300'
S006	4175	S Congress Ave	00434430010320030	4175 Units A-W		Commercial - Shopping Plaza	No	1.8558	1,323,381	1,476,808	275'	300'
S007		S Congress Ave	00434430010310050			Vacant	No	0.9800	141,120	141,120	0'	300'
S008		S Congress Ave	00434430010320050			Vacant	No	0.9600	196,545	198,636	135'	300'
S009		S Congress Ave	00434430010330010			Vacant	No	0.9279	189,969	191,990	135'	300'
S010		S Congress Ave	00434430010330020			Parking Lot	No	0.9600	200,980	202,863	135'	300'
S011	4320	S Congress Ave	00434430010330030			Church Building	No	1.8995	1,394,969	1,663,143	270'	300'
S012	4320	S Congress Ave	00434430010340040			Parking Lot	No	0.9800	233,591	233,284	0'	315'
S013		S Congress Ave	00434430010610010			Vacant	No	5.1800	518,000	518,000	680'	325'
S014		S Congress Ave	00434430010620010			Vacant	No	5.0900	509,000	509,000	0'	335'
S015	4411	S Congress Ave	00434430010340050			Vacant	No	5.8784	587,840	587,840	270'	625'
S016		S Congress Ave	00434430010330050			Vacant	No	0.8925	89,250	89,250	135'	285'
S017		S Congress Ave	00434430010640032			Vacant	No	0.3400	34,000	34,000	50'	300'
S018		S Congress Ave	00434430010640031			Vacant	No	0.7056	70,560	70,560	100'	300'
S019	4455	S Congress Ave	00434430160010000	4455, 4485, 4469 Units 101-123		Commercial - Shopping Plaza	No	3.7800	2,780,651	3,039,257	600'	335'
S020	4483	S Congress Ave	00434430160020000			Commercial - Restaurant	No	0.7400	595,523	630,130	180'	180'
S021	4567	S Congress Ave	00434430010650010			Commercial - Gas Station	No	0.9871	987,046	1,027,117	300'	145'
S022		S Congress Ave	00434430010650032			Commercial - Gas Station	No	0.5945	466,905	471,566	60'	300'
S023	4611	S Congress Ave	00434430010650031	4611 Apts 101-120, 201-215, 301-320	Residential - MF (59 Units)		No	2.4334	1,846,397	2,094,087	280'	450'
S024	4665	S Congress Ave	00434430150000020	4665 Units 100, 102; 4671 Units 100A, 100B, 101		Commercial - Office - Medical	No	2.1000	2,738,328	3,111,339	316'	272'
S025	4685	S Congress Ave	00434430150000010	4685 Units 100, 200		Commercial - Office - Medical	No	2.4100	3,553,898	3,981,432	320'	272'
S026	3071	Roberts Lane	00434430010980010	3071, 3073, 3075, 3077, 3091, 3093, 3103, 3105	Residential - MF (6 Units)		No	0.7000	255,657	309,345	315'	95'
S027	4765	S Congress Ave	00434430010970010	4765 Units A, B		Commercial - Office - Medical	No	0.6700	850,000	841,165	305'	95'
S028	3083	Ferrell Drive	00434430010980020	3083 Apts 5-10, 3105 Apts 1-4	Residential - MF (10 Units)		No	0.7707	246,895	298,744	315'	105'
S029	4787	S Congress Ave	00434430010970020	4787 Apts 1-15	Residential - MF (16 Units)		No	0.7500	487,235	568,431	305'	105'
S030	3098	Ferrell Drive	00434430010980030			Vacant	No	0.3302	50,779	51,354	135'	105'
S031	4801	S Congress Ave	00434430010970030	4801 Units 101-400		Commercial - Office - Medical	No	2.8568	4,900,000	4,523,310	340'	310'
S032		Paetzold Drive	00434430010980040			Vacant	No	0.9897	152,185	153,910	140'	314'
S033	3115	Prince Drive	00434430010980051		Residential - SF		No	0.2200	49,368	78,477	90'	100'
S034	3093	Prince Drive	00434430010980052	3093, 3097	Residential - MF (2 Units)		No	0.2300	72,782	74,465	100'	100'
S035	3075	Prince Drive	00434430010980053			Vacant	No	0.2927	45,008	45,518	125'	100'
S036	4889	S Congress Ave	00434430011280010	4889 Units 100, 201; 3056 Prince Drive		Commercial - Office - Medical	No	0.6901	1,268,088	1,467,564	100'	310'
S037	4909	S Congress Ave	00434430110000010	4909, 4911, 4913, 4915		Commercial - Office - Medical	No	0.9000	369,469	406,416	130'	310'
S038	4949	S Congress Ave	00434430011280030	4949 Units A-E		Commercial - Office - Medical	No	0.9000	1,025,585	1,155,166	130'	310'
TOTALS								55.31	\$ 29,742,846.00	\$ 31,902,790.00		

Kimberly K. Glas-Castro

Subject:

FW: Palm Springs Overlay - Seaglades Inclusion +/- 7.20 Acres

On Jul 14, 2016, at 2:16 PM, kpoyner <kpoyner@bellsouth.net> wrote:

Kim,

Thank you for reaching back out to me so quickly. Per our discussion today, you indicated that Seaglades' 7.2 acres was not included in the 60 acre overlay that is currently being proposed, however, you all were considering it being added at the next meeting.

I just wanted to follow up with you and let you know that we would be very interested in being included in this overlay.

Please keep me updated and if you need anything from me don't hesitate to call!

Have a great day!

Kelly E. Poyner

Graham Realty Partners, LLC

Cell 561-722-0551

Fax 561-792-7507

Kimberly K. Glas-Castro

Subject: FW: Hospial - University Overlay

From: Wild West [<mailto:wildwestcabaret@gmail.com>]
Sent: Tuesday, September 20, 2016 11:27 AM
To: Kimberly K. Glas-Castro
Cc: Kevin McGinley
Subject: Re: Hospial - University Overlay

Hi Kim, Yes we would like the property owned by 3200 Lake Worth Road LLC to be included in the CHO overlay.

Thank you,
Chris Marrero
Scores Palm Beach
561-649-2000 ext 301 office
561-818-2136 cell

From: Kevin McGinley [<mailto:lrmi@bellsouth.net>]
Sent: Friday, September 16, 2016 12:25 PM
To: 'Chris Marrero'
Cc: Kimberly K. Glas-Castro
Subject: Hospial - University Overlay

Please send email to Kim –Glas Castro (and copy me) acknowledging your willingness to be included in the overlay. Kim confirmed to me that you will not be obligated to conform to the overlay standards; it's just an option for future development.

Kglas-castro@vpsfl.org

Kevin McGinley
Land Research Management, Inc.
2240 Palm Beach Lakes Blvd.#103
West Palm Beach, FL 33409
(561) 686-2481