



**AGENDA**  
**VILLAGE COUNCIL MEETING**  
**LOCAL PLANNING AGENCY MEETING**  
**VILLAGE HALL COUNCIL CHAMBERS**  
**226 CYPRESS LANE**  
**NOVEMBER 10, 2016**  
**6:30 PM**

**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 HEARINGS**

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

1. Ordinance No. 2016-12 - Comprehensive Plan Text Amendment – South Congress Avenue “College-Hospital Overlay”

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS, IN ACCORDANCE WITH THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, AS AMENDED, BEING SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, PROVIDING FOR THE AMENDMENT TO THE TEXT OF THE VILLAGE'S FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO CREATE A "COLLEGE-HOSPITAL OVERLAY", WHICH AMENDMENT IS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

Staff: Kim Glas-Castro, Land Development Director

Motion	Second	Vote
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2. Ordinance 2016-16 – Voluntary Annexation, Land Use & Rezoning (Small Scale) - 4178 10th Avenue North and 927 Greene Avenue

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ANNEXING TWO PARCELS OF LAND, TOTALING 0.32 ACRES, INDIVIDUALLY OWNED; LOCATED AT 4178 10TH AVENUE NORTH AND 927 GREENE AVENUE, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; AND CONCURRENTLY AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE FOR ALL PARCELS TO "MEDIUM DENSITY RESIDENTIAL", PURSUANT TO THE "SMALL SCALE" COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, SAID LANDS TO BE CONCURRENTLY DESIGNATED WITH A LAND DEVELOPMENT "MULTI-FAMILY RESIDENTIAL" ZONING DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: Kim Glas-Castro, Land Development Director

Motion	Second	Vote
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3. Ordinance 2016-17 - Involuntary Annexation (§171.0413, F.S.), Land Use & Rezoning (Small Scale) - 25 Parcels along 10th Avenue North, East of Military Trail

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ANNEXING TWENTY-FIVE (25) PARCELS OF LAND PURSUANT TO SECTION 171.0413 (5) & (6), INDIVIDUALLY OWNED, CONSISTING OF A TOTAL OF 9.57 ACRES; LOCATED ON EAST OF MILITARY TRAIL, WEST OF GREENE AVENUE AND FRONTING 10TH AVENUE NORTH; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; CONCURRENTLY AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE TO "COMMERCIAL" AND MEDIUM DENSITY RESIDENTIAL", PURSUANT TO THE "SMALL SCALE" COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, SAID LANDS TO BE CONCURRENTLY DESIGNATED WITH A LAND DEVELOPMENT "COMMERCIAL GENERAL" AND "MULTI-FAMILY RESIDENTIAL" ZONING DISTRICT ON THE VILLAGE OF PALM SPRINGS ZONING MAP, AND SAID DESIGNATIONS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO: PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: Kim Glas-Castro, Land Development Director

Motion	Second	Vote
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## **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:** November 10, 2016

**DEPARTMENT:** Land Development

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**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 2,200 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 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 (Seaglades 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

their November 10th meeting and their recommendation will be provided to the Council prior to consideration on 2nd and final reading.

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

**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 District
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***

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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.

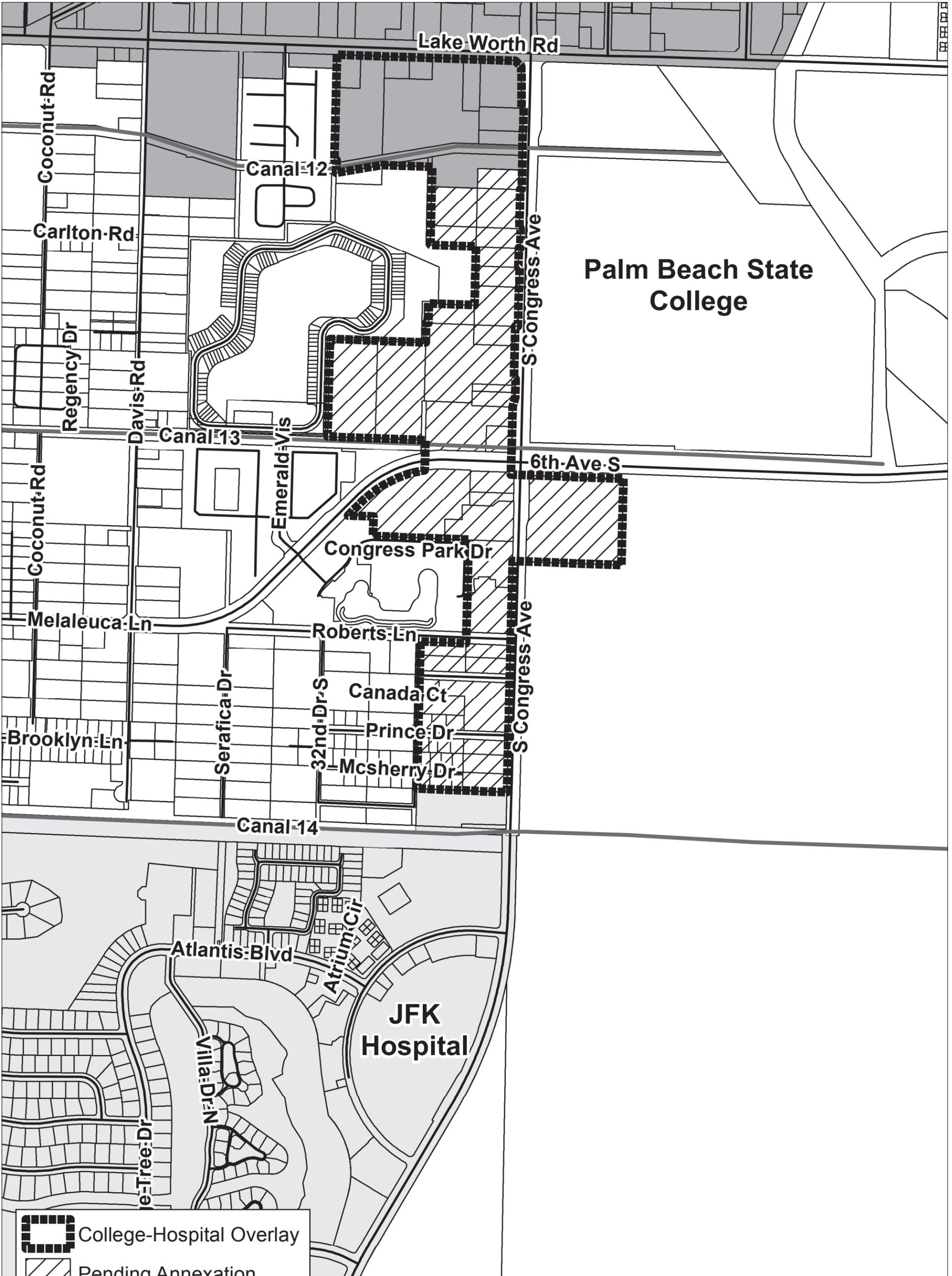
**Policy O.1:** The allowances of the CHO shall only be applicable to properties along the South Congress Avenue corridor, south of Lake Worth Road, designated with the Mixed Use land use category and Mixed-Use (MU) zoning district that fulfill the objectives of the Overlay. The applicable properties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



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 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.

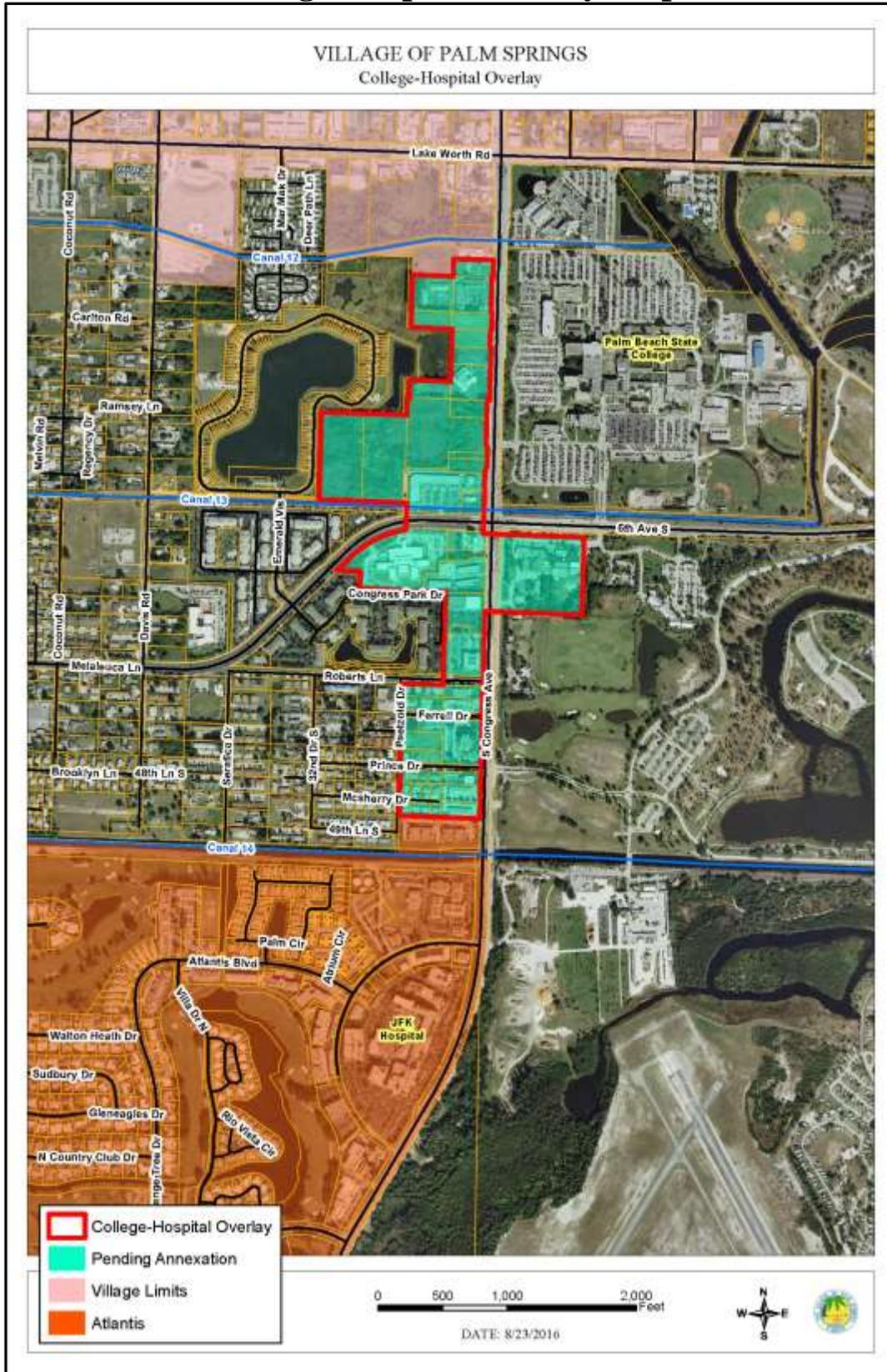
The CHO is established in recognition of the 30,000+ students and 2500 staff that attend Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility), both 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

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**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](mailto:larry.hymowitz@dot.state.fl.us)

## Kimberly K. Glas-Castro

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**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](mailto:doblaczy@sfwmd.gov)

## Kimberly K. Glas-Castro

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**Subject:** FW: Village of Palm Springs Comprehensive Plan Amendment

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**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](mailto: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](mailto: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



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



## 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**

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**Subject:**

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

On Jul 14, 2016, at 2:16 PM, kpoyner <[kpoyner@bellsouth.net](mailto: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

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**Subject:** FW: Hospial - University Overlay

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**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

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**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](mailto:Kglas-castro@vpsfl.org)

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

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 6<sup>th</sup> Avenue South<sup>1</sup>, 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 6<sup>th</sup> Avenue South and Lake Worth Road<sup>2</sup>.

**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

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

<sup>2</sup> 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

	<b>Residential Potential</b>	<b>Commercial Potential</b>	<b>Redevelopment Potential</b>
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 <sup>3</sup>	Potable Water <sup>4</sup>	Sanitary Sewer <sup>5</sup>	Solid Waste <sup>6</sup>	Parks <sup>7</sup>
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
	<b>Difference</b>	+3176 trips	+154,817 gpd	+119,180 gpd	+17,986 lb/day	+0.175 acres

<sup>3</sup> Average Daily Traffic, no capture/internalization assumed

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

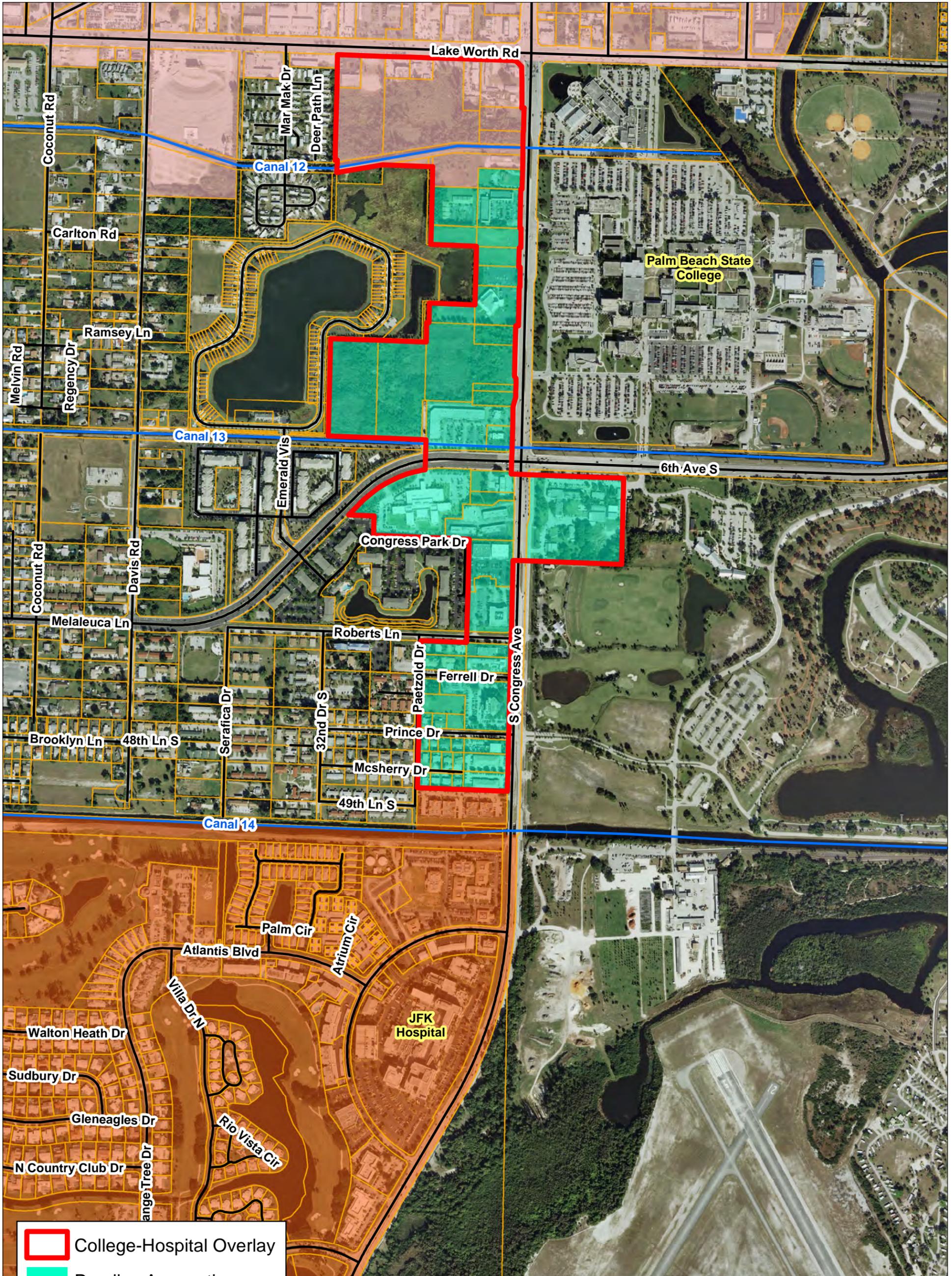
<sup>5</sup> Nonresidential=100gal/1000s.f.; MF Residential=250/unit

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

<sup>7</sup> 5 acres neighborhood park/10,000 persons

# VILLAGE OF PALM SPRINGS

## College-Hospital Overlay



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

0 500 1,000 2,000 Feet

DATE: 7/19/2016





# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** February 11, 2016

**DEPARTMENT:** Land Development

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**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 <sup>nd</sup> 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.

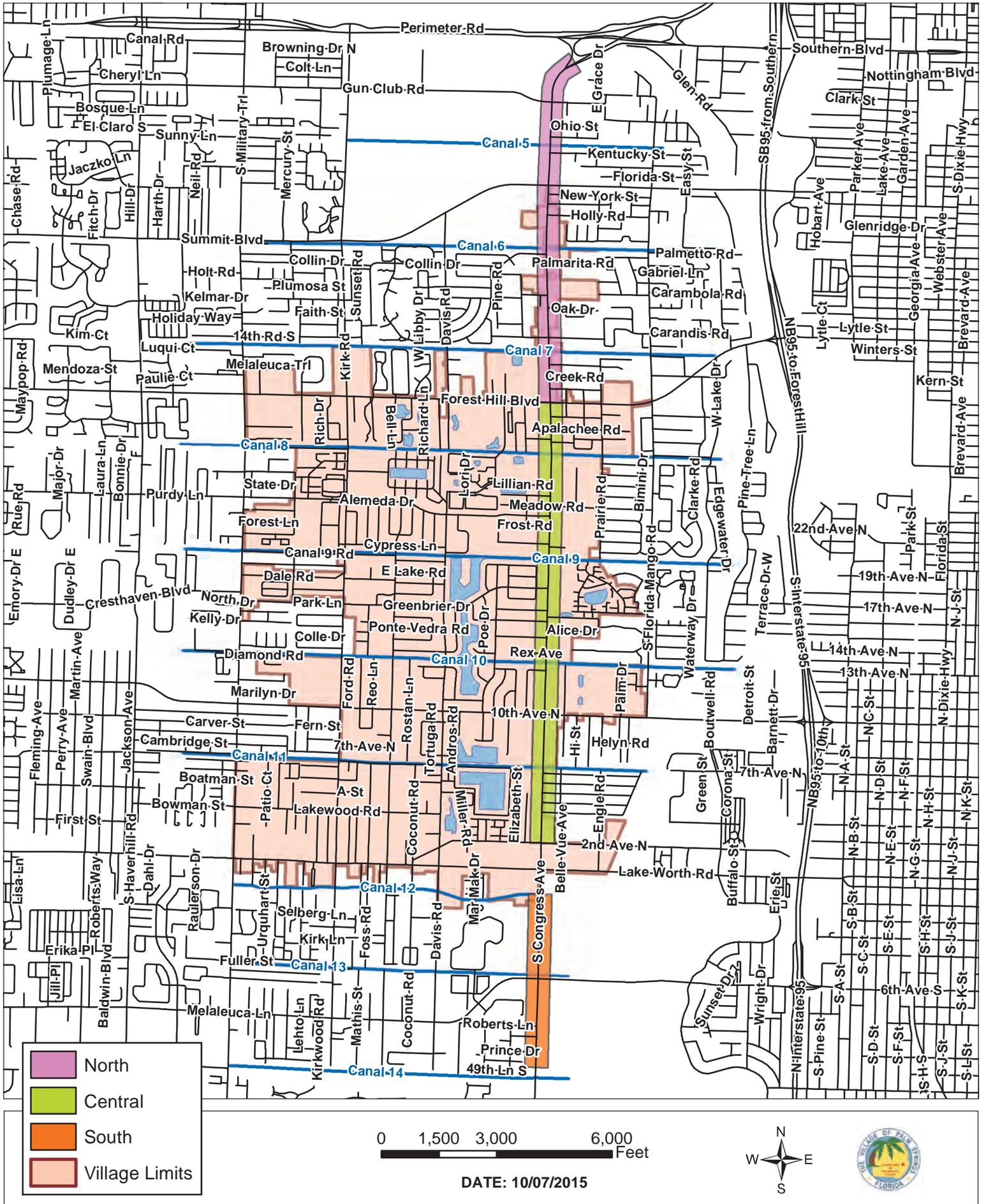
Stakeholder Interview notes and the SWOT analysis for Phase 1 are attached.

**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 6<sup>th</sup> 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 6<sup>th</sup> Ave S)

X Zone: South of 6<sup>th</sup> 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 6<sup>th</sup> Ave S-JFK; 35,712 adt LWRd – 6<sup>th</sup> 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*

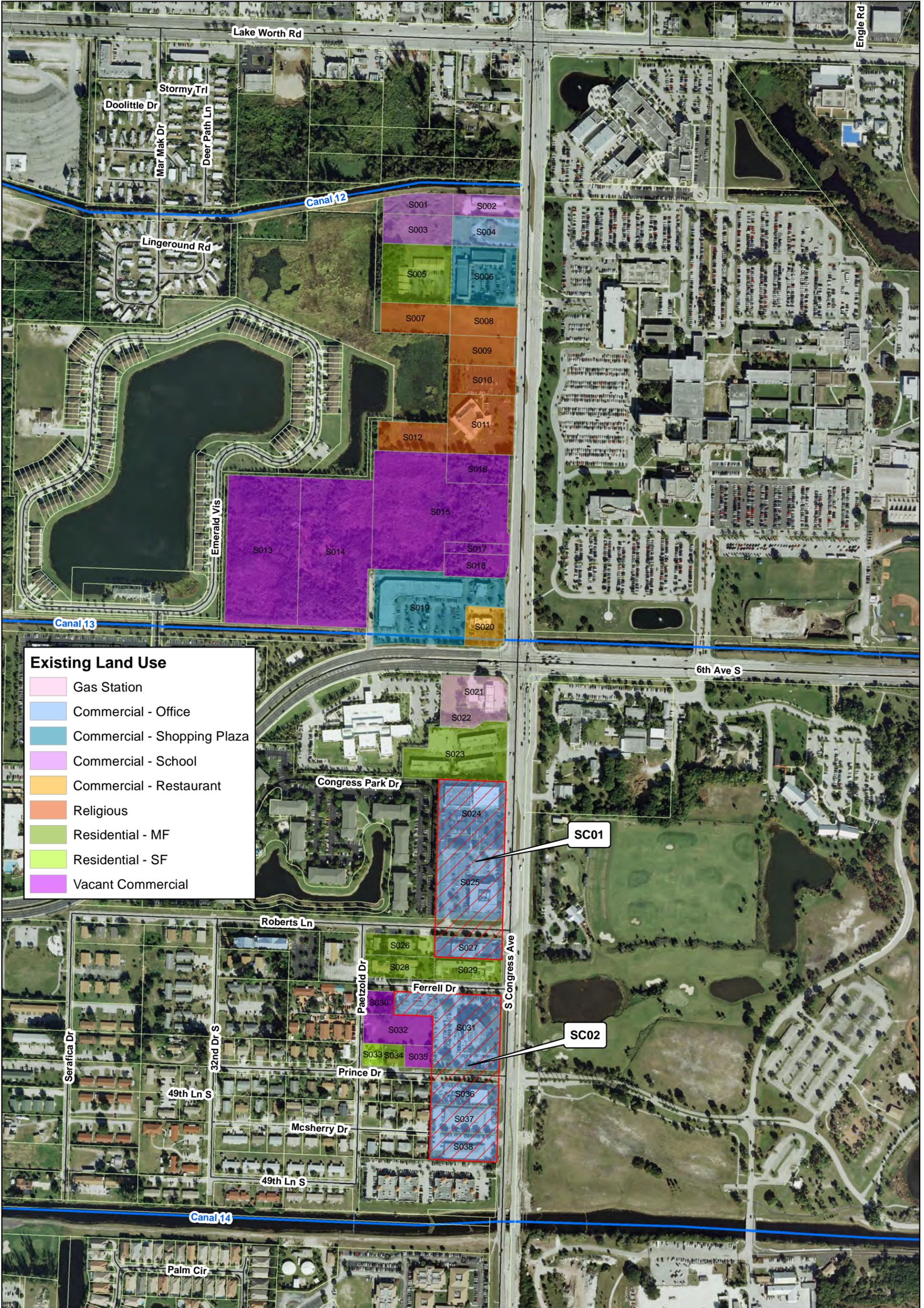
*Need own zip code to promote “sense of place” and identity for Palm Springs*

*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	ELU/Residential	ELU/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	No	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'
<b>TOTALS</b>								55.31	\$ 29,742,846.00	\$ 31,902,790.00		

**Kimberly K. Glas-Castro**

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**Subject:**

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

On Jul 14, 2016, at 2:16 PM, kpoyner <[kpoyner@bellsouth.net](mailto: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

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**Subject:** FW: Hospial - University Overlay

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**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

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**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](mailto:Kglas-castro@vpsfl.org)

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



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** November 10, 2016

**DEPARTMENT:** Land Development

**ITEM #2:** Ordinance 2016-16 – Voluntary Annexation, Land Use & Rezoning (Small Scale) - 4178  
10th Avenue North & 927 Greene Avenue

**SUMMARY:** Pursuant to Village annexation objectives, discussions have been ongoing with property owners in the “10th Avenue North” area regarding the benefits of annexation. The subject annexation area is generally located on the east side of Military Trail, on both sides of 10th Avenue North, and west of the Memorial Gardens Cemetery.

The property owners, Ms. Gabrielle Smith (4178 10th Avenue North) and Ms. Mary Powell (927 Greene Avenue), have consented to voluntarily annex, however, there are registered voters that prevent these parcels from being included in the §171.0413 involuntary annexation package.

The properties are both developed as residential homes and are less than 10 acres in size (0.16 acres each). The proposed (small scale) Land Use and Zoning designations for these properties are as follows:

<b>Existing Future Land Use</b>	<b>Proposed Future Land Use</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
PBC – Medium Residential (5 units per acre)	Medium-Density Residential	PBC –Multi- Family Residential, RM	Multi-Family Residential, RM

Note: See parcels #26 and #27 on the attached table and map.

Palm Beach County issued a letter on November 2, 2016 indicating that there is no concern with the annexation and finds that the proposed annexation is consistent with state statutes.

The Land Development Board considered the proposed annexation during their October 25th meeting and recommended approval.

The Local Planning Agency (LPA) will consider the proposed annexation ordinance during their November 10th meeting and their recommendation will be provided to the Council prior to

consideration on 2nd and final reading.

**FISCAL IMPACT:**

The assessed value of each parcel is \$25,000 and will contribute to the Village's overall property values.

**ATTACHMENTS:**

1. Proposed Ordinance 2016-16
2. Annexation Parcel Summaries - Table 1
3. Annexation Study
4. PBC Letter
5. PBC Annexation Information Sheet
6. Aerial, Location, FLU and Zoning Map

**ORDINANCE NO. 2016-16**

(SMALL SCALE ANNEXATION, LAND USE AMENDMENT & REZONING)

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ANNEXING TWO PARCELS OF LAND, TOTALING 0.32 ACRES, INDIVIDUALLY OWNED; LOCATED AT 4178 10<sup>TH</sup> AVENUE NORTH AND 927 GREENE AVENUE, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; AND CONCURRENTLY AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE FOR ALL PARCELS TO "MEDIUM DENSITY RESIDENTIAL", PURSUANT TO THE "SMALL SCALE" COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, SAID LANDS TO BE CONCURRENTLY DESIGNATED WITH A LAND DEVELOPMENT "MULTI-FAMILY RESIDENTIAL" ZONING DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Petitioner(s), individually owned, constituting all of the fee simple title holders to those lands located at 4178 10<sup>th</sup> Avenue North and 927 Greene Avenue, and more particularly described in **Exhibit "A"** ("the subject properties"), attached hereto and made a part hereof, have voluntarily requested the Village of Palm Springs annex said lands into the corporate limits of the Village; and

**WHEREAS**, Concurrent with the annexation, the Village is seeking to re-designate the Future Land Use and Land Development district for said lands; and

**WHEREAS**, the existing land use designation assigned to the subject properties are Palm Beach County "MR-5" and the existing zoning designations are "RM"; and

**WHEREAS**, the Village has adopted a Comprehensive Plan pursuant to the "Local Government Comprehensive Planning and Land Development Regulation Act (the "Act"); and

**WHEREAS**, the Department of Economic Opportunity has determined that the Village's Comprehensive Plan is "in compliance" with the provisions of the Act and Rule 9J-5, Florida Administrative Code; and

**WHEREAS**, the Village Council, sitting as the Village's Local Planning Agency (the "LPA") has conducted a public hearing as required by Section 163.3174(4)(a), Florida

Statutes (F.S.) to consider the requests for a Comprehensive Plan Amendment to designate the Future Land Use of all the subject properties to “commercial” and Land Development Zoning District for all the subject properties to “multi-family residential (RM)”; and

**WHEREAS**, the Village Council, has considered the requests for annexation, land use amendment and re-zoning designations, and has also considered the recommendation of the Village staff; and

**WHEREAS**, the Village Council has determined that granting the requests for annexation, land use amendment and re-zoning designations serves a valid public purpose.

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

**Section 1. Findings.** The Village Council finds the above statements are true and correct, and serve as a basis for consideration of this ordinance; that said lands are contiguous and reasonably compact with the corporate limits of the Village of Palm Springs, create no enclaves, pockets or finger areas in serpentine patterns and otherwise meets all of the requirements set forth in section 171.043, Florida Statutes, for annexation. Further, the Village can effectively provide police, fire, and sanitary services to said lands, all in compliance with the terms and requirements of Chapter 171, Florida Statutes, and the Village of Palm Springs Code.

**Section 2. Annexation.** The Village Council has determined that development of said lands upon annexation shall be in accordance with the regulatory requirements of Palm Beach County, until such time as the Village Comprehensive Land Use Plan amendment herein shall become effective. That the parcels of land more particularly described in **Exhibit "A"**, are hereby annexed into and shall be within the corporate limits of the Village of Palm Springs, Florida, and that same shall henceforth be a part of said Village as if said lands were originally a part of the Village of Palm Springs.

**Section 3. Future Land Use.** Concurrent with said annexations, the Future Land Use designations in the Village’s Comprehensive Land Use Plan shall be established as “Medium Density Residential”. Until such time as this said amendments are reviewed by

the Florida Department of Economic Opportunity, as provided by law, and the appeal period thereafter, but not sooner than 31 days following the effective date of this ordinance, all development of said lands shall be subject to the requirement of Chapter 171.062(2), Florida Statutes, the same stating that the County Land Use Plan, Zoning, and Subdivision regulations shall apply.

**Section 4. Zoning.** Concurrent with said annexations, the Land Development (Zoning) District designations on the official Village of Palm Springs Zoning Map shall be established as "Multi-Family Residential (RM)", subject to the approval and appeal period stated in Section 3, above.

**Section 5. Directions to the Village Clerk.** The Village Clerk is hereby authorized and directed to forthwith cause the designations of the zoning of the properties described in attached **Exhibit "A"**, as set forth in Section 4 of this Ordinance, on the official Village of Palm Springs Zoning Map. The Village Clerk shall also cause the boundaries as set forth in the Village Charter to be amended and codified. The Village Clerk shall submit such documentation as required by law to give effect to this ordinance to the Clerk of the Circuit Court, pursuant to Section 2.01, Village Charter, the Florida Department of State, and the Florida Department of Economic Opportunity.

**Section 6. Repeal of Conflicting Ordinances.** All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

**Section 7. 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 8. 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"/>
LIZ 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"

### Voluntary Annexation - 10th Avenue North (Ordinance 2016-16)

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE_FLU	PROPOSED VILLAGE_ZONING	VOLUNTARY?
26	00424424180000291	SMITH GABRIELLE	MR-5	RM	4178	10TH AVE N	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES
27	00424424180000281	POWELL MARY H	MR-5	RM	927	GREENE AVE	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES
<b>Total Acres:</b>							0.32						
								\$ 50,000.00		<b>Total Assessed Value</b>			

**§171.0413 Involuntary Annexation - 10th Avenue North  
Ordinance 2016-17**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
1	0042442405000030	INTRACOASTAL PACKING INC	UI	UI	3222	S MILITARY TRL	0.9804	\$ 849,386.00	No	PACKING	Commercial	CG	YES
2	0042442405000061	10TH AVENUE PROPERTIES INC	UI	UI	3240	S MILITARY TRL	0.2511	\$ 290,792.00	No	AUTO SALES	Commercial	CG	YES
3	0042442405000080	DUTHLER GERALD	UI	UI	4441	10TH AVE N	0.2594	\$ 397,469.00	No	STORE/OFFICE/RESIDENTIAL	Commercial	CG	YES
4	00424424050000100	COMMUNITY CREDIT CORPORATION	UI	UI	N/A	10TH AVE N	0.1303	\$ 201,253.00	No	OFFICE	Commercial	CG	YES
5	00424424050000110	COMMUNITY CREDIT CORPORATION	UI	UI	4433	10TH AVE N	0.1297	\$ 94,981.00	No	OFFICE	Commercial	CG	YES
6	00424424050000120	SHELDON SALLY P	UI	UI	4409	10TH AVE N	0.3908	\$ 256,929.00	No	MULTIFAMILY - 5 UNITS	Med. Residential	RM	NO
7	00424424050000150	CORDOBA JUAN C & CORDOBA YOLANDA M	UI	UI	4391	10TH AVE N	0.2594	\$ 289,130.00	No	STORES	Commercial	CG	YES
8	00424424050000170	FIRM BUSINESS VENTURES LLC	UI	UI	4363	10TH AVE N	0.2594	\$ 112,774.00	No	VACANT COMMERCIAL	Commercial	CG	NO
9	00424424050000190	GARCIA COOPER MISPA	UI	UI	4349	10TH AVE N	0.1297	\$ 130,731.00	No	INSURANCE	Commercial	CG	NO
10	00424424050000200	WEISS BRADLEY G & WEISS CETTY M	UI	UI	4343	10TH AVE N	0.2594	\$ 285,485.00	No	PROF OFFICES	Commercial	CG	NO
11	00424424050000220	ENDOW PROPERTIES INC	UI	UI	4317	10TH AVE N	0.2594	\$ 319,620.00	No	STORES	Commercial	CG	NO
12	00424424050000240	MATALIA HITESH	UI	UI	4299	10TH AVE N	0.2594	\$ 239,918.00	No	STORES	Commercial	CG	NO
13	00424424050000260	MR CLEAN LAUNDRY LLC	UI	UI	4281	10TH AVE N	0.2594	\$ 377,225.00	No	SERVICE SHOPS	Commercial	CG	NO
14	00424424050000280	K & M PEARLS LLC	UI	UI	4259	10TH AVE N	0.2610	\$ 295,873.00	No	OFFICE	Commercial	CG	YES
15	00424424010000222	PETROLEUM ADVANTAGE PROPERTIES LLC	UI	UI	4468	10TH AVE N	1.0740	\$ 1,075,503.00	No	STORES	Commercial	CG	YES
16	00424424010000223	SAINT MARTIN I LLC	UI	UI	4440	10TH AVE N	0.4646	\$ 128,322.00	No	VACANT COMMERCIAL	Commercial	CG	YES
17	004244240100991170	SAINT MARTIN I LLC	UI	UI	N/A	WEYMOUTH ST	0.2814	\$ 77,722.00	No	VACANT COMMERCIAL	Commercial	CG	YES
18	00424424100991166	SAINT MARTIN I LLC	UI	UI	N/A	WEYMOUTH ST	0.2351	\$ 64,922.00	No	VACANT COMMERCIAL	Commercial	CG	YES
19	00424424010000224	LOS ESTEROS ASSOCIATES LP	UI	UI	4400	10TH AVE N	0.6523	\$ 964,783.00	No	STORES	Commercial	CG	YES
20	00424424010000220	LOS ESTEROS ASSOCIATES LP	UI	UI	N/A	10TH AVE N	0.5144	\$ 149,224.00	No	VACANT COMMERCIAL	Commercial	CG	YES
21	00424424010000230	4300 10TH AVENUE LLC	UI	UI	4300	10TH AVE N	0.3283	\$ 300,000.00	No	OFFICE	Commercial	CG	YES
22	00424424010000240	DARMETTA FRANCESCA & DARMETTA SALVATORE	UI	UI	4290	10TH AVE N	0.3407	\$ 350,204.00	No	STORES	Commercial	CG	YES
23	00424424010000430	EL MESIAS CHURCH OF THE NAZARENE INC	UI	UI	4262	10TH AVE N	0.2433	\$ -	No	RELIGIOUS	Commercial	CG	YES
24	00424424180000540	REYES GROUP MNGMNT INC	MR-5	RM	3271	GRACE AVE	0.8900	\$ 621,278.00	No	PRV SCHL/COLL	Med. Residential	RM	YES
25	00424424180000300	WARBIRD PROPERTIES LLC	MR-5	RM	930	GRACE AVE	0.4600	\$ 139,630.00	No	MULTIFAMILY - 3 UNITS	Med. Residential	RM	YES

**Total Parcels:** 25  
**Voluntary Parcels:** 18  
 % 72%

**Total Acres:** 9.57  
**Acres Voluntary:** 7.76  
 % 81%

\$ 8,013,154.00 **Total Assessed Value**

Voluntary  
 Involuntary  
 Individual Voluntary (Voters)

**Voluntary Annexation - 10th Avenue North (Ordinance 2016-16)**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
26	00424424180000291	SMITH GABRIELLE	MR-5	RM	4178	10TH AVE N	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES
27	00424424180000281	POWELL MARY H	MR-5	RM	927	GREENE AVE	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES

**Total Acres:** 0.32

\$ 50,000.00 **Total Assessed Value**

# 10<sup>TH</sup> AVENUE NORTH ANNEXATION AREA

## Existing Conditions

Area:	9.89 acres
Parcels:	27 individual properties 25 voluntary 2 involuntary
Use(s):	residential 2 single-family units 8 multi-family units
Land Use:	PBC Medium Residential and Urban Infill
Zoning:	PBC RM and UI
Average Property Value:	\$298,635
Population Estimate:	21 residents

## Village Considerations

Land Use:	Village Medium Density Residential and Commercial
Zoning:	Village RM and CG
Services:	

Utilities Sewer facilities recently installed south of 10<sup>th</sup> Avenue North, and connections are being completed by the property owners

Roads 10<sup>th</sup> Avenue North is County road and is generally in good condition with sidewalks on both sides of the road

Side roads, Greene Avenue and Grace Avenue, will remain under County ownership/maintenance. These local roads do not include sidewalks. Roads are in good condition and have recently been repaved after utility work.

Street lights are located at intersections.

Parks The annexation area is centrally located between the 1.773-acre Lakewood Park (Lakewood Road and Kirk Road) and the new 1.862-acre Fox Tail Palm Park (Park Lane and Kirk Road). Both neighborhood parks are of sufficient size to serve 3500 residents<sup>1</sup> and 3700 residents, respectively.

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<sup>1</sup> Based on Village LOS standard of 5 acres/10,000 population

Library	The estimated 21 residents are projected to undertake 84 circulations/year, will require 59 materials, and necessitate 0.014 <sup>2</sup> librarians to serve their needs; however, it should be remembered that the Village Library currently serves the general public and not solely residents.
Police	The estimated 28 residents necessitate .07 officers <sup>3</sup> to serve this area. However, this does not represent the impact on Police services because the area is primarily commercial in nature. PBSO responded to 105 calls for service for the subject area for the period July 2015-2016, which includes property damage crimes such as graffiti and vandalism.
Code Compliance	The area is within the County's "Acacia Villas" Countywide Community Revitalization Team ("CCRT") area. A CCRT <sup>4</sup> area typically has more than average code cases (overgrown yard, house in disrepair, debris and trash, junk cars, etc.).
Permitting	Construction of a new Wawa gas station will provide permitting revenue, as well as minor increases due to utility connections, fences and minor repairs and renovations resulting from code enforcement activity.
Garbage	Advanced Systems = existing provider; residential service to transfer to Republic Services on Oct 1 <sup>st</sup> , commercial to remain with Advanced
Surfacewater	unaffected – LWDD area
Fire Rescue	unaffected – PBC Fire Rescue
Electric	unaffected – FPL
Schools	unaffected – existing residences and student population

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<sup>2</sup> Based on 0.5 FTE/1000 residents, 4 circulations/capita, and 2.8 materials per capita

<sup>3</sup> Based on State of Florida average LOS of 2.4 officers per 1,000 residents

<sup>4</sup> Countywide Community Revitalization Team (CCRT)

## Fiscal Sustainability

### Budgetary Considerations:

- Police Officers @ \$124,469<sup>5</sup>
- Code Enforcement Officer @ \$65,340
  
- Utility Surcharge – loss of 25% surcharge (revenue source)  
as area become Village residents/property owners

Additional Ad Valorem: \$32,253<sup>6</sup>

Non-measurable Factors: Increase in other revenue sources, including sales tax, gas tax, franchise fees, etc.

Expansion of Village boundary provides contiguousness to Military Trail parcels to allow further annexation of commercial parcels (which tend to have more value)

Elimination of blight and undesired activities as result of Policing and Code Enforcement

Median income of area contributes to Village's eligibility to become a CDBG entitlement city (annual revenue allocation)

A Safe Village = Priceless

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<sup>5</sup> Staff costs includes personnel and equipment

<sup>6</sup> Based on 4 mils and 2016 assessed values



**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

**Palm Beach County  
Board of County  
Commissioners**

Mary Lou Berger, Mayor  
Hal R. Valeche, Vice Mayor  
Paulette Burdick  
Shelley Vana  
Steven L. Abrams  
Melissa McKinlay  
Priscilla A. Taylor

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

November 2, 2016

Kim Glas-Castro, AICP LEED AP  
Land Development Director  
Village of Palm Springs  
226 Cypress Lane, Village Hall  
Palm Springs, FL 33461

**RE: Proposed Annexations Tenth Ave N Voluntary, 2017-70-001 and  
Tenth Ave N Voluntary Involuntary, 2017-70-002**

Dear Ms. Glas-Castro:

Thank you for providing the County advance notice and the opportunity to review the annexations summarized below.

Name	Description
<b>Tenth Ave N Voluntary 2017-70-001</b>	<b>Acres:</b> 0.32 <b>Location:</b> Southwest corner of 10th Ave N & Green Ave <b>First Reading:</b> 11/10/2016 <b>Second Reading:</b> 12/8/2016
<b>Tenth Ave N Voluntary Involuntary 2017-70-002</b>	<b>Acres:</b> 9.57 <b>Location:</b> North and south sides of 10th Ave N, east side of Military Trl <b>First Reading:</b> 11/10/2016 <b>Second Reading:</b> 12/8/2016

Upon review of the annexations, County staff has not identified any inconsistencies with Chapter 171, Florida Statutes (F.S.). Various County departments provided the following comments:

- The County Engineering Department recommends that the Village protect a 25 ft corner clip at the northwest intersection of 10<sup>th</sup> Ave N and Greene Ave, as well as corner clips on the northeast and southeast corners of the intersection with Military Trl and both corners of the intersection with Grace Ave and Greene Ave. Additionally, any future development should provide for the ultimate right of way for 10<sup>th</sup> Ave N and Military Trl (92-feet expanded). There are 13 existing street lights on the north side of 10<sup>th</sup> Ave N from Military Trl to Kirk Ave, owned and maintained by Florida Power and Light (FPL) for which the County are billed by FPL. These street lights will be transferred to the Village once the annexations are adopted.
- The Engineering and Code Enforcement staff expressed concerns over omitting portions of platted lots from the annexation and encourages the Village to pursue the annexation of the remaining parcels within the platted lots. Lot owners may be left with an illegal subdivision of land



- within the unincorporated area. This pertains to the south 42.82 ft of lots 28 and 29.
- The proposed annexations area is within the County's Urban Redevelopment Area (URA). Most of the properties within these proposed annexations have a future land use designation of Urban Infill (UI) and are located in an established Priority Redevelopment Area (PRA) that could utilize the Traffic Concurrency Exception Area provisions as well as other incentives for redevelopment. Parcels with the following property control numbers: 00-42-44-24-01-000-0222, 00-42-44-24-01-000-0223, 00-42-44-24-10-099-1170 and 00-42-44-24-10-099-1166 were recently approved under the UI guidelines for a convenience store with gas sales and a type I restaurant.

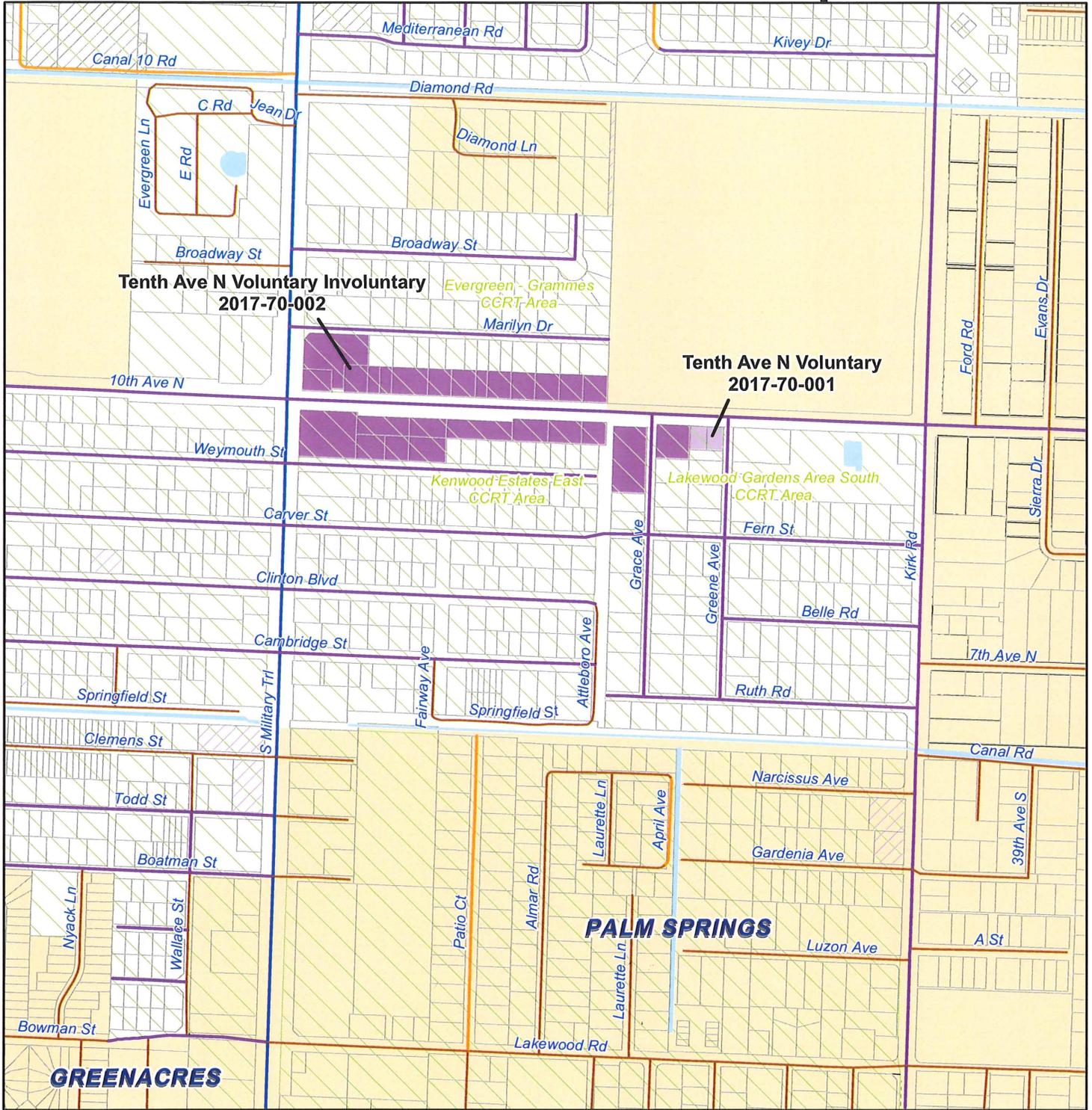
The County remains consistent in our efforts to cooperatively work with the Village on resolving annexation challenges. Please contact the following staff for questions: Dept. of Engineering Tammy Lee at 561-684-4019; Code Enforcement Steve Cramer at 561-233-5281; and the URA, Ed Nessenthaler at 561-233-5328. For any other comments or questions, please contact Patricia Behn, Principal Planner, at 561-233-5332.

Sincerely,

Lorenzo Aghemo  
Planning Director

cc: The Honorable Shelley Vana, District 3 Commissioner  
Faye Outlaw, Assistant County Administrator  
Patrick Rutter, PZ&B Executive Director  
Bob Banks, AICP, Chief Land Use County Attorney  
Rich Reade, Village Manager, Village of Palm Springs  
Patricia Behn, Principal Planner, PBC  
Ed Nessenthaler, Senior Planner, PBC  
Steve Cramer, Senior Code Enforcement Officer, PBC  
Tammy Lee, Engineering Dept., PBC

# Annexation Location Map



Proposed Annexation	Municipality	<b>Right-of-Way Maintenance</b>	
Proposed Annexation	Water	<b>County ROW Maintenance</b>	<b>Other ROW Maintenance</b>
CCRT Area		County Maintained	State Maintained
		Courtesy Maintained	Other

Updated: 10/18/2016  
 Contact: Nicole Delsoin  
 Filename: N:\Div\Proj\Annex\FY2016

Note: Map is not official, for informational purposes only  
 Source: ROW Maintenance Data PBC Engineering  
 Dept 2015 GISPROD SDE GEODATA.CENTERLINE\_LN



**Planning, Zoning & Building**

2300 N. Jog Rd.  
 West Palm Beach, FL 33411  
 Phone (561) 233-5300



**Palm Beach County  
Annexation Information Sheet**

Please submit the following information regarding each proposed annexation:

<b>Annexation Name</b>	<b>10<sup>TH</sup> Avenue North Voluntary Parcels</b>
Annexation Type	<b>Voluntary</b>
Acres	<b>0.32 acres</b>
Location	<b>4178 10<sup>th</sup> Avenue North &amp; 927 Greene Avenue</b>
Existing Use	<b>Single Family Residential</b>
Proposed Use	<b>Same</b>
County Future Land Use	<b>MR-5</b>
County Zoning	<b>RM</b>
City Future Land Use	<b>Medium Density Residential</b>
City Zoning	<b>Multi-Family Residential (RM)</b>
First Reading ( <i>if known</i> )	<b>November 10, 2016</b>
Second Reading ( <i>if known</i> )	<b>December 8, 2016</b>
Ordinance Num. ( <i>if known</i> )	<b>Ordinance No. 2016-16</b>
Location Map	<b>(Please Attach)                      Map # 26 &amp; 27</b>
Parcel Control Numbers	<b>00-42-44-24-18-000-0291 00-42-44-24-18-000-0281</b>

**§171.0413 Involuntary Annexation - 10th Avenue North  
Ordinance 2016-17**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
1	0042442405000030	INTRACOASTAL PACKING INC	UI	UI	3222	S MILITARY TRL	0.9804	\$ 849,386.00	No	PACKING	Commercial	CG	YES
2	0042442405000061	10TH AVENUE PROPERTIES INC	UI	UI	3240	S MILITARY TRL	0.2511	\$ 290,792.00	No	AUTO SALES	Commercial	CG	YES
3	0042442405000080	DUTHLER GERALD	UI	UI	4441	10TH AVE N	0.2594	\$ 397,469.00	No	STORE/OFFICE/RESIDENTIAL	Commercial	CG	YES
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9	00424424050000190	GARCIA COOPER MISPA	UI	UI	4349	10TH AVE N	0.1297	\$ 130,731.00	No	INSURANCE	Commercial	CG	NO
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13	00424424050000260	MR CLEAN LAUNDRY LLC	UI	UI	4281	10TH AVE N	0.2594	\$ 377,225.00	No	SERVICE SHOPS	Commercial	CG	NO
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16	00424424010000223	SAINT MARTIN I LLC	UI	UI	4440	10TH AVE N	0.4646	\$ 128,322.00	No	VACANT COMMERCIAL	Commercial	CG	YES
17	004244240100991170	SAINT MARTIN I LLC	UI	UI	N/A	WEYMOUTH ST	0.2814	\$ 77,722.00	No	VACANT COMMERCIAL	Commercial	CG	YES
18	00424424100991166	SAINT MARTIN I LLC	UI	UI	N/A	WEYMOUTH ST	0.2351	\$ 64,922.00	No	VACANT COMMERCIAL	Commercial	CG	YES
19	00424424010000224	LOS ESTEROS ASSOCIATES LP	UI	UI	4400	10TH AVE N	0.6523	\$ 964,783.00	No	STORES	Commercial	CG	YES
20	00424424010000220	LOS ESTEROS ASSOCIATES LP	UI	UI	N/A	10TH AVE N	0.5144	\$ 149,224.00	No	VACANT COMMERCIAL	Commercial	CG	YES
21	00424424010000230	4300 10TH AVENUE LLC	UI	UI	4300	10TH AVE N	0.3283	\$ 300,000.00	No	OFFICE	Commercial	CG	YES
22	00424424010000240	DARMETTA FRANCESCA & DARMETTA SALVATORE	UI	UI	4290	10TH AVE N	0.3407	\$ 350,204.00	No	STORES	Commercial	CG	YES
23	00424424010000430	EL MESIAS CHURCH OF THE NAZARENE INC	UI	UI	4262	10TH AVE N	0.2433	\$ -	No	RELIGIOUS	Commercial	CG	YES
24	00424424180000540	REYES GROUP MNGMNT INC	MR-5	RM	3271	GRACE AVE	0.8900	\$ 621,278.00	No	PRV SCHL/COLL	Med. Residential	RM	YES
25	00424424180000300	WARBIRD PROPERTIES LLC	MR-5	RM	930	GRACE AVE	0.4600	\$ 139,630.00	No	MULTIFAMILY - 3 UNITS	Med. Residential	RM	YES

**Total Parcels:** 25  
**Voluntary Parcels:** 18  
 % 72%

**Total Acres:** 9.57  
**Acres Voluntary:** 7.76  
 % 81%

\$ 8,013,154.00 **Total Assessed Value**

Voluntary  
 Involuntary  
 Individual Voluntary (Voters)

**Voluntary Annexation - 10th Avenue North (Ordinance 2016-16)**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
26	00424424180000291	SMITH GABRIELLE	MR-5	RM	4178	10TH AVE N	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES
27	00424424180000281	POWELL MARY H	MR-5	RM	927	GREENE AVE	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES

**Total Acres:** 0.32

\$ 50,000.00 **Total Assessed Value**

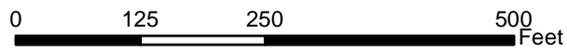
# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - East of Military Trail

Figure 1



- Voluntary (Ord 2016-17)
- Involuntary (Ord 2016-17)
- Individual Voluntary (Ord 2016-16)
- Village Limits



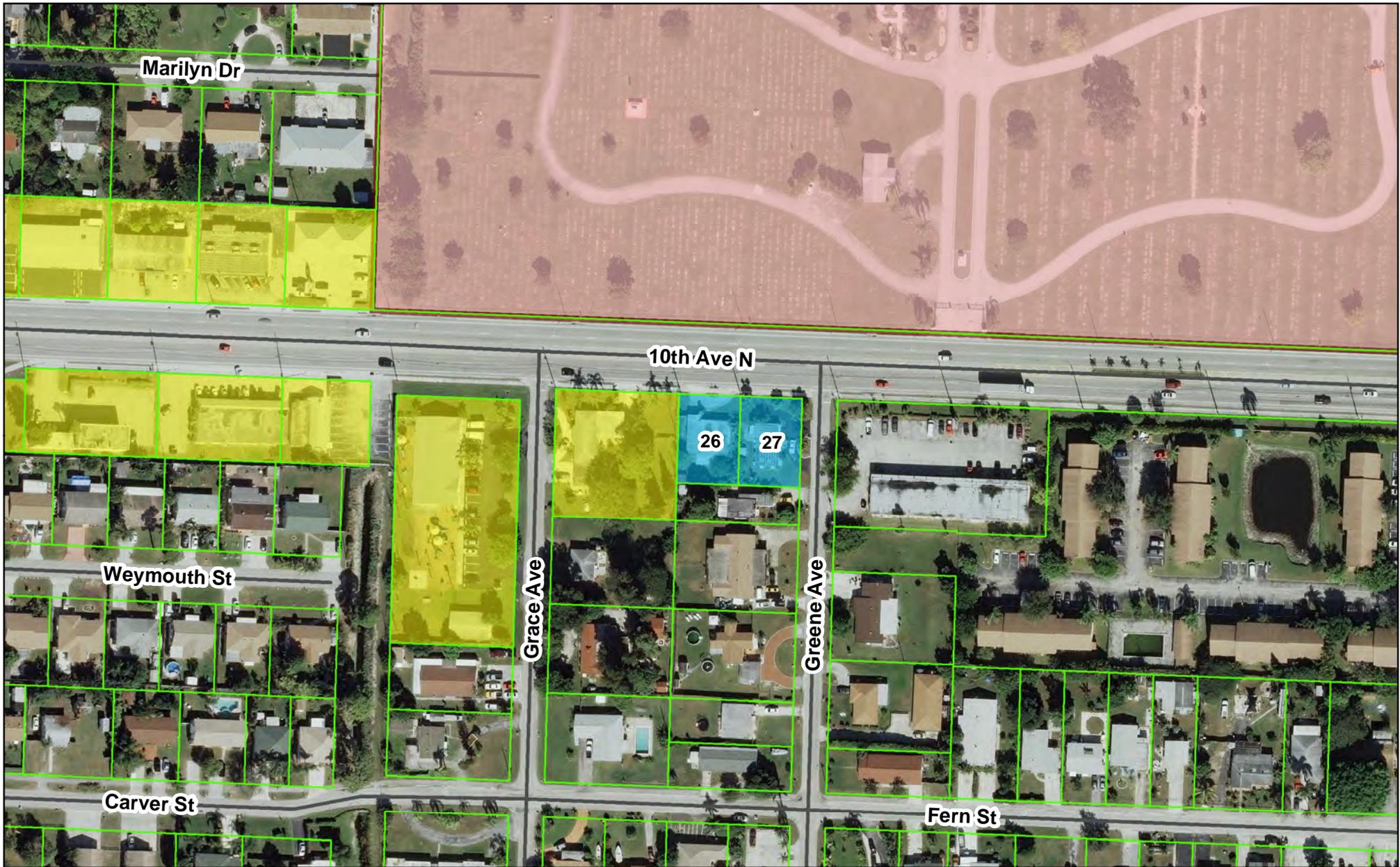
DATE: 9/20/2016



# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - East of Military Trail

Figure 1



- Individual Voluntary (Ord 2016-16)
- Pending Annexation (Ord 2016-17)
- Village Limits



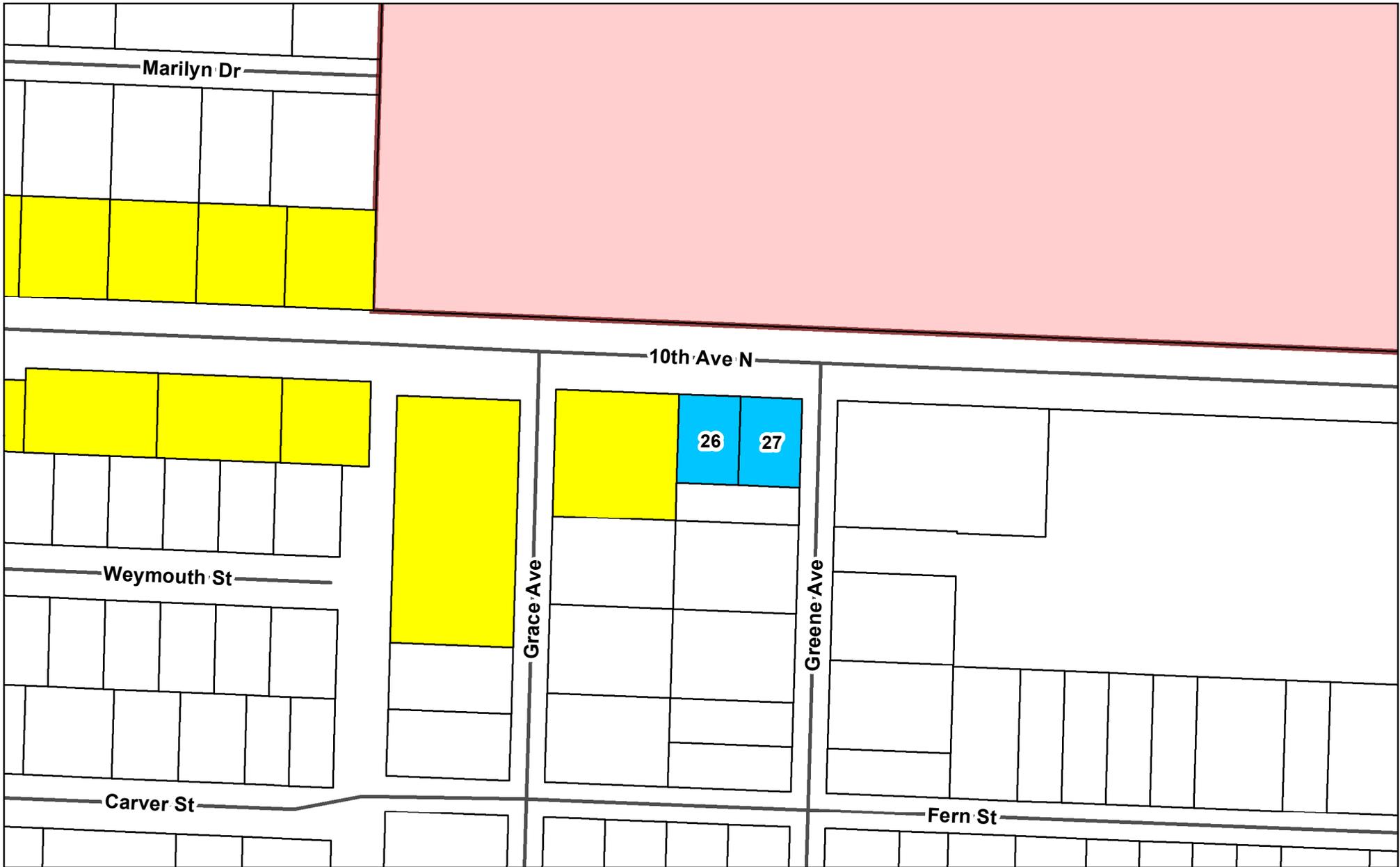
DATE: 10/13/2016



# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - East of Military Trail

Figure 1



- Individual Voluntary (Ord 2016-16)
- Pending Annexation (Ord 2016-17)
- Village Limits



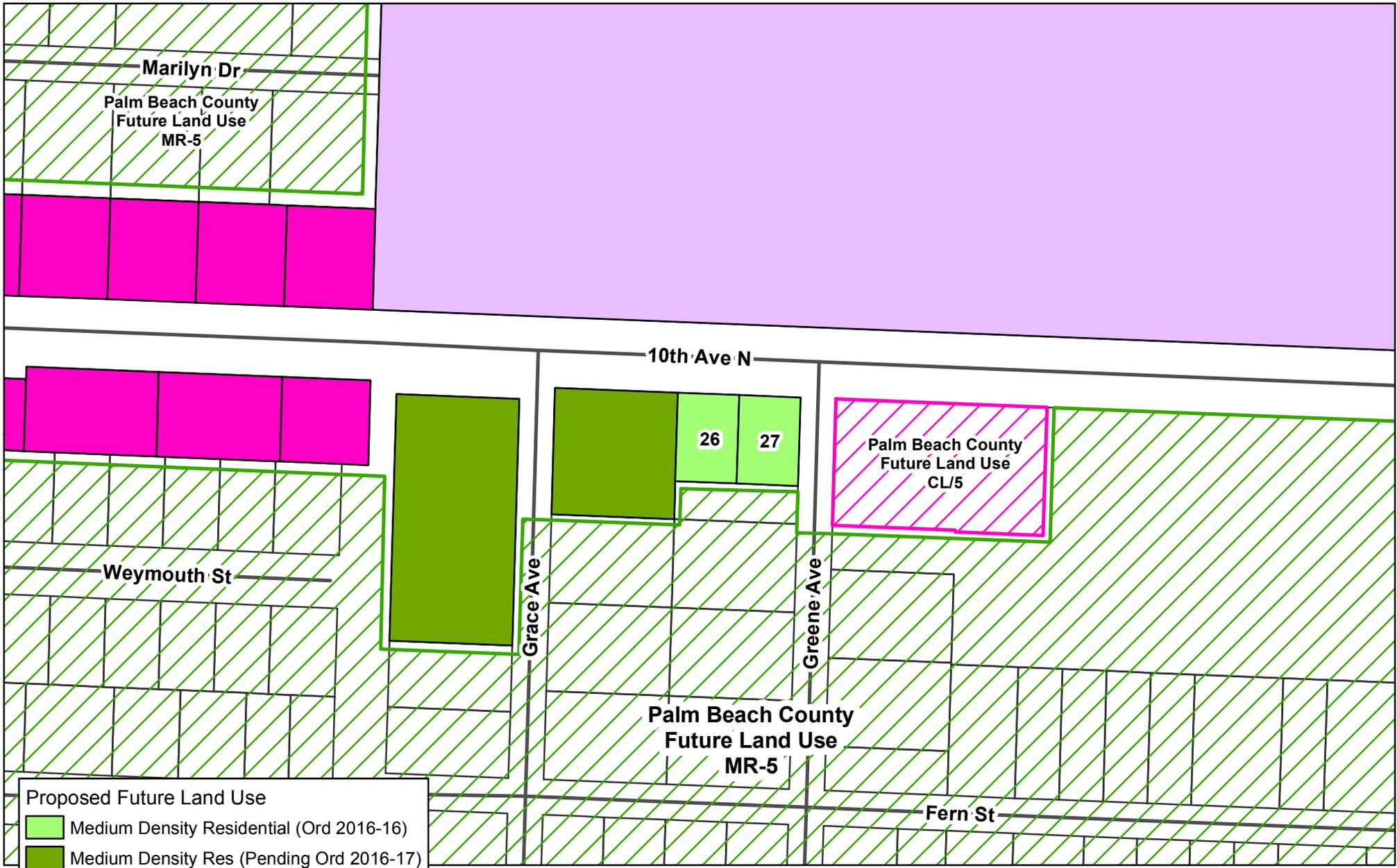
DATE: 10/13/2016



# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - Future Land Use

Figure 2

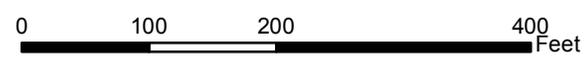


**Proposed Future Land Use**

- Medium Density Residential (Ord 2016-16)
- Medium Density Res (Pending Ord 2016-17)
- Commercial (Pending Ord 2016-17)

**Existing Future Land Use**

- Commercial



DATE: 10/13/2016



# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - Zoning

Figure 3





# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** November 10, 2016

**DEPARTMENT:** Land Development

**ITEM #3:** Ordinance 2016-17 - Involuntary Annexation (§171.0413, F.S.) - Land Use & Rezoning (Small Scale) - 25 Parcels along 10th Avenue North, east of Military Trail

**SUMMARY:** Pursuant to Village annexation objectives, discussions have been ongoing with property owners in the “10th Avenue North Lake Worth Road / Military Trail” area regarding the benefits of annexation. The subject annexation area is generally located on the east side of Military Trail, along both sides of 10th Avenue North west of the Memorial Gardens Cemetery (see map).

Chapter 171.0413 (5) & (6), Florida Statutes provides for the involuntary annexation of property when the area to be annexed does not have any registered electors, consent from more than 50% of the parcels & consenting parcels total more than 50% of the total acreage.

Within the proposed involuntary annexation area, twenty-five (25) parcels (totaling 9.57 acres) are proposed to be annexed under §171.0413, F.S. Of these twenty-five (25) parcels, fourteen (14) property owners (56% of properties) have consented to annexation by executing voluntary annexation petitions, which represents 60% of the total acreage (5.7 acres) in the proposed involuntary annexation area.

The properties are currently developed as a mix of commercial and multi-family uses and each individual property is less than 10 acres and developed with an urban use. The proposed (small scale) Land Use and Zoning designations for these properties are as follows:

Existing Future Land Use	Proposed Future Land Use	Existing Zoning	Proposed Zoning
PBC –Urban Infill and Medium Residential (5 units per acre)	Commercial and Medium-Density Residential	PBC –Urban Infill, and Multi-Family Residential, RM	Commercial General, CG and Multi-Family Residential, RM

Note: See attached table and map.

As required by state law for all involuntary annexations, an Urban Services Report has been prepared for this annexation area and has been submitted to Palm Beach County. As a result, Palm Beach County issued a letter on November 2, 2016 indicating that there is no concern with the annexation and finds that the proposed annexation is consistent with state statutes.

The Land Development Board considered the proposed annexation during their October 25th meeting and recommended approval.

The Local Planning Agency (LPA) will consider the proposed involuntary annexation ordinance during their November 10th meeting and their recommendation will be provided to the Council prior to consideration on 2nd and final reading.

### **FISCAL IMPACT:**

The assessed value of the twenty-five (25) parcels is approximately \$8 million and will contribute to the Village's overall property values. Further, there is immeasurable value from the addition of the proposed parcels along the 10th Avenue North corridor as they are expected to contribute to the Village's strategies for economic (re-)development and our sense of identity.

### **ATTACHMENTS:**

1. Proposed Ordinance 2016-17
2. Involuntary Annexation Process - Chapter 171.0413 (5) & (6), Florida Statutes
3. Annexation Parcel Summaries - Table 1
4. Urban Services Report
5. Annexation Study
6. PBC Letter
7. PBC Annexation Information Sheet
8. Aerial, Location FLU and Zoning Maps

**ORDINANCE NO. 2016-17**

(SMALL SCALE ANNEXATION, LAND USE AMENDMENT & REZONING)

**AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ANNEXING TWENTY-FIVE (25) PARCELS OF LAND, PURSUANT TO SECTION 171.0413 (5)&(6), INDIVIDUALLY OWNED, CONSISTING OF A TOTAL OF 9.57 ACRES; LOCATED ON EAST OF MILITARY TRAIL, WEST OF GREENE AVENUE, AND FRONTING 10<sup>TH</sup> AVENUE NORTH; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; CONCURRENTLY AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE TO "COMMERCIAL" AND "MEDIUM DENSITY RESIDENTIAL", PURSUANT TO THE "SMALL SCALE" COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, SAID LANDS TO BE CONCURRENTLY DESIGNATED WITH A LAND DEVELOPMENT "COMMERCIAL GENERAL" AND "MULTI-FAMILY RESIDENTIAL" ZONING DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP, AND SAID DESIGNATIONS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Village Council of the Village of Palm Springs, Florida has obtained the signed consent of the owners of more than fifty percent of the contiguous, compact, unincorporated real property which forms the proposed annexation area of 9.57 acres, more or less, and which is more specifically described herein below; and

**WHEREAS**, such owners desire that said real property be annexed into the Village of Palm Springs, Florida, pursuant to the provisions of Section 171.0413, Florida Statutes; and

**WHEREAS**, each of the parcels of real property to be annexed hereby either have been developed for urban purposes, or the annexation area is adjacent on at least 60 percent of its boundary to areas developed for urban purposes, as defined by Section 171.031(8), Florida Statutes; and

**WHEREAS**, Concurrent with the annexation, the Village is seeking to re-designate the Future Land Use and Land Development districts for said lands; and

**WHEREAS**, the existing land use designations assigned to all the subject properties is Palm Beach County , "MR5", and "Urban Infill", and the existing zoning

designations are “RM” and “UI”; and

**WHEREAS**, the Village has adopted a Comprehensive Plan pursuant to the “Local Government Comprehensive Planning and Land Development Regulation Act (the “Act”); and

**WHEREAS**, the Department of Economic Opportunity has determined that the Village’s Comprehensive Plan is “in compliance” with the provisions of the Act and Rule 9J-5, Florida Administrative Code; and

**WHEREAS**, the Village Council, sitting as the Village’s Local Planning Agency (the “LPA”) has conducted a public hearing as required by Section 163.3174(4)(a), Florida Statutes (F.S.) to consider the requests for a Comprehensive Plan Amendment to designate the Future Land Use of the subject properties to “medium density residential” and “commercial”; and rezoning of the Land Development (Zoning) District for the subject properties to “residential multi-family” and “commercial general”; and

**WHEREAS**, the Village Council, has considered the requests for annexation, land use amendment and re-zoning designations, and has also considered the recommendation of the Village staff; and

**WHEREAS**, it is the opinion of the Village Council that it is in the best public interests that the real property hereinafter described be annexed into the Village of Palm Springs, Florida.

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

**Section 1.** The Village Council of the Village of Palm Springs finds that the consents for annexation obtained by the Village bear the signatures of the owners of more than fifty percent of the contiguous, compact, unincorporated real property hereby annexed into the Village of Palm Springs, Florida in accordance with Chapter 171 Part II, Florida Statutes.

**Section 2.** The Village Council of the Village of Palm Springs finds that each of the parcels of real property to be annexed hereby has been developed for urban purposes, or the annexation area is adjacent on at least 60 percent of its boundary to areas developed for urban purposes, as defined by Section 171.031(8), Florida

Statutes.

**Section 3. Future Land Use.** Concurrent with said annexations, the Future Land Use designations in the Village's Comprehensive Land Use Plan shall be established as "Residential Multi-Family" and "Commercial", more particularly designated in **Exhibit "A"**. Until such time as this said amendments are reviewed by the Florida Department of Economic Opportunity, as provided by law, and the appeal period thereafter, but not sooner than 31 days following the effective date of this ordinance, all development of said lands shall be subject to the requirement of Chapter 171.062(2), Florida Statutes, the same stating that the County Land Use Plan, Zoning, and Subdivision regulations shall apply.

**Section 4. Zoning.** Concurrent with said annexations, the Land Development (Zoning) District designations on the official Village of Palm Springs Zoning Map shall be established as "Residential Multi-Family" and "Commercial General", more particularly designated in **Exhibit "A"**, subject to the approval and appeal period stated in Section 3, above.

**Section 5. Directions to the Village Clerk.** The Village Clerk is hereby authorized and directed to forthwith cause the designations of the zoning of the properties described in attached **Exhibit "A"**, as set forth in Section 4 of this Ordinance, on the official Village of Palm Springs Zoning Map. The Village Clerk shall also cause the boundaries as set forth in the Village Charter to be amended and codified. The Village Clerk shall submit such documentation as required by law to give effect to this ordinance to the Clerk of the Circuit Court, pursuant to Section 2.01, Village Charter, the Florida Department of State, and the Florida Department of Economic Opportunity.

**Section 6. Repeal of Conflicting Ordinances.** All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

**Section 7. 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 8. 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"/>
LIZ 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"**  
MAP AND TABLE

## **171.0413 Annexation procedures.**

(5) If more than 70 percent of the land in an area proposed to be annexed is owned by individuals, corporations, or legal entities which are not registered electors of such area, such area shall not be annexed unless the owners of more than 50 percent of the land in such area consent to such annexation. Such consent shall be obtained by the parties proposing the annexation prior to the referendum to be held on the annexation.

(6) Notwithstanding subsections (1) and (2), if the area proposed to be annexed does not have any registered electors on the date the ordinance is finally adopted, a vote of electors of the area proposed to be annexed is not required. In addition to the requirements of subsection (5), the area may not be annexed unless the owners of more than 50 percent of the parcels of land in the area proposed to be annexed consent to the annexation. If the governing body does not choose to hold a referendum of the annexing municipality pursuant to subsection (2), then the property owner consents required pursuant to subsection (5) shall be obtained by the parties proposing the annexation prior to the final adoption of the ordinance, and the annexation ordinance shall be effective upon becoming a law or as otherwise provided in the ordinance.

**§171.0413 Involuntary Annexation - 10th Avenue North  
Ordinance 2016-17**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
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19	00424424010000224	LOS ESTEROS ASSOCIATES LP	UI	UI	4400	10TH AVE N	0.6523	\$ 964,783.00	No	STORES	Commercial	CG	YES
20	00424424010000220	LOS ESTEROS ASSOCIATES LP	UI	UI	N/A	10TH AVE N	0.5144	\$ 149,224.00	No	VACANT COMMERCIAL	Commercial	CG	YES
21	00424424010000230	4300 10TH AVENUE LLC	UI	UI	4300	10TH AVE N	0.3283	\$ 300,000.00	No	OFFICE	Commercial	CG	YES
22	00424424010000240	DARMETTA FRANCESCA & DARMETTA SALVATORE	UI	UI	4290	10TH AVE N	0.3407	\$ 350,204.00	No	STORES	Commercial	CG	YES
23	00424424010000430	EL MESIAS CHURCH OF THE NAZARENE INC	UI	UI	4262	10TH AVE N	0.2433	\$ -	No	RELIGIOUS	Commercial	CG	YES
24	00424424180000540	REYES GROUP MNGMNT INC	MR-5	RM	3271	GRACE AVE	0.8900	\$ 621,278.00	No	PRV SCHL/COLL	Med. Residential	RM	YES
25	00424424180000300	WARBIRD PROPERTIES LLC	MR-5	RM	930	GRACE AVE	0.4600	\$ 139,630.00	No	MULTIFAMILY - 3 UNITS	Med. Residential	RM	YES

**Total Parcels:** 25  
**Voluntary Parcels:** 18  
 % 72%

**Total Acres:** 9.57  
**Acres Voluntary:** 7.76  
 % 81%

\$ 8,013,154.00 **Total Assessed Value**

Voluntary  
 Involuntary  
 Individual Voluntary (Voters)

**Voluntary Annexation - 10th Avenue North (Ordinance 2016-16)**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
26	00424424180000291	SMITH GABRIELLE	MR-5	RM	4178	10TH AVE N	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES
27	00424424180000281	POWELL MARY H	MR-5	RM	927	GREENE AVE	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES

**Total Acres:** 0.32

\$ 50,000.00 **Total Assessed Value**

# URBAN SERVICES REPORT

10<sup>th</sup> Avenue North

Area Generally Located  
West of Kirk Road & East of Military Trail



September, 2016

## **INTRODUCTION**

Chapter 171.0413(6), F.S. provides for the involuntary annexation of property when the annexed area does not have any registered electors. The area can be annexed when more than 50% of the parcels of land in the area proposed to be annexed consent to the annexation. Prior to the annexation, a report shall be prepared that sets forth the provision of urban services in the area and a map of the area. The report shall be filed with the Palm Beach County ("County") Board of County Commissioners at least fifteen (15) days prior to the Village of Palm Springs ("Village") initiating any formal proceedings regarding the annexation.

The proposed area of annexation is consistent with objectives of both the Village and the County in that it will help square off the Village's boundaries and will simplify the urban service boundary.

## **DESCRIPTION OF AREA TO BE ANNEXED**

The proposed area to be annexed is adjacent to the Village's central-western boundary along both sides of 10<sup>th</sup> Avenue North, east of Military Trail. The area contains 9.57 acres and consists of 25 parcels. Table I indicates the owner's name, lot size, address and parcel control number for each property. Figure 1 depicts a map of the area. The voluntary annexations constitute 60 % of the land area and 56% of the parcels in the area to be annexed (See Table 1). No enclaves are created as a result of this annexation.

It should be noted that concurrently with this involuntary annexation, two other annexations are being considered: 1) the voluntary annexation of 0.16 acres owned by Gabrielle Smith, and 2) the voluntary annexation of 0.16 acres owned by Mary Powell. These two annexations are not part of the Chapter 171.043, F.S. involuntary proceedings because there are registered voters on the parcels.

## **CHARACTER OF AREA TO BE ANNEXED**

Chapter 171.043, F.S. requires that an area to be annexed meet the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3). The subject area meets (1) and (2):

Subsection (1) "The total area to be annexed must be contiguous to the municipalities boundaries at the time of annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality."

“Compactness means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact.”

**The area proposed to be annexed is contiguous to the Village boundaries and is reasonably compact and does not create any enclaves or fingers of unincorporated land remaining that might lead to inefficient service delivery.**

Subsection (2) “Part or all of the area to be annexed must be developed for urban purposes”. An area developed for urban purposes is defined as any area which meets any one of the following standards:

- (a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;
- (b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or
- (c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

**The area proposed to be annexed via Section 171.0413 involuntary procedures complies with subsection (2); however the majority of the annexation area is nonresidential and very few of the parcels in the area to be annexed are used for residential purposes. All residential parcels are used for urban purposes and are less than 5 acres in size.**

## **FUTURE LAND USE AND ZONING DESIGNATIONS**

The current Palm Beach County future land use designation and zoning districts for all of the properties within the proposed annexation area are summarized on Table 1. The predominant zoning can be characterized as a form of commercial (Urban Infill), and four of the parcels are designated as medium density residential (5 du/ac). Figures 2 and 3 indicate the proposed Village of Palm Springs Future Land Use and Zoning designations for the properties. The proposed future land use designation in the Village of Palm Springs for all of the nonresidential properties is Commercial and the proposed zoning classification is Commercial General (“CG”). The residential properties are proposed for Medium Density Residential land use and Multi-Family (“RM”) zoning.

## **INVENTORY OF PUBLIC FACILITIES AND SERVICES**

### *Roadways.*

The properties front 10<sup>th</sup> Avenue North. 10<sup>th</sup> Avenue North is classified as an urban minor arterial. This segment of the road between Military Trail and Kirk Road is a County roadway with an 80-foot cross-section. There are sidewalks on the North and South sides of 10<sup>th</sup> Avenue North. 10<sup>th</sup> Avenue North is a 4-lane roadway with a center dual turn-lane and an expanded intersection at Military Trail.

Two Local Streets bisect the annexation area: Grace Avenue and Greene Avenue. These road rights-of-way will remain under the jurisdiction of Palm Beach County until the balance of the residential parcels fronting these streets are annexed into the Village.

### *Drainage.*

The developed lots in this area are substantially impervious and non-conforming. On many of the parcels there does not appear to be positive legal outfall except sheet flow into 10<sup>th</sup> Avenue North. A County drainage ditch located on the west side of the Dorsey funeral home and cemetery provides outfall to the L-10 canal to the north. The drainage system will not change unless or until the properties are redeveloped.

### *Potable Water and Sanitary Sewer.*

The properties are within the Village of Palm Springs Utility Service Area. There will be no change in the water and sewer service by annexing into the Village. Two (2) water mains serve the area: a 12" line is located on the north side of the 10<sup>th</sup> Avenue North right-of-way, and an 8" line is located within the Weymouth Street right-of-way, to the south of the annexation area. Similarly, two (2) 8" sanitary sewer lines are located parallel to the water lines within the same rights-of-way. These interconnected systems are adjoined with a 12" water main and 8" sanitary sewer line that runs down Grace Avenue, and a 6" water main and 8" sewer line that runs down Greene Avenue.

### *Police.*

The area is currently served by the Palm Beach County Sheriff's Office. Once the annexation is effective, the Village of Palm Springs will assume the police protection services. The Village has 44 sworn officers, 17 civilian employees, and 20 part-time employees and volunteers. The Department is organized into Administration, Patrol Division, Criminal Investigation Division, and Support Services Division.

### *Fire Protection and Emergency Medical Services.*

The Village has been served by Palm Beach County Fire Rescue since 2009 with both fire protection and emergency medical services. The Palm Springs Police Department continues to be the First Responders for all emergency calls, including fire and medical calls. A majority of Palm Springs' officers are certified Emergency Medical Technicians and one (1) is a certified Paramedic.

### *Garbage and Public Works.*

The Village has a franchise agreement with Republic Services to pick up and haul all solid waste, trash, and recycling within the Village municipal boundaries. The involuntary annexation area is served by Advanced Systems, who will continue to provide service for an interim period. Newly annexed areas will transfer their service to the Village's hauler upon expiration of Advance System's contract.

### *Planning and Zoning and Building Services.*

The Village of Palm Springs has its own Land Development Department which performs all planning, zoning, and building plan review for new development and construction. Additionally, all inspections for new construction are performed by this department. Occupational licenses will be issued by the Village for all businesses operating inside the municipal limits.

### *Leisure Services.*

The Village has an active Leisure Services department that provides activities for the young and old alike. The Village Center Complex Campus is 23.5 acres and includes four lighted baseball fields and two lighted multi-purpose fields, basketball and tennis courts, a sand volleyball court, a water park, two tot lots, an 18-hole golf putting course, a teen center, and several instructional multi-purpose rooms. Additionally, the Village has Sago Park and Frost Lake Park and five other neighborhood passive parks to serve residents and their guests.

### *Library.*

The Village has its own 11,800 s.f. Library with a collection of 53,288 materials. Additionally, residents have access to an online eBook collection of 4,220 items and 111 online magazines. The Palm Springs Library is a part of COALA, which is a resource management agreement with Boynton Beach, Delray Beach, North Palm Beach, Lake Park, and the Village of Palm Springs. The Village also has a reciprocal use agreement with the Palm Beach County Library System.

**The area to be annexed consists primarily of commercial properties, and the few residential properties are not likely to impact these services.**

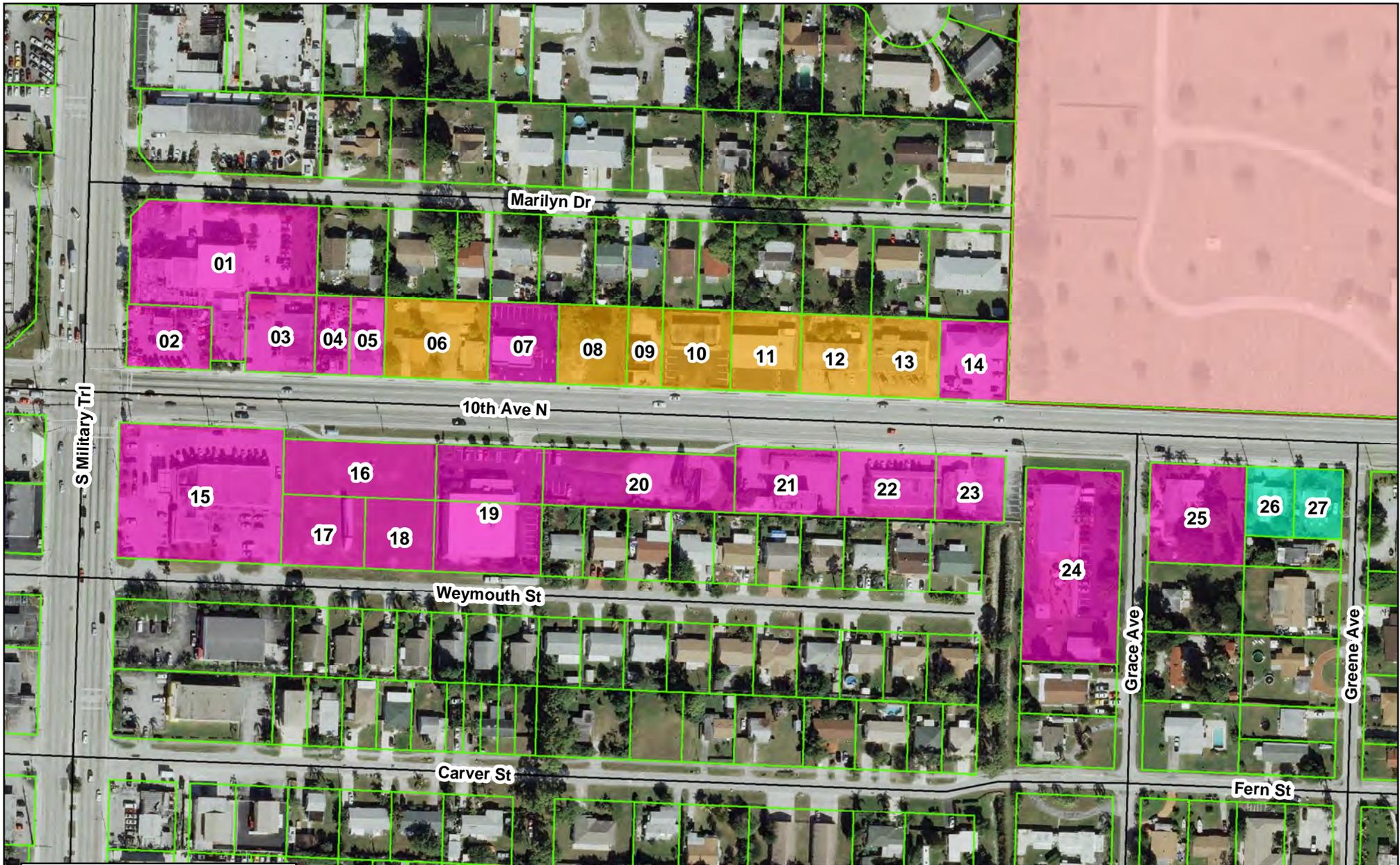
### *General Government.*

All daily administrative functions and general government support will be available to the properties by the Village if annexed into the corporate limits.

# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - East of Military Trail

Figure 1



- Voluntary (Ord 2016-17)
- Involuntary (Ord 2016-17)
- Individual Voluntary (Ord 2016-16)
- Village Limits



DATE: 9/20/2016



**§171.0413 Involuntary Annexation - 10th Avenue North  
Ordinance 2016-17**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
1	0042442405000030	INTRACOASTAL PACKING INC	UI	UI	3222	S MILITARY TRL	0.9804	\$ 849,386.00	No	PACKING	Commercial	CG	YES
2	0042442405000061	10TH AVENUE PROPERTIES INC	UI	UI	3240	S MILITARY TRL	0.2511	\$ 290,792.00	No	AUTO SALES	Commercial	CG	YES
3	0042442405000080	DUTHLER GERALD	UI	UI	4441	10TH AVE N	0.2594	\$ 397,469.00	No	STORE/OFFICE/RESIDENTIAL	Commercial	CG	YES
4	00424424050000100	COMMUNITY CREDIT CORPORATION	UI	UI	N/A	10TH AVE N	0.1303	\$ 201,253.00	No	OFFICE	Commercial	CG	YES
5	00424424050000110	COMMUNITY CREDIT CORPORATION	UI	UI	4433	10TH AVE N	0.1297	\$ 94,981.00	No	OFFICE	Commercial	CG	YES
6	00424424050000120	SHELDON SALLY P	UI	UI	4409	10TH AVE N	0.3908	\$ 256,929.00	No	MULTIFAMILY - 5 UNITS	Med. Residential	RM	NO
7	00424424050000150	CORDOBA JUAN C & CORDOBA YOLANDA M	UI	UI	4391	10TH AVE N	0.2594	\$ 289,130.00	No	STORES	Commercial	CG	YES
8	00424424050000170	FIRM BUSINESS VENTURES LLC	UI	UI	4363	10TH AVE N	0.2594	\$ 112,774.00	No	VACANT COMMERCIAL	Commercial	CG	NO
9	00424424050000190	GARCIA COOPER MISPA	UI	UI	4349	10TH AVE N	0.1297	\$ 130,731.00	No	INSURANCE	Commercial	CG	NO
10	00424424050000200	WEISS BRADLEY G & WEISS CETTY M	UI	UI	4343	10TH AVE N	0.2594	\$ 285,485.00	No	PROF OFFICES	Commercial	CG	NO
11	00424424050000220	ENDOW PROPERTIES INC	UI	UI	4317	10TH AVE N	0.2594	\$ 319,620.00	No	STORES	Commercial	CG	NO
12	00424424050000240	MATALIA HITESH	UI	UI	4299	10TH AVE N	0.2594	\$ 239,918.00	No	STORES	Commercial	CG	NO
13	00424424050000260	MR CLEAN LAUNDRY LLC	UI	UI	4281	10TH AVE N	0.2594	\$ 377,225.00	No	SERVICE SHOPS	Commercial	CG	NO
14	00424424050000280	K & M PEARLS LLC	UI	UI	4259	10TH AVE N	0.2610	\$ 295,873.00	No	OFFICE	Commercial	CG	YES
15	00424424010000222	PETROLEUM ADVANTAGE PROPERTIES LLC	UI	UI	4468	10TH AVE N	1.0740	\$ 1,075,503.00	No	STORES	Commercial	CG	YES
16	00424424010000223	SAINT MARTIN I LLC	UI	UI	4440	10TH AVE N	0.4646	\$ 128,322.00	No	VACANT COMMERCIAL	Commercial	CG	YES
17	004244240100991170	SAINT MARTIN I LLC	UI	UI	N/A	WEYMOUTH ST	0.2814	\$ 77,722.00	No	VACANT COMMERCIAL	Commercial	CG	YES
18	00424424100991166	SAINT MARTIN I LLC	UI	UI	N/A	WEYMOUTH ST	0.2351	\$ 64,922.00	No	VACANT COMMERCIAL	Commercial	CG	YES
19	00424424010000224	LOS ESTEROS ASSOCIATES LP	UI	UI	4400	10TH AVE N	0.6523	\$ 964,783.00	No	STORES	Commercial	CG	YES
20	00424424010000220	LOS ESTEROS ASSOCIATES LP	UI	UI	N/A	10TH AVE N	0.5144	\$ 149,224.00	No	VACANT COMMERCIAL	Commercial	CG	YES
21	00424424010000230	4300 10TH AVENUE LLC	UI	UI	4300	10TH AVE N	0.3283	\$ 300,000.00	No	OFFICE	Commercial	CG	YES
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25	00424424180000300	WARBIRD PROPERTIES LLC	MR-5	RM	930	GRACE AVE	0.4600	\$ 139,630.00	No	MULTIFAMILY - 3 UNITS	Med. Residential	RM	YES

**Total Parcels:** 25  
**Voluntary Parcels:** 18  
 % 72%

**Total Acres:** 9.57  
**Acres Voluntary:** 7.76  
 % 81%

\$ 8,013,154.00 **Total Assessed Value**

Voluntary  
 Involuntary  
 Individual Voluntary (Voters)

**Voluntary Annexation - 10th Avenue North (Ordinance 2016-16)**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
26	00424424180000291	SMITH GABRIELLE	MR-5	RM	4178	10TH AVE N	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES
27	00424424180000281	POWELL MARY H	MR-5	RM	927	GREENE AVE	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES

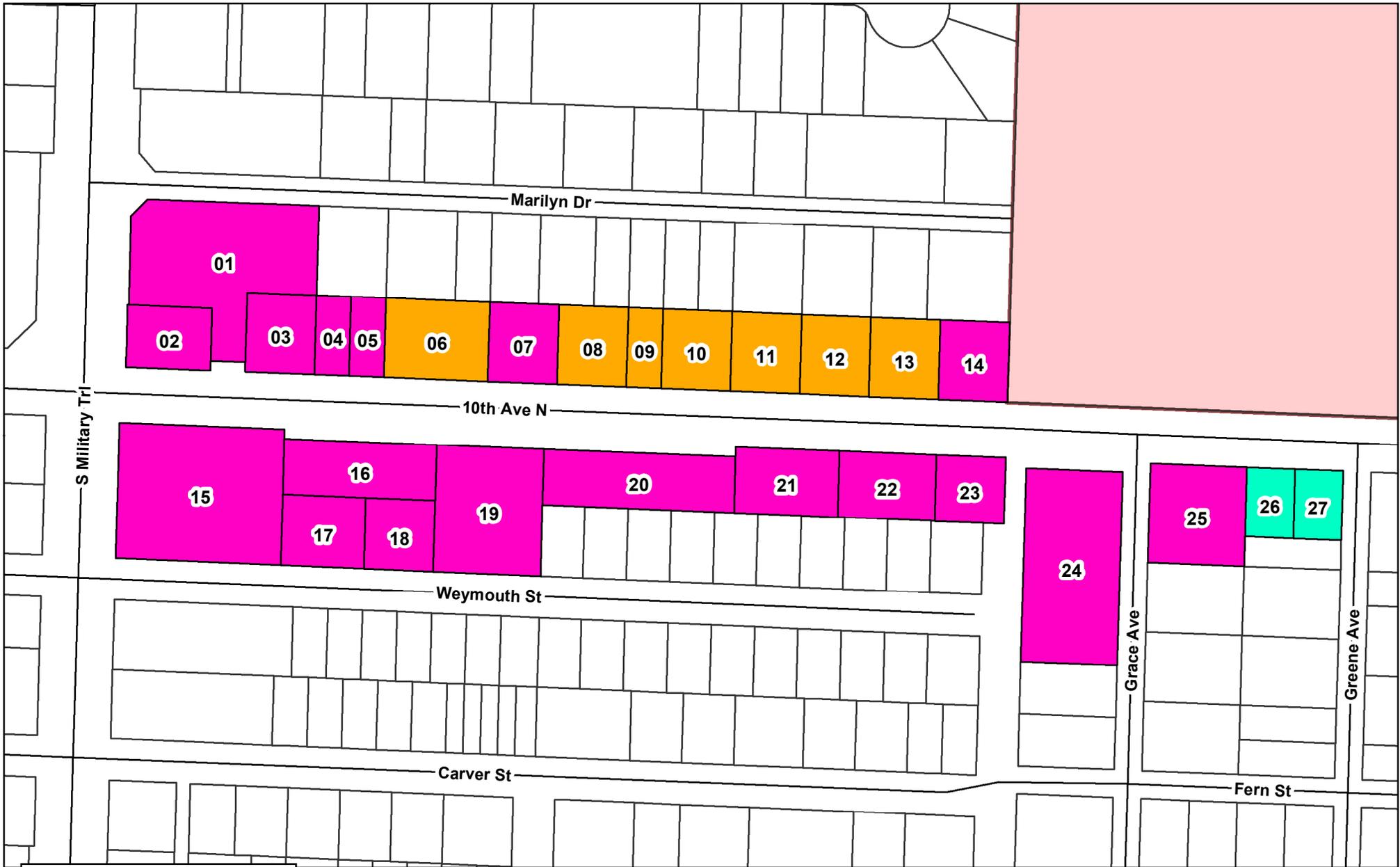
**Total Acres:** 0.32

\$ 50,000.00 **Total Assessed Value**

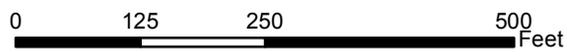
# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - East of Military Trail

Figure 1



- Voluntary (Ord 2016-17)
- Involuntary (Ord 2016-17)
- Individual Voluntary (Ord 2016-16)
- Village Limits



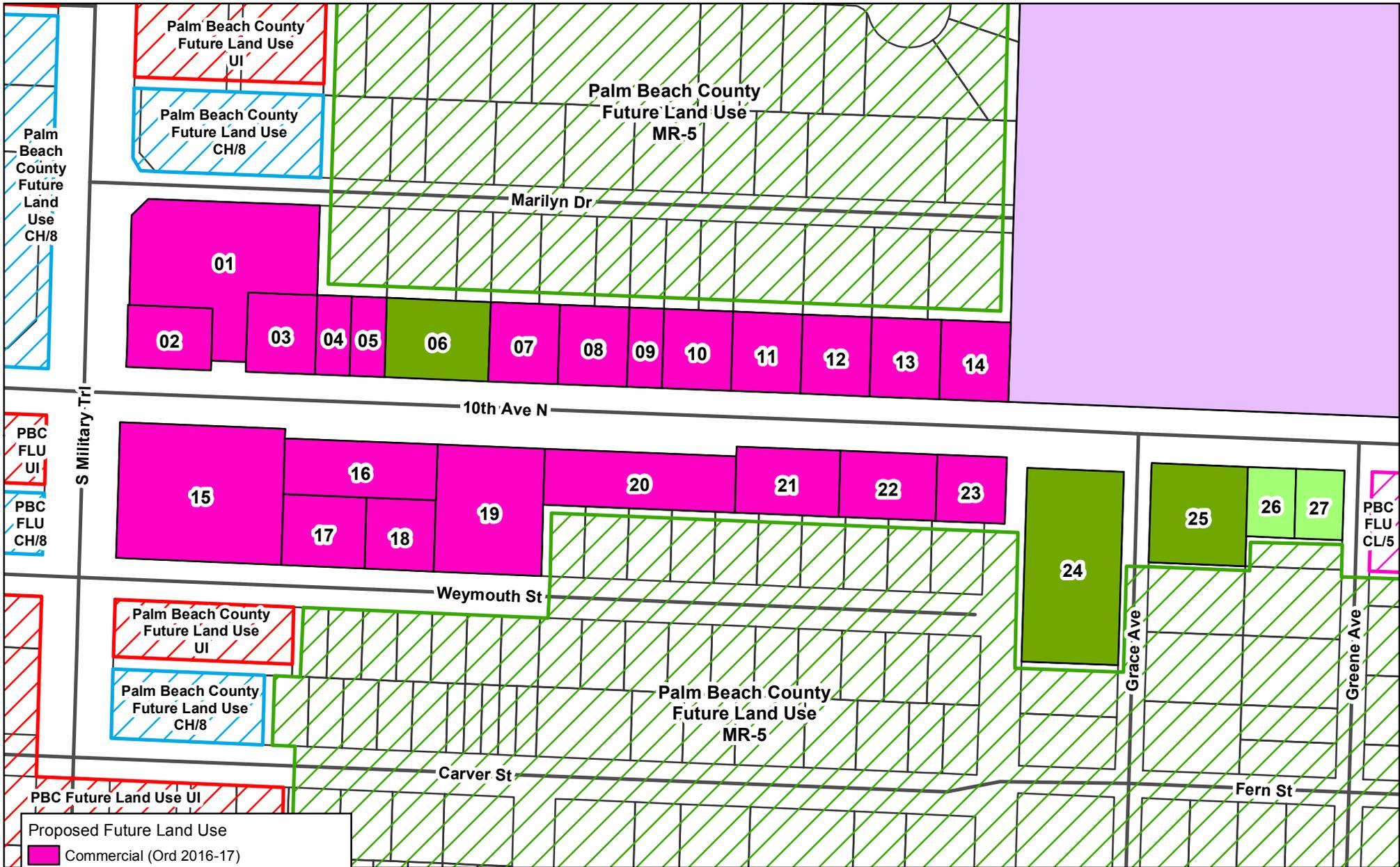
DATE: 9/20/2016



# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - Future Land Use

Figure 2

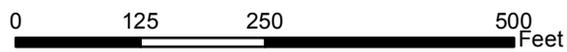


**Proposed Future Land Use**

- Commercial (Ord 2016-17)
- Medium Density Residential (Ord 2016-17)
- Medium Density Residential (Ord 2016-16)

**Existing Future Land Use**

- Commercial



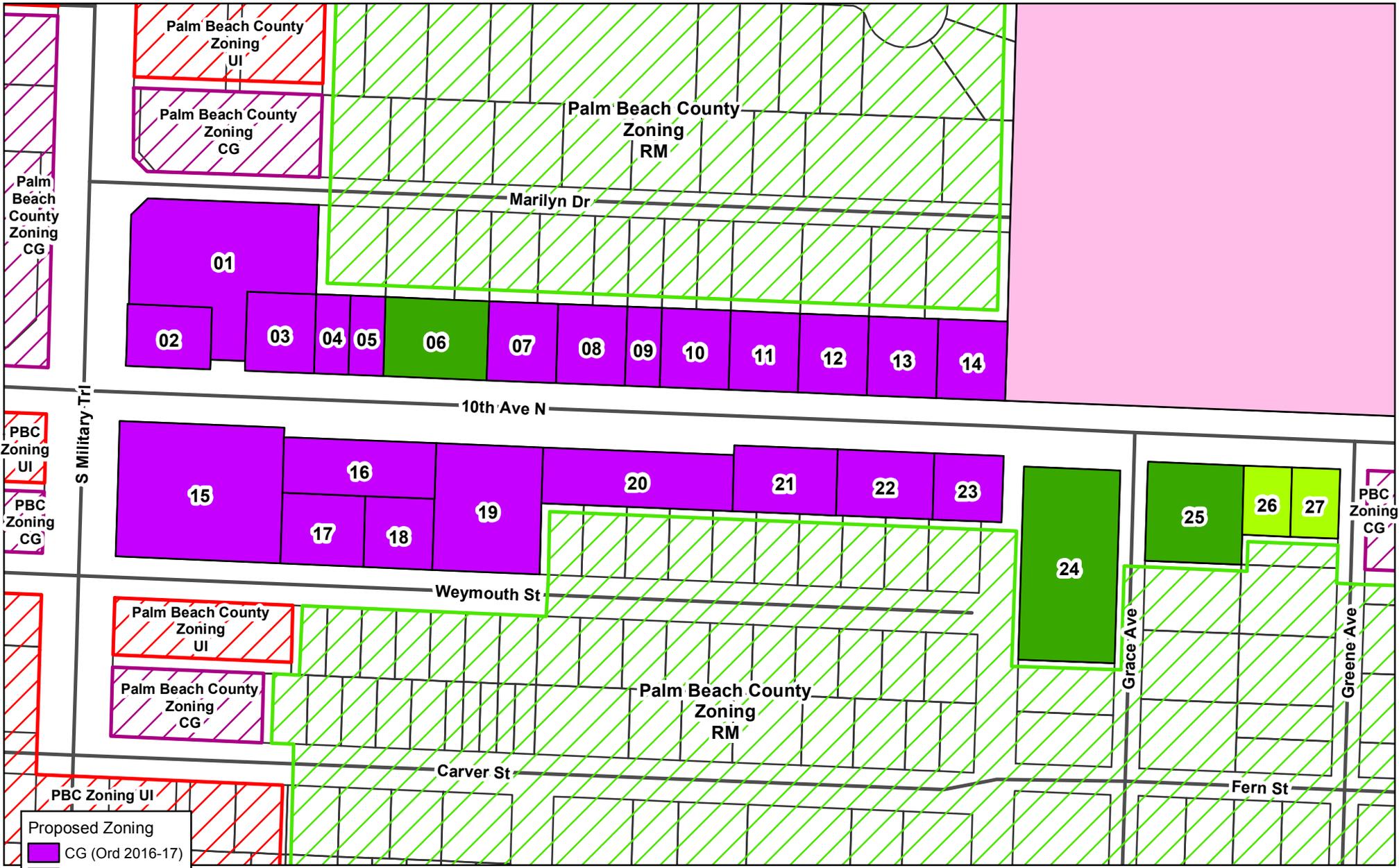
DATE: 9/20/2016



# VILLAGE OF PALM SPRINGS

## Annexation on 10th Avenue N - Zoning

Figure 3

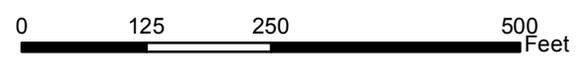


**Proposed Zoning**

- CG (Ord 2016-17)
- RM (Ord 2016-17)
- RM (Ord 2016-16)

**Existing Zoning**

- CG



DATE: 9/20/2016



# 10<sup>TH</sup> AVENUE NORTH ANNEXATION AREA

## Existing Conditions

Area:	9.89 acres
Parcels:	27 individual properties 25 voluntary 2 involuntary
Use(s):	residential 2 single-family units 8 multi-family units
Land Use:	PBC Medium Residential and Urban Infill
Zoning:	PBC RM and UI
Average Property Value:	\$298,635
Population Estimate:	21 residents

## Village Considerations

Land Use:	Village Medium Density Residential and Commercial
Zoning:	Village RM and CG
Services:	

Utilities	Sewer facilities recently installed south of 10 <sup>th</sup> Avenue North, and connections are being completed by the property owners
Roads	10 <sup>th</sup> Avenue North is County road and is generally in good condition with sidewalks on both sides of the road  Side roads, Greene Avenue and Grace Avenue, will remain under County ownership/maintenance. These local roads do not include sidewalks. Roads are in good condition and have recently been repaved after utility work.  Street lights are located at intersections.
Parks	The annexation area is centrally located between the 1.773-acre Lakewood Park (Lakewood Road and Kirk Road) and the new 1.862-acre Fox Tail Palm Park (Park Lane and Kirk Road). Both neighborhood parks are of sufficient size to serve 3500 residents <sup>1</sup> and 3700 residents, respectively.

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<sup>1</sup> Based on Village LOS standard of 5 acres/10,000 population

Library	The estimated 21 residents are projected to undertake 84 circulations/year, will require 59 materials, and necessitate 0.014 <sup>2</sup> librarians to serve their needs; however, it should be remembered that the Village Library currently serves the general public and not solely residents.
Police	The estimated 28 residents necessitate .07 officers <sup>3</sup> to serve this area. However, this does not represent the impact on Police services because the area is primarily commercial in nature. PBSO responded to 105 calls for service for the subject area for the period July 2015-2016, which includes property damage crimes such as graffiti and vandalism.
Code Compliance	The area is within the County's "Acacia Villas" Countywide Community Revitalization Team ("CCRT") area. A CCRT <sup>4</sup> area typically has more than average code cases (overgrown yard, house in disrepair, debris and trash, junk cars, etc.).
Permitting	Construction of a new Wawa gas station will provide permitting revenue, as well as minor increases due to utility connections, fences and minor repairs and renovations resulting from code enforcement activity.
Garbage	Advanced Systems = existing provider; residential service to transfer to Republic Services on Oct 1 <sup>st</sup> , commercial to remain with Advanced
Surfacewater	unaffected – LWDD area
Fire Rescue	unaffected – PBC Fire Rescue
Electric	unaffected – FPL
Schools	unaffected – existing residences and student population

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<sup>2</sup> Based on 0.5 FTE/1000 residents, 4 circulations/capita, and 2.8 materials per capita

<sup>3</sup> Based on State of Florida average LOS of 2.4 officers per 1,000 residents

<sup>4</sup> Countywide Community Revitalization Team (CCRT)

## Fiscal Sustainability

### Budgetary Considerations:

- Police Officers @ \$124,469<sup>5</sup>
- Code Enforcement Officer @ \$65,340
  
- Utility Surcharge – loss of 25% surcharge (revenue source)  
as area become Village residents/property owners

Additional Ad Valorem: \$32,253<sup>6</sup>

Non-measurable Factors: Increase in other revenue sources, including sales tax, gas tax, franchise fees, etc.

Expansion of Village boundary provides contiguousness to Military Trail parcels to allow further annexation of commercial parcels (which tend to have more value)

Elimination of blight and undesired activities as result of Policing and Code Enforcement

Median income of area contributes to Village's eligibility to become a CDBG entitlement city (annual revenue allocation)

A Safe Village = Priceless

---

<sup>5</sup> Staff costs includes personnel and equipment

<sup>6</sup> Based on 4 mils and 2016 assessed values



**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

**Palm Beach County  
Board of County  
Commissioners**

Mary Lou Berger, Mayor  
Hal R. Valeche, Vice Mayor  
Paulette Burdick  
Shelley Vana  
Steven L. Abrams  
Melissa McKinlay  
Priscilla A. Taylor

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

November 2, 2016

Kim Glas-Castro, AICP LEED AP  
Land Development Director  
Village of Palm Springs  
226 Cypress Lane, Village Hall  
Palm Springs, FL 33461

**RE: Proposed Annexations Tenth Ave N Voluntary, 2017-70-001 and  
Tenth Ave N Voluntary Involuntary, 2017-70-002**

Dear Ms. Glas-Castro:

Thank you for providing the County advance notice and the opportunity to review the annexations summarized below.

Name	Description
<b>Tenth Ave N Voluntary 2017-70-001</b>	<b>Acres:</b> 0.32 <b>Location:</b> Southwest corner of 10th Ave N & Green Ave <b>First Reading:</b> 11/10/2016 <b>Second Reading:</b> 12/8/2016
<b>Tenth Ave N Voluntary Involuntary 2017-70-002</b>	<b>Acres:</b> 9.57 <b>Location:</b> North and south sides of 10th Ave N, east side of Military Trl <b>First Reading:</b> 11/10/2016 <b>Second Reading:</b> 12/8/2016

Upon review of the annexations, County staff has not identified any inconsistencies with Chapter 171, Florida Statutes (F.S.). Various County departments provided the following comments:

- The County Engineering Department recommends that the Village protect a 25 ft corner clip at the northwest intersection of 10<sup>th</sup> Ave N and Greene Ave, as well as corner clips on the northeast and southeast corners of the intersection with Military Trl and both corners of the intersection with Grace Ave and Greene Ave. Additionally, any future development should provide for the ultimate right of way for 10<sup>th</sup> Ave N and Military Trl (92-feet expanded). There are 13 existing street lights on the north side of 10<sup>th</sup> Ave N from Military Trl to Kirk Ave, owned and maintained by Florida Power and Light (FPL) for which the County are billed by FPL. These street lights will be transferred to the Village once the annexations are adopted.
- The Engineering and Code Enforcement staff expressed concerns over omitting portions of platted lots from the annexation and encourages the Village to pursue the annexation of the remaining parcels within the platted lots. Lot owners may be left with an illegal subdivision of land



- within the unincorporated area. This pertains to the south 42.82 ft of lots 28 and 29.
- The proposed annexations area is within the County's Urban Redevelopment Area (URA). Most of the properties within these proposed annexations have a future land use designation of Urban Infill (UI) and are located in an established Priority Redevelopment Area (PRA) that could utilize the Traffic Concurrency Exception Area provisions as well as other incentives for redevelopment. Parcels with the following property control numbers: 00-42-44-24-01-000-0222, 00-42-44-24-01-000-0223, 00-42-44-24-10-099-1170 and 00-42-44-24-10-099-1166 were recently approved under the UI guidelines for a convenience store with gas sales and a type I restaurant.

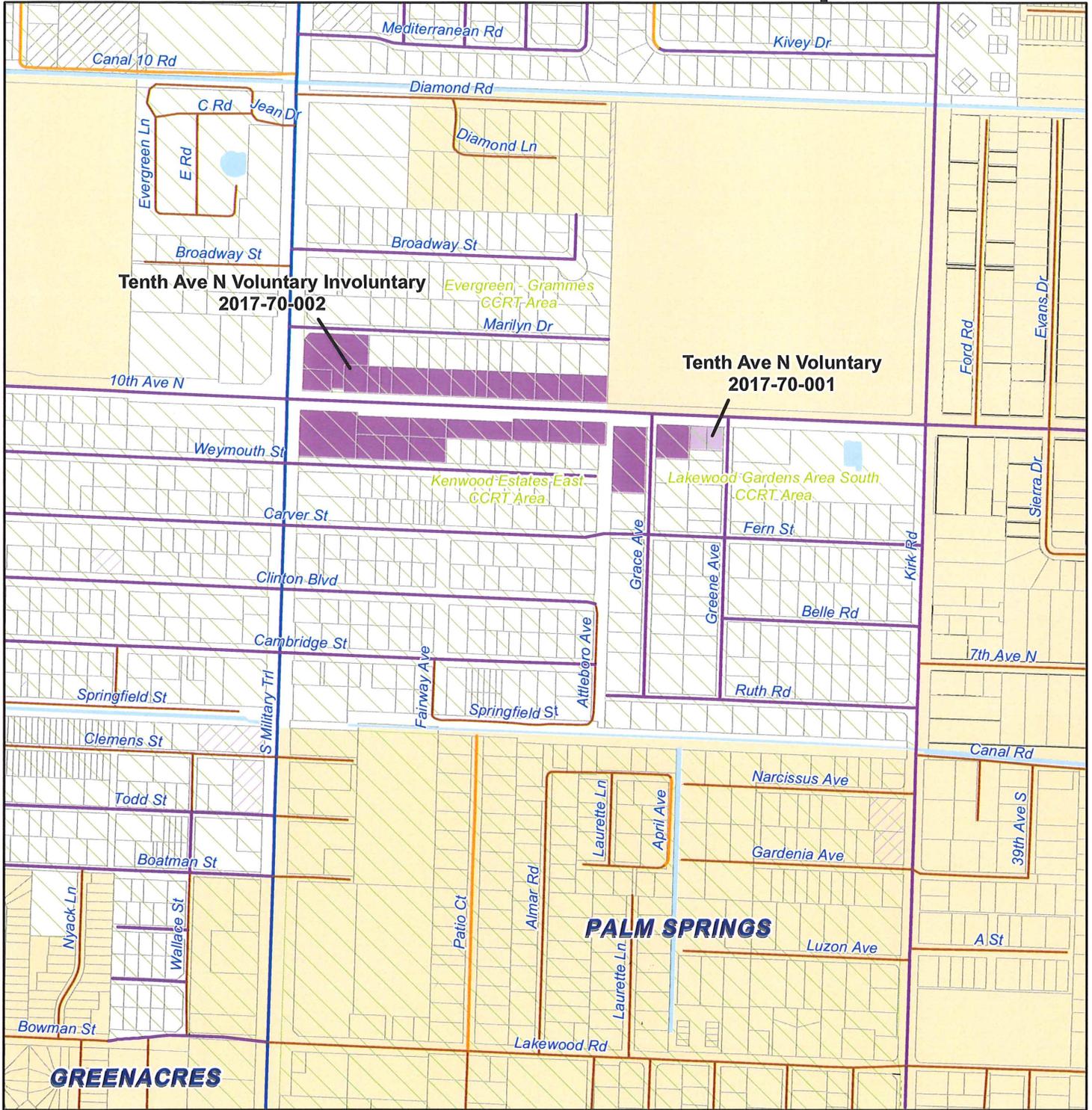
The County remains consistent in our efforts to cooperatively work with the Village on resolving annexation challenges. Please contact the following staff for questions: Dept. of Engineering Tammy Lee at 561-684-4019; Code Enforcement Steve Cramer at 561-233-5281; and the URA, Ed Nessenthaler at 561-233-5328. For any other comments or questions, please contact Patricia Behn, Principal Planner, at 561-233-5332.

Sincerely,

Lorenzo Aghemo  
Planning Director

cc: The Honorable Shelley Vana, District 3 Commissioner  
Faye Outlaw, Assistant County Administrator  
Patrick Rutter, PZ&B Executive Director  
Bob Banks, AICP, Chief Land Use County Attorney  
Rich Reade, Village Manager, Village of Palm Springs  
Patricia Behn, Principal Planner, PBC  
Ed Nessenthaler, Senior Planner, PBC  
Steve Cramer, Senior Code Enforcement Officer, PBC  
Tammy Lee, Engineering Dept., PBC

# Annexation Location Map



Proposed Annexation	Municipality	<b>Right-of-Way Maintenance</b>	
Proposed Annexation	Water	<b>County ROW Maintenance</b>	<b>Other ROW Maintenance</b>
CCRT Area		County Maintained	State Maintained
		Courtesy Maintained	Other

Updated: 10/18/2016  
 Contact: Nicole Delsoin  
 Filename: N:\Div\Proj\Annex\FY2016

Note: Map is not official, for informational purposes only  
 Source: ROW Maintenance Data PBC Engineering  
 Dept 2015 GISPROD SDE GEODATA.CENTRALINE\_LN



**Planning, Zoning & Building**

2300 N. Jog Rd.  
 West Palm Beach, FL 33411  
 Phone (561) 233-5300



**Palm Beach County  
Annexation Information Sheet**

Please submit the following information regarding each proposed annexation:

<b>Annexation Name</b>	<b>10<sup>TH</sup> Avenue North Involuntary Annexation</b>
Annexation Type	<b>§171.0413(6) F.S. Involuntary</b>
Acres	<b>9.57 acres total (25 parcels)</b>
Location	<b>10<sup>th</sup> Avenue North, generally located east of Military Trail and west of the Village limits</b>
Existing Use	<b>Various – see spreadsheet</b>
Proposed Use	<b>Same</b>
County Future Land Use	<b>Urban Infill and MR-5</b>
County Zoning	<b>UI and RM</b>
City Future Land Use	<b>Commercial and Medium Density Residential</b>
City Zoning	<b>Commercial General (CG) and Multi-Family Residential (RM)</b>
First Reading ( <i>if known</i> )	<b>November 10, 2016</b>
Second Reading ( <i>if known</i> )	<b>December 8, 2016</b>
Ordinance Num. ( <i>if known</i> )	<b>Ordinance No. 2016-17</b>
Location Map	<b>(Attached)                      Map # 1-25</b>
Parcel Control Numbers	<b>See Attached</b>

**§171.0413 Involuntary Annexation - 10th Avenue North  
Ordinance 2016-17**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
1	0042442405000030	INTRACOASTAL PACKING INC	UI	UI	3222	S MILITARY TRL	0.9804	\$ 849,386.00	No	PACKING	Commercial	CG	YES
2	0042442405000061	10TH AVENUE PROPERTIES INC	UI	UI	3240	S MILITARY TRL	0.2511	\$ 290,792.00	No	AUTO SALES	Commercial	CG	YES
3	0042442405000080	DUTHLER GERALD	UI	UI	4441	10TH AVE N	0.2594	\$ 397,469.00	No	STORE/OFFICE/RESIDENTIAL	Commercial	CG	YES
4	00424424050000100	COMMUNITY CREDIT CORPORATION	UI	UI	N/A	10TH AVE N	0.1303	\$ 201,253.00	No	OFFICE	Commercial	CG	YES
5	00424424050000110	COMMUNITY CREDIT CORPORATION	UI	UI	4433	10TH AVE N	0.1297	\$ 94,981.00	No	OFFICE	Commercial	CG	YES
6	00424424050000120	SHELDON SALLY P	UI	UI	4409	10TH AVE N	0.3908	\$ 256,929.00	No	MULTIFAMILY - 5 UNITS	Med. Residential	RM	NO
7	00424424050000150	CORDOBA JUAN C & CORDOBA YOLANDA M	UI	UI	4391	10TH AVE N	0.2594	\$ 289,130.00	No	STORES	Commercial	CG	YES
8	00424424050000170	FIRM BUSINESS VENTURES LLC	UI	UI	4363	10TH AVE N	0.2594	\$ 112,774.00	No	VACANT COMMERCIAL	Commercial	CG	NO
9	00424424050000190	GARCIA COOPER MISPA	UI	UI	4349	10TH AVE N	0.1297	\$ 130,731.00	No	INSURANCE	Commercial	CG	NO
10	00424424050000200	WEISS BRADLEY G & WEISS CETTY M	UI	UI	4343	10TH AVE N	0.2594	\$ 285,485.00	No	PROF OFFICES	Commercial	CG	NO
11	00424424050000220	ENDOW PROPERTIES INC	UI	UI	4317	10TH AVE N	0.2594	\$ 319,620.00	No	STORES	Commercial	CG	NO
12	00424424050000240	MATALIA HITESH	UI	UI	4299	10TH AVE N	0.2594	\$ 239,918.00	No	STORES	Commercial	CG	NO
13	00424424050000260	MR CLEAN LAUNDRY LLC	UI	UI	4281	10TH AVE N	0.2594	\$ 377,225.00	No	SERVICE SHOPS	Commercial	CG	NO
14	00424424050000280	K & M PEARLS LLC	UI	UI	4259	10TH AVE N	0.2610	\$ 295,873.00	No	OFFICE	Commercial	CG	YES
15	00424424010000222	PETROLEUM ADVANTAGE PROPERTIES LLC	UI	UI	4468	10TH AVE N	1.0740	\$ 1,075,503.00	No	STORES	Commercial	CG	YES
16	00424424010000223	SAINT MARTIN I LLC	UI	UI	4440	10TH AVE N	0.4646	\$ 128,322.00	No	VACANT COMMERCIAL	Commercial	CG	YES
17	004244240100991170	SAINT MARTIN I LLC	UI	UI	N/A	WEYMOUTH ST	0.2814	\$ 77,722.00	No	VACANT COMMERCIAL	Commercial	CG	YES
18	00424424100991166	SAINT MARTIN I LLC	UI	UI	N/A	WEYMOUTH ST	0.2351	\$ 64,922.00	No	VACANT COMMERCIAL	Commercial	CG	YES
19	00424424010000224	LOS ESTEROS ASSOCIATES LP	UI	UI	4400	10TH AVE N	0.6523	\$ 964,783.00	No	STORES	Commercial	CG	YES
20	00424424010000220	LOS ESTEROS ASSOCIATES LP	UI	UI	N/A	10TH AVE N	0.5144	\$ 149,224.00	No	VACANT COMMERCIAL	Commercial	CG	YES
21	00424424010000230	4300 10TH AVENUE LLC	UI	UI	4300	10TH AVE N	0.3283	\$ 300,000.00	No	OFFICE	Commercial	CG	YES
22	00424424010000240	DARMETTA FRANCESCA & DARMETTA SALVATORE	UI	UI	4290	10TH AVE N	0.3407	\$ 350,204.00	No	STORES	Commercial	CG	YES
23	00424424010000430	EL MESIAS CHURCH OF THE NAZARENE INC	UI	UI	4262	10TH AVE N	0.2433	\$ -	No	RELIGIOUS	Commercial	CG	YES
24	00424424180000540	REYES GROUP MNGMNT INC	MR-5	RM	3271	GRACE AVE	0.8900	\$ 621,278.00	No	PRV SCHL/COLL	Med. Residential	RM	YES
25	00424424180000300	WARBIRD PROPERTIES LLC	MR-5	RM	930	GRACE AVE	0.4600	\$ 139,630.00	No	MULTIFAMILY - 3 UNITS	Med. Residential	RM	YES

**Total Parcels:** 25  
**Voluntary Parcels:** 18  
 % 72%

**Total Acres:** 9.57  
**Acres Voluntary:** 7.76  
 % 81%

\$ 8,013,154.00 **Total Assessed Value**

Voluntary  
 Involuntary  
 Individual Voluntary (Voters)

**Voluntary Annexation - 10th Avenue North (Ordinance 2016-16)**

MAP_NUMBER	PCN	OWNER_NAME	PBC FLU	PBC ZONING	ADDRESS NUMBER	STREET NAME	ACRES	ASSESSED VALUE	REGISTERED VOTERS?	EXISTING USE	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
26	00424424180000291	SMITH GABRIELLE	MR-5	RM	4178	10TH AVE N	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES
27	00424424180000281	POWELL MARY H	MR-5	RM	927	GREENE AVE	0.1600	\$ 25,000.00	Yes	SINGLE FAMILY	Med. Residential	RM	YES

**Total Acres:** 0.32

\$ 50,000.00 **Total Assessed Value**

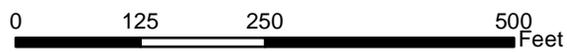
# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - East of Military Trail

Figure 1



- Voluntary (Ord 2016-17)
- Involuntary (Ord 2016-17)
- Individual Voluntary (Ord 2016-16)
- Village Limits



DATE: 9/20/2016



# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - East of Military Trail

Figure 1



- Voluntary (Ord 2016-17)
- Involuntary (Ord 2016-17)
- Individual Voluntary (Ord 2016-16)
- Village Limits



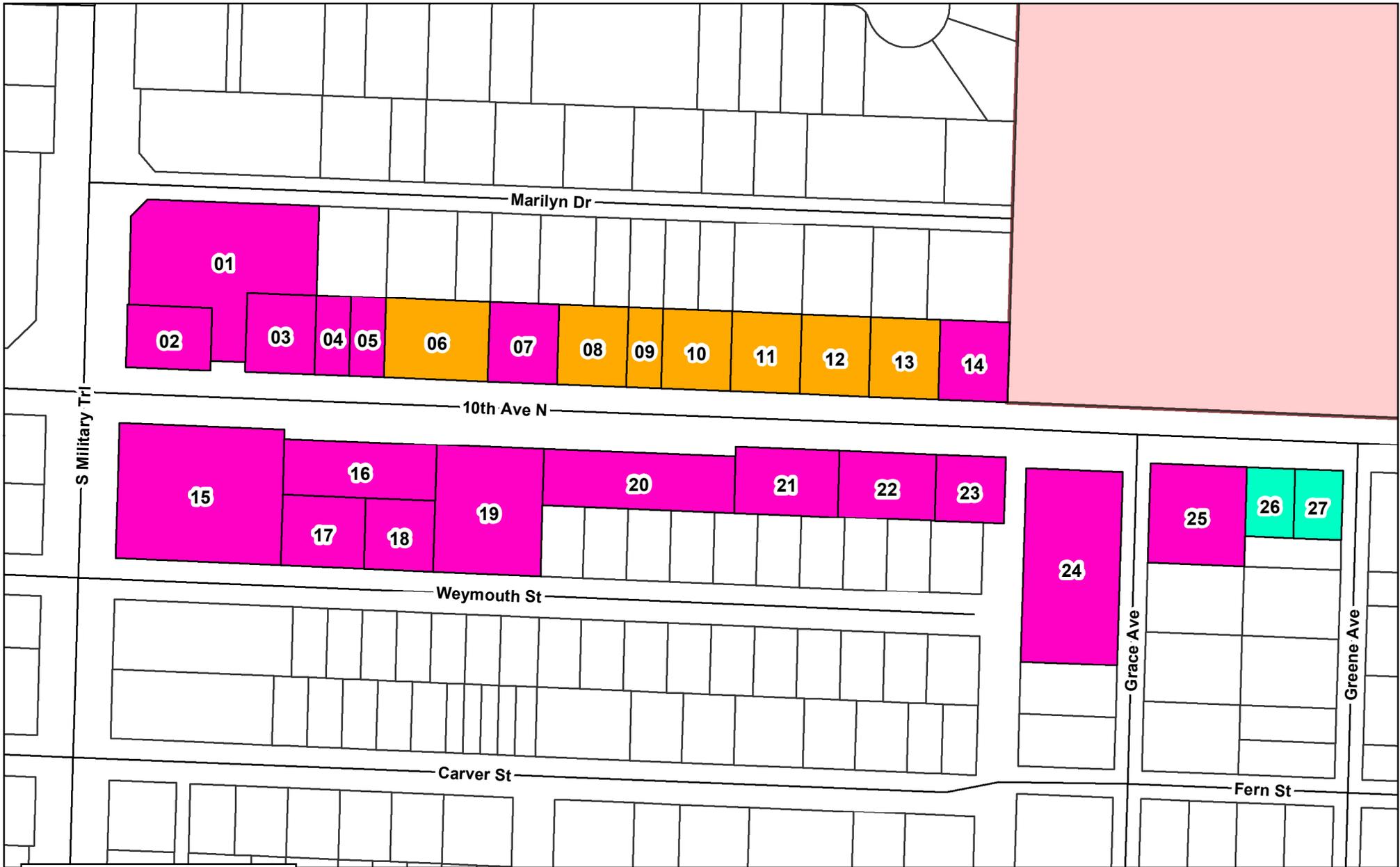
DATE: 9/20/2016



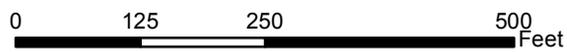
# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - East of Military Trail

Figure 1



- Voluntary (Ord 2016-17)
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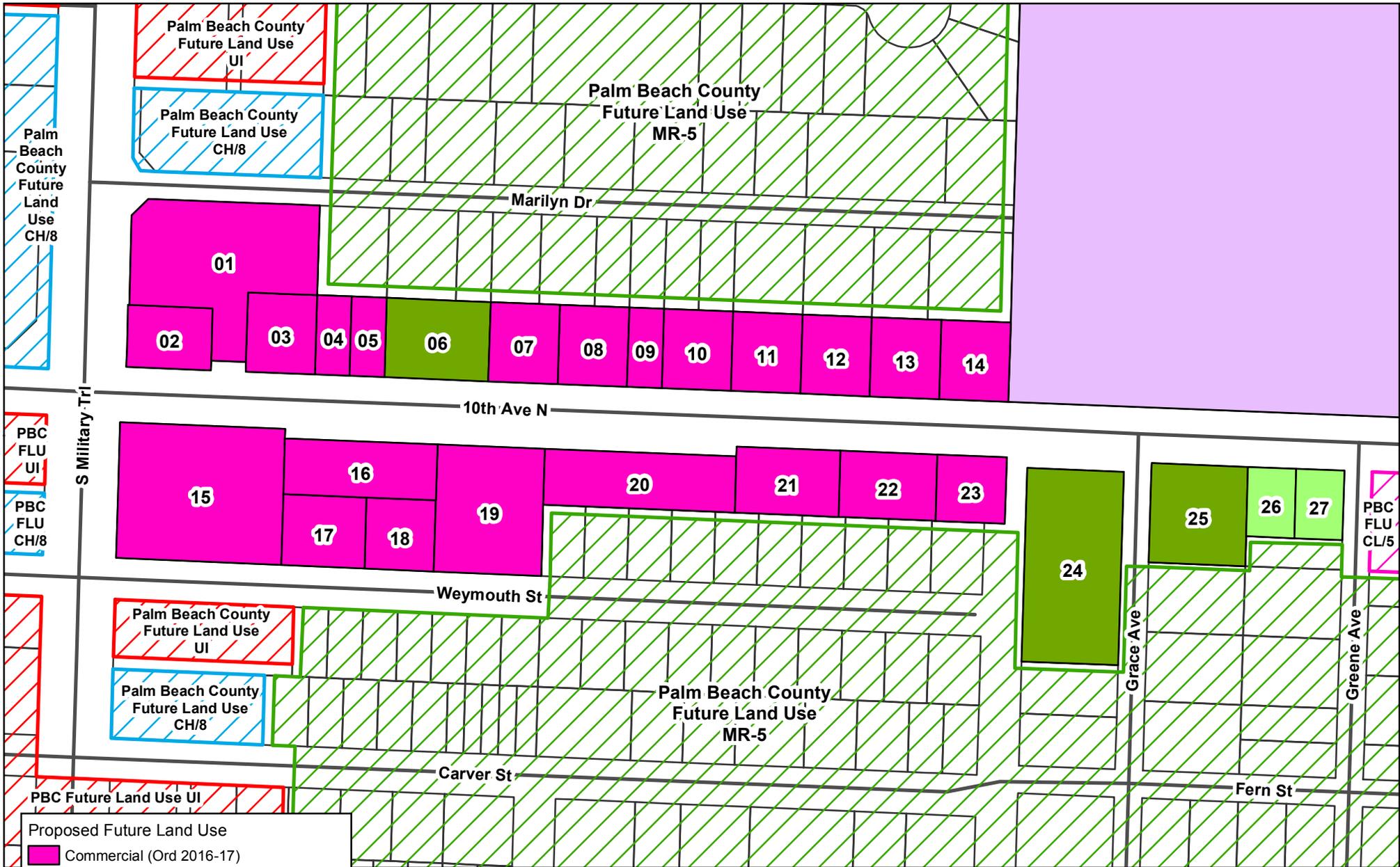
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# VILLAGE OF PALM SPRINGS

Annexation on 10th Avenue N - Future Land Use

Figure 2

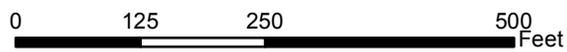


**Proposed Future Land Use**

- Commercial (Ord 2016-17)
- Medium Density Residential (Ord 2016-17)
- Medium Density Residential (Ord 2016-16)

**Existing Future Land Use**

- Commercial



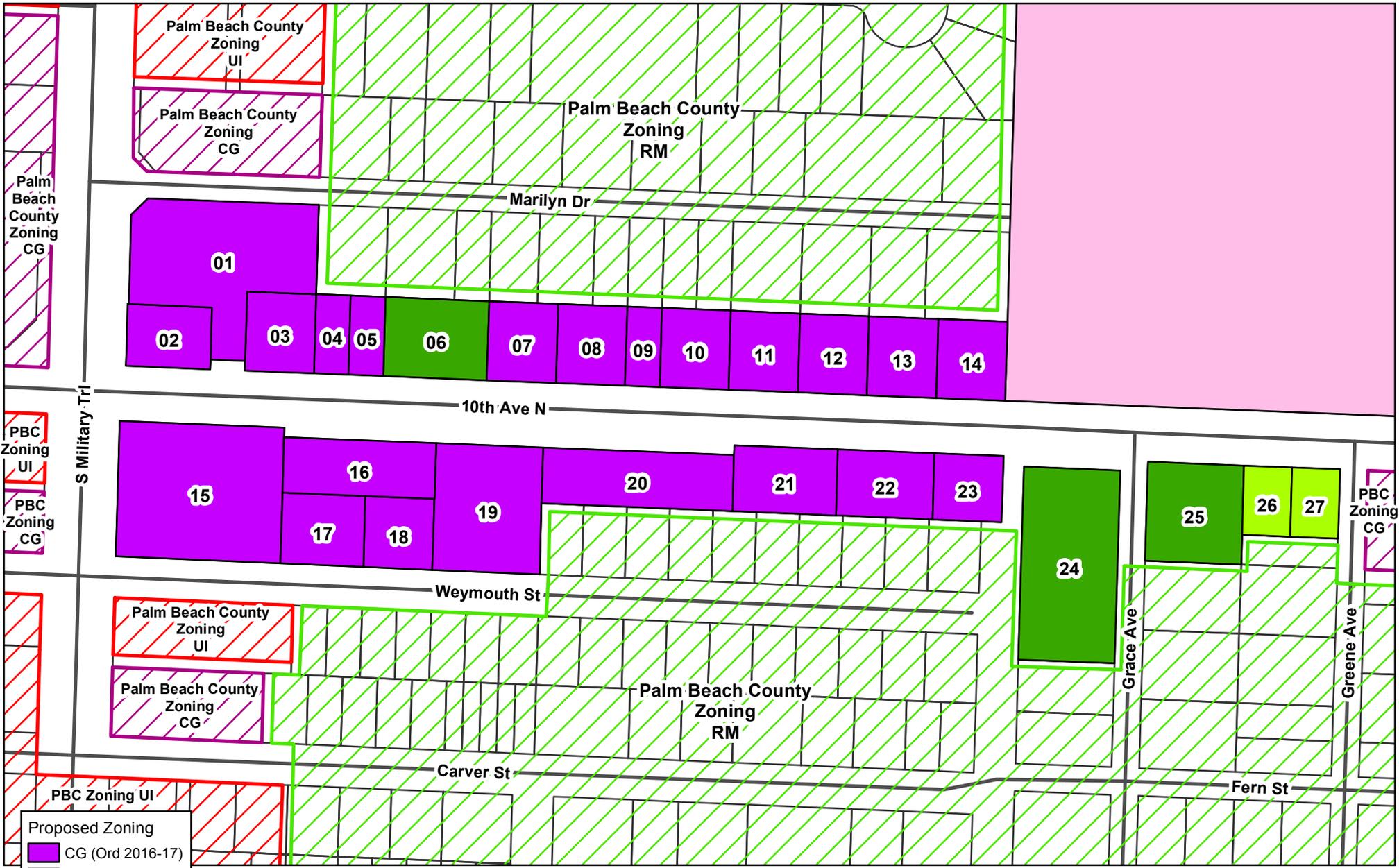
DATE: 9/20/2016



# VILLAGE OF PALM SPRINGS

## Annexation on 10th Avenue N - Zoning

Figure 3

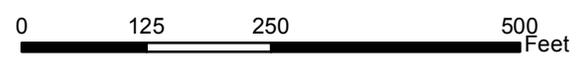


**Proposed Zoning**

- CG (Ord 2016-17)
- RM (Ord 2016-17)
- RM (Ord 2016-16)

**Existing Zoning**

- CG



DATE: 9/20/2016

