

**VILLAGE OF PALM SPRINGS  
VILLAGE LOCAL PLANNING AGENCY MINUTES  
COUNCIL CHAMBERS, NOVEMBER 10, 2016**

Mayor Bev Smith called the Local Planning Agency meeting of the Village of Palm Springs to order at 6:35 p.m.

Present: Mayor Bev Smith, Vice Mayor Joni Brinkman, Mayor Pro Tem Patti Waller, Council Member Liz Shields, Village Manager Richard J. Reade, Village Attorney Glen J. Torcivia and Village Clerk Susan Caljean.

Absent: Council Member Doug Gunther

Staff present: Land Development Director Kim Glas-Castro, Public Service Director John Rouse, Finance Director Rebecca Morse and Leisure Services Director Bill Golson, Assistant to Village Manager, Brent Morgan.

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 of the Village of Palm Springs:

1. Ordinance 2016-12 - Comprehensive Plan Text Amendment - "College Hospital Overlay" (CHO) District - South Congress Avenue

Village Manager Reade stated the 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.

Notice of public hearing was placed in the Lake Worth Herald on August 18, 2016 and October 20, 2016. There were no ex parte communications and no testimony. Mayor Smith stated this was a public hearing and asked for questions or comments. Hearing none, a motion to recommend forwarding this item to the Council for approval was made by Mayor Pro Tem Waller and seconded by Vice Mayor Brinkman. Motion carried 4 – 0.

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

Village Manager Reade stated 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 Land Use</b>	<b>Future Land Use</b>	<b>Proposed Land Use</b>	<b>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.

Notice of public hearing was placed in the Lake Worth Herald on October 20, 2016 and October 27, 2016. There were no ex parte communications and no testimony. Mayor Smith stated this was a public hearing and asked for questions or comments. Hearing none, a motion to recommend forwarding this item to the Council for approval was made by Vice Mayor Brinkman and seconded by Mayor Pro Tem Waller. Motion carried 4 – 0.

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

Village Manager Reade stated 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:

<b>Existing Future Land Use</b>	<b>Proposed Future Land Use</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
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 the 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.

Notice of public hearing was placed in the Lake Worth Herald on October 20, 2016 and October 27, 2016. There were no ex parte communications and no testimony. Mayor Smith stated this was a public hearing and asked for questions or comments. Hearing none, a motion to recommend forwarding this item to the Council for approval was made by Mayor Pro Tem Waller and seconded by Vice Mayor Brinkman. Motion carried 4 – 0.

Hearing no further business, Mayor Smith adjourned the meeting at 6:45 PM.

Respectfully submitted,

---

Susan M. Caljean, Village Clerk

Approved by Council \_\_\_\_\_

---

Mayor, Bev Smith