



Palm Springs Annexation Study



Village of Palm Springs
and
Palm Beach County
September 2005
Final Report

**VILLAGE OF PALM SPRINGS COUNCIL
AND
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
ACTION**

This page was inserted into the final report upon the action of the Board of County Commissioners detailed below, along with a letter from the Palm Beach County Library Director which is provided in Appendix C, page A-21. The cover and footer dates were also changed.

Village of Palm Springs

August 11, 2005
Resolution Number 2005-67

A resolution of the Village of Palm Springs, FL, authorized the Mayor to endorse an Annexation Study for use as a guide for preparation of Joint Planning Agreement between the Village of Palm Springs and Palm Beach County was approved.

**Palm Beach County
Board of County Commissioners**

September 27, 2005

The Board of County Commissioners accepted the Palm Springs Annexation Study and directed staff to participate with the Village to develop a Joint Planning Agreement for the unincorporated land within the Village's Future Annexation Area.

The Palm Beach County Library submitted a letter (included in Appendix C of this Study) on this hearing date.

CREDITS AND ACKNOWLEDGMENTS

The preparation of this report required the time, cooperation, and the collective effort of many individuals. Appreciation is extended to all those who participated, with a special thanks to Commissioner Warren Newell and the Village of Palm Springs for initiating the project.

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In accordance with the provisions of the ADA, this document may be requested in an alternative format. Contact the Planning Division at (561) 233-5300.

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Palm Springs Annexation Study Executive Summary

The Palm Springs Annexation Study has been prepared through the joint cooperation of both County and Village of Palm Springs staff and is intended to establish clear lines of communication regarding annexation and redevelopment activities within the area. The Study explores the expansion of the Village's Future Annexation Area and examines all aspects of land use and annexation. The Study provides a detailed analysis of existing land use, future land use plans, infrastructure, service delivery, redevelopment and revitalization efforts, and currently adopted plans and policies.

The Village is a relatively small local government within the County, but the most active in terms of annexation activity through its very successful pro-active annexation program. Through this Study, the Village is proposing to expand its Future Annexation Area to extend from the northern edge of City of Atlantis to the south to Summit Boulevard to the north. Successful annexation of the entire future annexation area would triple the Village's current land area and its projected population.

The preparation of this Study and intergovernmental coordination is particularly timely due to the County's increased revitalization and redevelopment efforts in this area of the County. The entire Village and Study Area is located within the County's Urban Redevelopment Area (URA) and the bulk of the Study Area consists of Countywide Community Revitalization Team (CCRT) areas. The County's Office of Community Revitalization manages the CCRT program, which coordinates the provision and improvement of services within the CCRT Areas with County service delivery agencies. The County's efforts within the URA will include the expansion of infill and redevelopment opportunities, enhancement of infrastructure, and establishment of traffic solutions such as a possible Transportation Concurrency Exception Area (TCEA). Intergovernmental coordination to link redevelopment with annexation plans is essential to ensure the most efficient expenditure of funds, prevent the duplication of efforts, and ensure that pockets are not created that are difficult to annex and/or serve in the future.

Since annexation activities are often tied to an increase in intensity on the annexed properties, this Study establishes a Future Land Use Map for the Village's annexation area which is generally consistent with the County's adopted future land uses. However, it is anticipated that development within the study area, whether it remain unincorporated or is annexed, increase in intensity in the future. The proposed joint planning area agreement will establish lines of communication and review procedures to address these future changes as they occur.

The Study also examines other aspects related to annexation, including the consistency of this effort with other plans and programs, general annexation strategies and issues, and annexation prioritization within the Study Area. The analysis concludes that this report is consistent with all applicable plans and policies and represents a new type of annexation strategy. The report also identifies annexation priorities within the Study Area.

In closing, although the Village and County staff reached consensus on many of the issues within this report, there remain areas that need continued negotiation in the future. For example, the County Fire-Rescue Department is recommending that any future annexation plans include some type of provision for continued service from the County until such time as substantial portions of existing service areas are fully annexed and an orderly transition of service can be assured. This report recommends that this topic and others be addressed during the preparation of the joint planning area agreement through continued discussion between

staff, the Village Council and the Board of County Commissioners. The following summarizes the recommendations, which are provided in full detail on page 28.

Recommendations - Palm Beach County and the Village of Palm Springs

- Discuss service area trades with other jurisdictions to coincide municipal service areas with municipal future annexation plans;
- Jointly develop of a Joint Planning Area Agreement;
- Establish a working group of County and Village staff to discuss issues such as code enforcement, zoning, service delivery, infrastructure, and redevelopment activities;
- Recognize that the annexation of the entire Study Area will affect long term service delivery and infrastructure planning;
- Recognize that increases intensity in specific locations within the URA may be warranted to facilitate infill and redevelopment efforts, including the provision of affordable housing;

Recommendations - Village of Palm Springs

- Continue to notify the County of all proposed annexations and land use amendments;
- Continue to explore and initiate interlocal agreement enclave annexations;
- Pursue involuntary annexations along commercial corridors;
- Pursue amendments to the Village Comprehensive Plan to implement this Study.

Recommendations – Palm Beach County

- Pursue Comprehensive Plan amendments to
 - Establish policies to recognize areas that are appropriate versus inappropriate for annexation;
 - Prioritize revitalization efforts, including infrastructure improvements, with municipalities and the County’s Annexation Incentive Program.
- Ensure URA development options, such as density bonuses and traffic concurrency exception areas, do not hinder municipal annexation and/or redevelopment efforts.
- Continue to coordinate with the Village for infrastructure and drainage improvements in the Congress Avenue and Lake Worth Road Corridors.
- For CCRT and URA efforts, partner with municipalities in the revitalization process
 - Coordinate with adjacent municipalities on infrastructure improvements to link infrastructure improvements with annexation where appropriate;
 - Create more city/County partnerships on revitalization in annexation areas;
 - Coordinate County code enforcement to encourage annexation in key areas.

I. Introduction

A. Purpose of the Study

The purpose of the proposed ***Palm Springs Annexation Study*** is to:

- Expand the Village of Palm Springs Future Annexation Area;
- Build consensus between the Village and the County regarding annexation issues and related issues such as redevelopment and future land use changes in intensity;
- Establish mechanisms to facilitate and prioritize annexations within the Study Area; and
- Establish an implementation schedule for ensuring continued annexation coordination.

The concept is to establish a plan of action that will allow the Village of Palm Springs to prioritize and pursue annexation efforts that coincide with Palm Beach County's efforts to revitalize this area. The County has focused many of its revitalization efforts within this greater area, particularly within the Lake Worth Corridor, which is entirely contained within the Study Area. Through this joint effort, the Village and the County may collaborate to ensure the most efficient improvement of infrastructure and other revitalization efforts. Further, this effort will enhance communication between the local governments by establishing both the ultimate boundaries for the Village and the future land use designations within these boundaries.

This report includes the following components:

- Assessment of existing land uses, future land uses, zoning, and infrastructure;
- Summary of redevelopment and revitalization efforts;
- Establishment of land use planning efforts;
- Identification of annexation issues;
- Assessment of consistency with policies and plans;
- Identification of joint planning strategies and establishment of annexation priorities;
- Recommendations for implementing this Study.

B. The Village of Palm Springs

The Village of Palm Springs is a full-service municipality with a small town atmosphere. Chartered in 1957, the Village boundaries encompass approximately two square miles. According to the County's 2003 Population Allocation Model, the Village's 2005 population is approximately 13,366. By 2025, the population within the Village's current boundaries is expected to increase 19% to 15,919. The Village is primarily residential in nature as shown in the following table. Approximately 65% of the Village's land is residential, 58% of which is single-family, 40% multi-family and 2% mobile home.

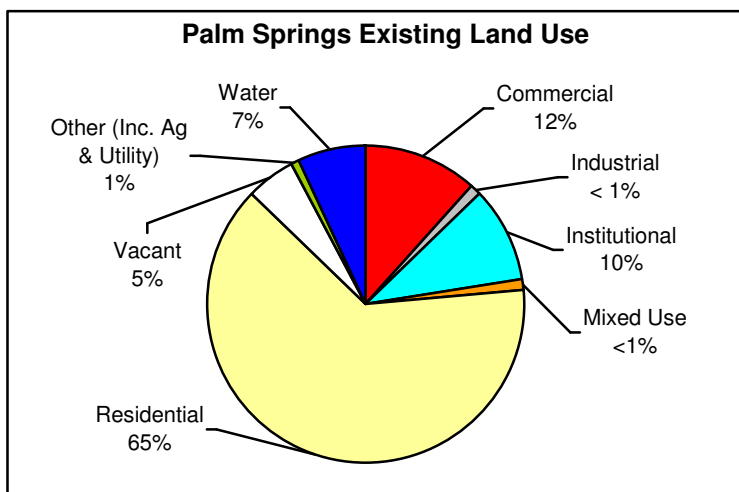
Commercial and Institutional uses account for the bulk of the remainder of the Village, constituting 12% and 10% respectively. The Village's non-residential economic base consists primarily of retail businesses, which are concentrated on Congress Avenue and 10th Avenue North. There are several shopping centers in the Village, the two largest of which are the Greenwood Shopping Center and the Palm Springs Shopping Center. The Village's three public schools include Jefferson Davis Middle School, Palm Springs Elementary and Clifford O. Taylor Kirkland Elementary. Several daycare centers and private schools are located within the Village, including Palm Springs Christian School, the Progressive School and St. Luke's

Catholic School. The total acreage for the remaining uses account for under 13% of the land area.

Palm Springs Existing Land Uses

| Existing Land Use | Acres | Percentage |
|-----------------------------|--------------|-------------|
| Commercial | 146 | 12.0% |
| Industrial | 1 | 0.1% |
| Institutional | 130 | 10.0% |
| Mixed Use | 1 | 0.1% |
| Residential | 807 | 65.0% |
| <i>Single Family</i> | 459 | 37.0% |
| <i>Multi-Family</i> | 327 | 26.0% |
| <i>Mobile Home</i> | 21 | 2.0% |
| Vacant | 66 | 5.0% |
| Other (inc. Ag and Utility) | 12 | 1.0% |
| Water | 85 | 7.0% |
| Total | 1,249 | 100% |

Source: Palm Beach County Planning Division, Parcellink2003



C. Palm Springs Future Annexation Area - Study Area Boundaries

The Village recently identified that there were portions of unincorporated County to the north and south of its adopted future annexation area that were not part of any other municipal future annexation area. Consequently, the Village has proposed to expand its future annexation area from 1,296 net acres to 2,813 acres to encompass these 'gaps'. This expansion will eliminate the potential creation of County pockets between municipalities in the future, and increase the future annexation area by 1,517 additional net acres, for a total of 2,813 acres.

The boundaries for the proposed future annexation area are the Study Area boundaries of this Study as depicted in the Existing and Proposed Future Annexation Area Map on page 3-A. The Study Area encompasses the land from Summit Boulevard to the north, Florida Mango and the E-4 Canal to the east, Atlantis' northern border to the south, and Military Trail to the west. According to the 2003 County Population Allocation Model, the Study Area's population is approximately 30,804, which is expected to increase to 39,655 by 2025. If annexed, this area would triple the Village's projected 2025 population, from 15,919 to approximately 55,574.

Although the majority of the Study Area is free from conflict with other municipal future annexation areas, all of the area east of Congress Avenue is in conflict with other jurisdictions. Various portions east of Congress Avenue overlap with the future annexation areas of Lake Clarke Shores, Lake Worth, Glen Ridge and West Palm Beach, as shown on the Future Annexation Area Conflicts Map on page 3-B. Overlapping future annexation areas may pose several problems related to the efficient planning for service delivery and infrastructure needs. Although the County encourages municipalities to resolve overlapping future annexation areas, generally the County remains neutral on specific disputes.

D. Study Area Sub-Area Analysis

Due to the diversity of land uses, infrastructure needs, future annexation area conflicts, and Countywide Community Revitalization Team area boundaries, the Study Area was divided into 11 Sub-Areas for a detailed analysis. The Sub-Area assessments are provided in the Appendix.

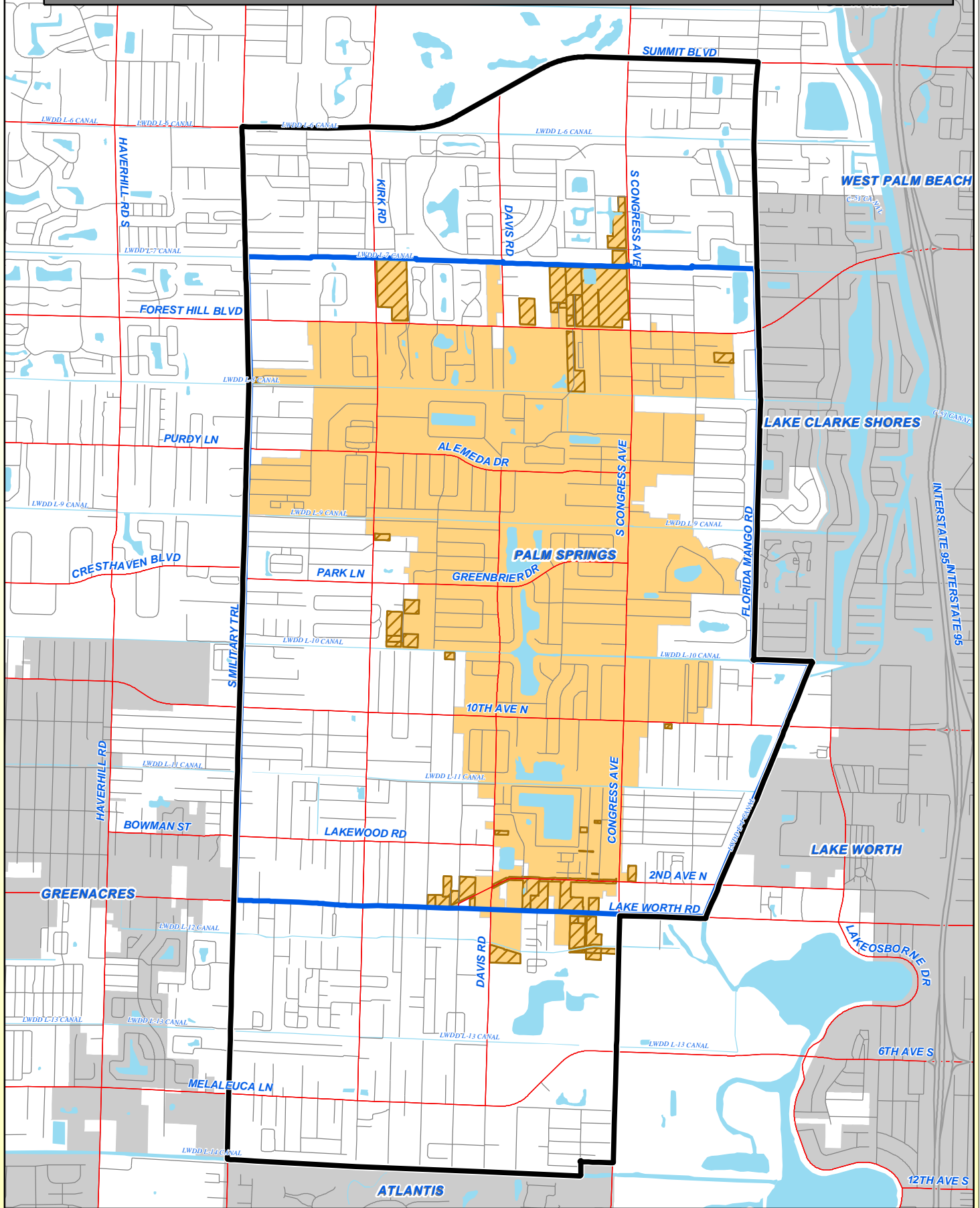
Study Area Sub-Areas

| Sub-Area | Name | Acres* |
|-----------------|---|---------------|
| 1 | Lake Worth Road Commercial Corridor | 262 |
| 2 | Lake Worth Road Corridor South | 651 |
| 3 | Englewood Manor | 115 |
| 4 | Hi/Lynnwood Area | 68 |
| 5 | Florida Mango Road Area | 211 |
| 6 | Forest Hill Boulevard Corridor | 244 |
| 6a | North Congress Avenue Corridor | 296 |
| 7 | Summit/Military Trail Area | 384 |
| 8 | Forest Hill/Military Trail Area | 64 |
| 9 | East Kirk Road Area | 246 |
| 10 | 10 th Avenue North/Military Trail Area | 357 |

*Acres means net total acres by parcel excluding right-of-ways.

Palm Springs Annexation Study

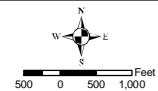
Existing & Proposed Future Annexation Areas



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Note: Map is not official, for presentations purposes only.

- Proposed Future Annex Area/Study Area
- Existing Future Annex Area
- Village of Palm Springs
- Recent Village Annexations
- Other Municipalities
- Unincorporated PBC

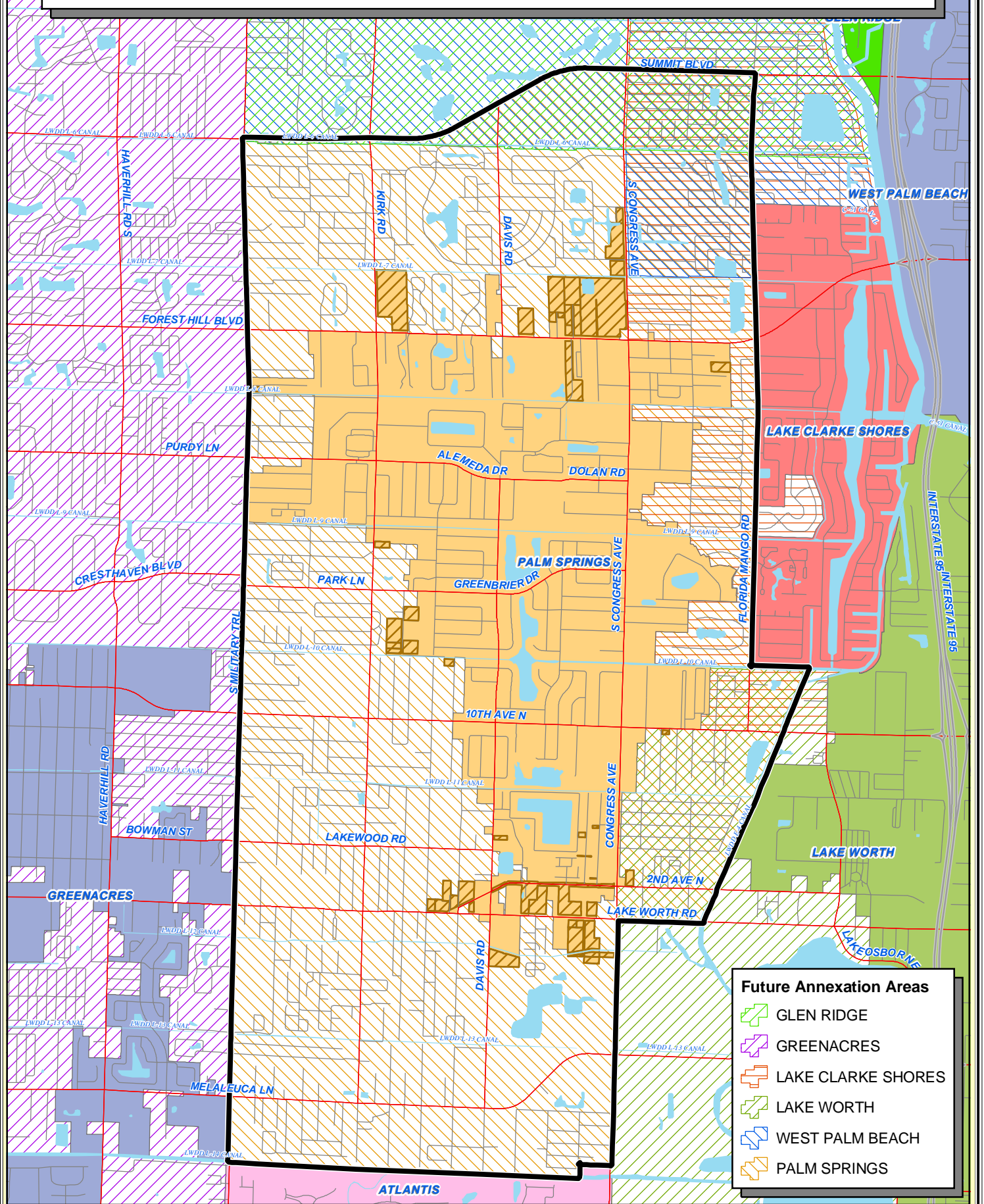


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Palm Springs Annexation Study

Future Annexation Area Conflicts



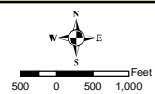
Future Annexation Areas

- GLEN RIDGE
- GREENACRES
- LAKE CLARKE SHORES
- LAKE WORTH
- WEST PALM BEACH
- PALM SPRINGS

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Study Area Village of Palm Springs Municipalities

Recent Village Annexations Unincorporated PBC

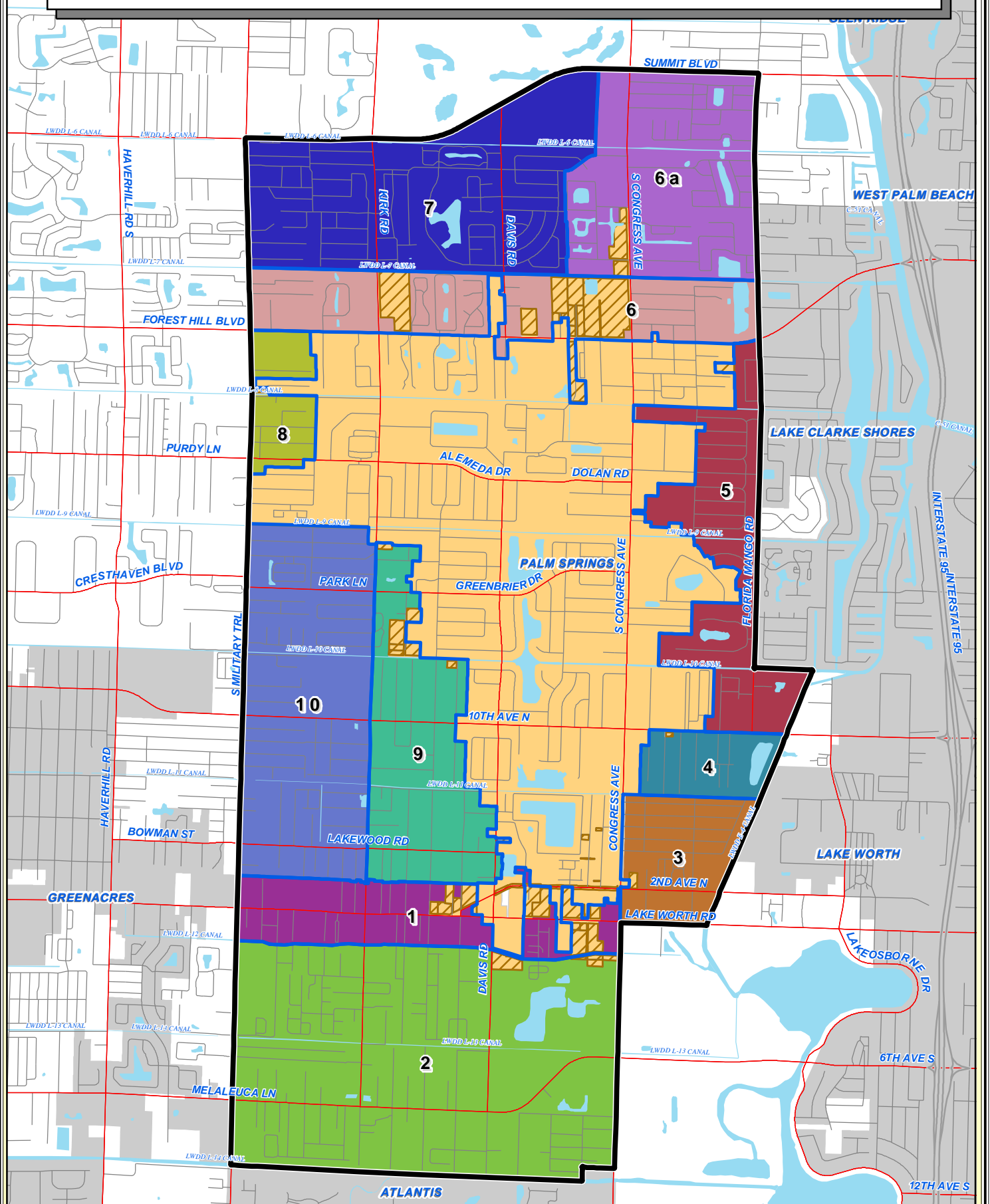


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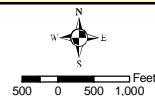
Palm Springs Annexation Study

Future Annexation Sub-Areas



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- Study Area
- Village of Palm Springs
- Other Municipalities
- Sub-Areas
- Recent Village Annexations
- Unincorporated PBC



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II. Existing Conditions

This section provides an overview of the existing conditions within the overall Study Area. Additional details regarding each of the 11 Sub-Areas are provided in the Appendix.

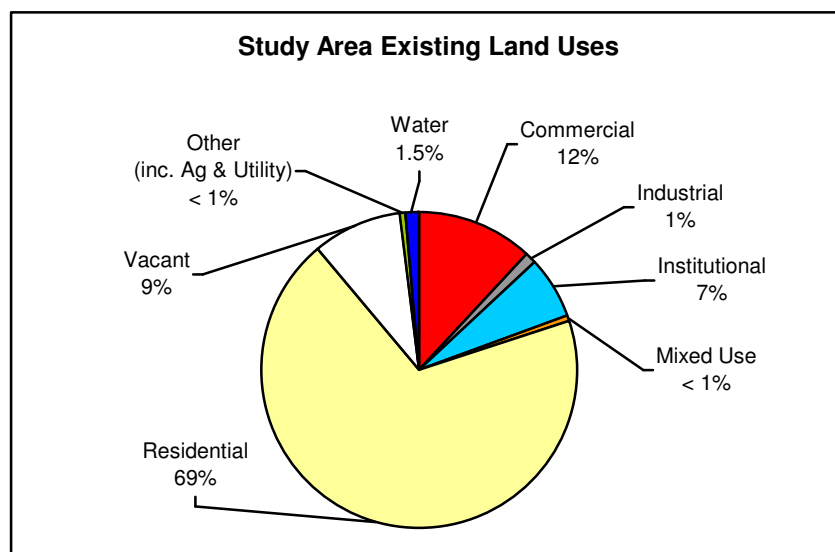
A. Existing Land Use

The existing land uses in the Study Area are very similar to existing land uses in the Village, as both are predominantly residential. Approximately 50% of the residential land is multi-family in both the Village and the Study area. An existing land use inventory was completed for the entire 2,813 net acres of the Study Area, as detailed below and on the Existing Land Use map.

Study Area Existing Land Uses

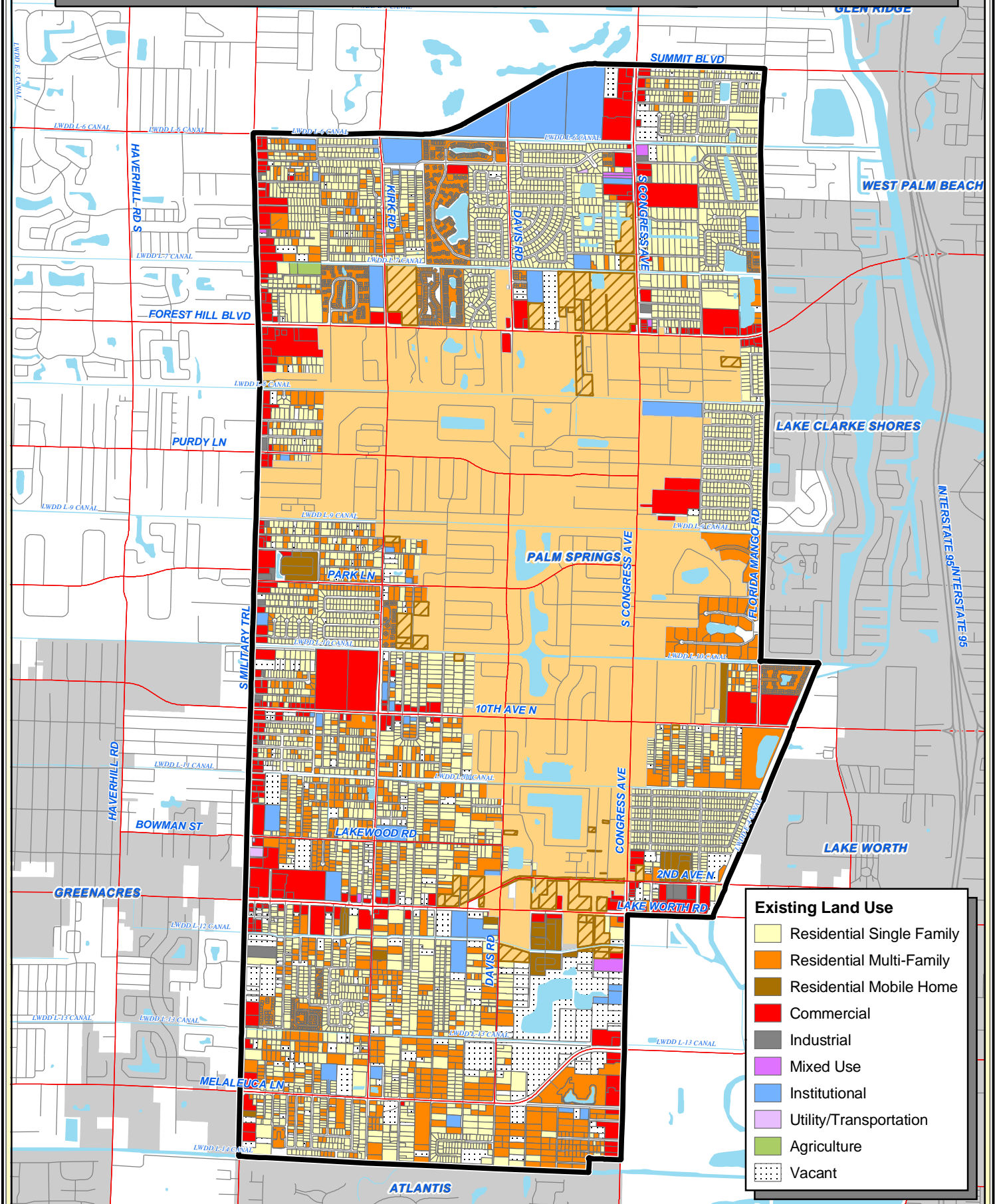
| Existing Land Use | Acres | Percentage | Taxable Value |
|-----------------------------|--------------|-------------|----------------------|
| Commercial | 358 | 12.0% | \$147,565,056 |
| Industrial | 20 | 1.0% | \$7,780,193 |
| Institutional | 182 | 6.5% | \$7,600,233 |
| Mixed Use | 8 | 0.5% | \$2,755,355 |
| Residential | 1,947 | 69.0% | \$487,132,409 |
| <i>Single Family</i> | 1,257 | 45.0% | \$264,210,666 |
| <i>Multi-Family</i> | 643 | 23.0% | \$216,599,446 |
| <i>Mobile Home</i> | 47 | 1.0% | \$6,322,297 |
| Vacant | 248 | 9.0% | \$16,223,571 |
| Other (inc. Ag and Utility) | 7 | 0.5% | \$1,904,725 |
| Water | 43 | 1.5% | \$1,200 |
| Total | 2,813 | 100% | \$670,962,742 |

Source: Palm Beach County Planning Division, Parcellink2003



Palm Springs Annexation Study

Palm Beach County Existing Land Use



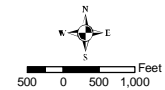
Existing Land Use

- Residential Single Family
- Residential Multi-Family
- Residential Mobile Home
- Commercial
- Industrial
- Mixed Use
- Institutional
- Utility/Transportation
- Agriculture
- Vacant

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Study Area
 Village of Palm Springs
 Other Municipalities

Recent Village Annexations
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Commercial and institutional existing uses lie mainly along the major thoroughfares of Summit Boulevard, Forest Hill Boulevard, Congress Avenue, Lake Worth Road and Military Trail. The Study area also encompasses some regional institutional uses including the main U.S. Postal facility for the County, the main branch of the County Library on Summit Boulevard, and the headquarters of the School Board on Forest Hill Boulevard. The existing industrial uses are primarily located in the eastern portion of the Lake Worth Road commercial corridor, east of Congress Avenue.

B. Future Land Use

The bulk of the Study Area has a residential future land use designation. Approximately 36% of the total acreage has a Medium Residential future land use designation, an additional 30% has a High Residential future land use designation, and 10% has a Low Residential future land use designation. Together, the residential acreage constitutes 76% of the land area in the annexation area.

Future land use designations in the Study Area are depicted on the Future Land Use Map on page 5-A, and summarized in the table below.

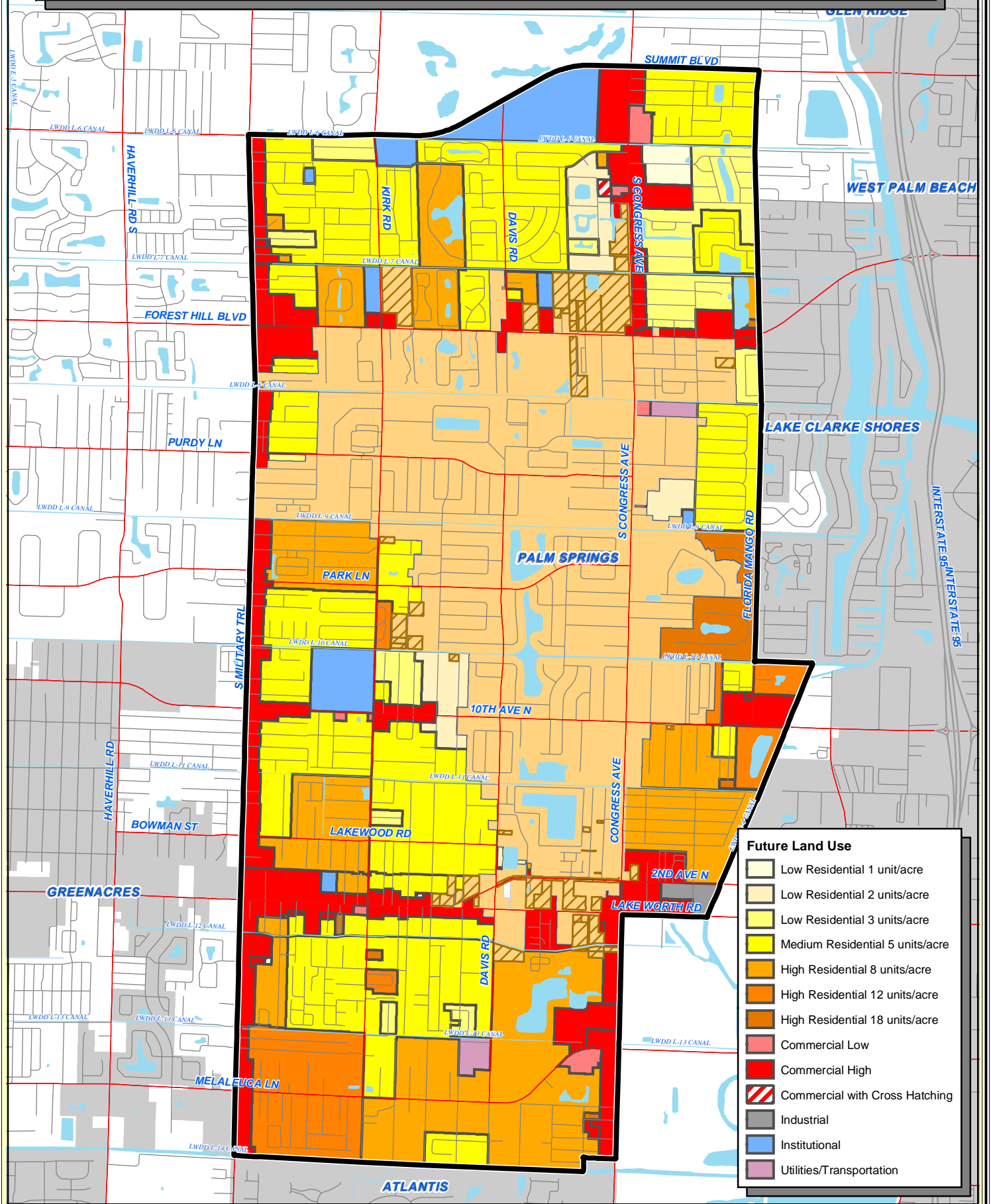
Study Area Future Land Uses

| Future Land Use | Acres | Percentage |
|------------------------|--------------|-------------------|
| Commercial | 512 | 18.0% |
| Industrial | 9 | 0.3% |
| Institutional | 132 | 5.0% |
| Low Residential | 271 | 10.0% |
| Medium Residential 5 | 1,022 | 36.0% |
| High Residential 8 | 606 | 22.0% |
| High Residential 12 | 171 | 6.0% |
| High Residential 18 | 70 | 2.0% |
| Utility/Transportation | 20 | 0.7% |
| Total | 2,813 | 100% |

Source: Palm Beach County Planning Division, Parcellink2003

Palm Springs Annexation Study

Palm Beach County Future Land Use



Future Land Use

- Low Residential 1 unit/acre
- Low Residential 2 units/acre
- Low Residential 3 units/acre
- Medium Residential 5 units/acre
- High Residential 8 units/acre
- High Residential 12 units/acre
- High Residential 18 units/acre
- Commercial Low
- Commercial High
- Commercial with Cross Hatching
- Industrial
- Institutional
- Utilities/Transportation

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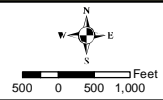
Study Area

Village of Palm Springs

Other Municipalities

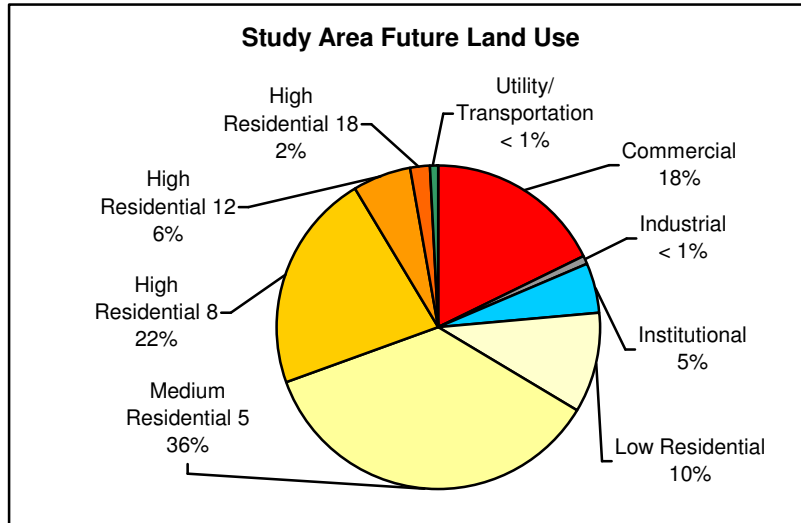
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As shown in the figure above, the Commercial future land use designation comprises 18% (512 acres) of the Study Area, whereas Institutional comprises only 5% (132 acres). Commercial and Institutional future land use designations lie along the major thoroughfares of Summit Boulevard, Forest Hill Boulevard, Congress Avenue, Lake Worth Road, and Military Trail. Industrial future land use designation constitutes less than 1% of the Study Area. This area is clustered around the Lake Worth Park of Commerce & the E-4 Canal.

C. Zoning

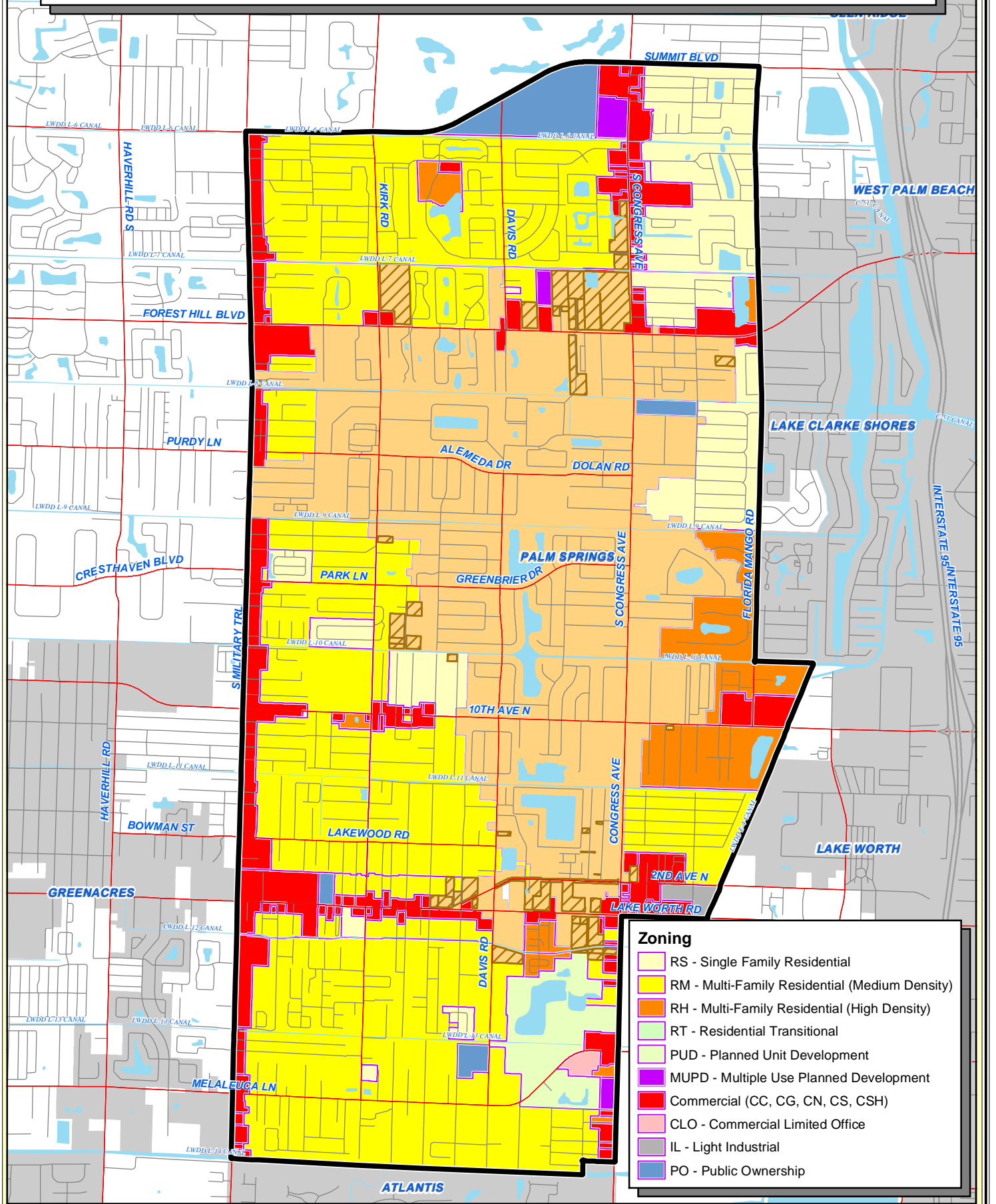
The zoning districts within the Study Area represent a mixture of residential, commercial, public ownership, and some industrial. Generally, the zoning is consistent with the future land use, as shown on the Zoning Map on page 6-A. A majority of the Study Area has a zoning designation of Multi-Family Medium Density Residential with pockets of Single Family Residential and Multi-Family High Density Residential within the Multi-Family Medium Density Residential zoning districts. There is a very large pocket of Multi-Family High Density Residential, located south of the L-9 Canal, west of Florida Mango Road, north of the L-11 Canal and east of Congress. The only large section of Single Family Residential is in the northeast corner of the annexation area.

Commercial zoning is found predominately along the major thoroughfares in the annexation area. Along Lake Worth Road there is a special commercial zoning overlay. In the overlay area, buildings have smaller front setbacks and are closer to the road, while landscaping and sidewalks requirements are intended to promote a pedestrian friendly environment. This overlay is further discussed in the Redevelopment Section of this report.

The Industrial and Institutional zoning designations have a small presence in the Study Area. Industrial designations are limited to just west of the E-4 Canal in the Lake Worth Road Commercial Corridor. This small section of industrial zoning is adjacent to the Lake Worth Park of Commerce. However, there is a rather substantial Institutional district in the northern section of the annexation area near Summit Boulevard. This area incorporates the U.S. Post Office and the main branch of the County public library.

Palm Springs Annexation Study

Palm Beach County Zoning

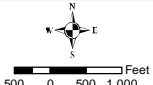


Zoning

- RS - Single Family Residential
- RM - Multi-Family Residential (Medium Density)
- RH - Multi-Family Residential (High Density)
- RT - Residential Transitional
- PUD - Planned Unit Development
- MUPD - Multiple Use Planned Development
- Commercial (CC, CG, CN, CS, CSH)
- CLO - Commercial Limited Office
- IL - Light Industrial
- PO - Public Ownership

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- Study Area
- Village of Palm Springs
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D. Infrastructure and Service Delivery

Since much of the annexation area consists of Countywide Community Revitalization Team (CCRT) areas (further defined in the next chapter), the CCRT is the lead committee coordinating the provision and improvement of services within the bulk of the Study Area. This section provides a brief overview of the current infrastructure and service delivery in the Study Area. Additional details are provided in the Appendix under each Sub-Area analysis.

Code Enforcement

The bulk of the Study Area consists of CCRT Areas, which by nature are more prone to a higher than average level of code violations. Residential code concerns, which are prevalent in most of the older subdivisions in the Study Area, typically include yard in disrepair, trash & debris, junk cars and cars without tags. Also prevalent is the addition of un-permitted residential units to existing multi-family residential building (i.e. illegal conversion of a duplex building into a quadplex). Typical commercial violations in the area are building without a permit, building code violations and trash & debris. Similarly, older commercial properties have more code violations than the newer commercial developments. The number of code violations written is fairly equally distributed in the annexation area, with the exception of the Lake Worth Commercial Corridor which is prone to code violations primarily due to the age of existing structures.

Water and Sewer

The Study Area is within the service area of several utility providers, including the County, the Village, and the City of Lake Worth. The bulk of the central portion of the Study Area, approximately one third overall, is within the Village's service area. North of Forest Hill Boulevard and south of Lake Worth Road are within the County's service area. A small area south of 10th Avenue North, east of Congress Avenue, is located within Lake Worth's service area. Part of the implementation strategies of this Study is to coordinate discussions with the various providers to attempt to coincide service area boundaries between the Village and the City of Lake Worth to ensure the most logical extension of public service and annexation.

Within the Study Area, many neighborhoods lack water and/or sewer service, many of which have been designated as CCRT Areas. The County has been actively working to provide water to most of the residents in the annexation area, and has successfully partnered with the Village through the Annexation Incentive Program to link infrastructure improvements with annexation.

Parks & Recreation

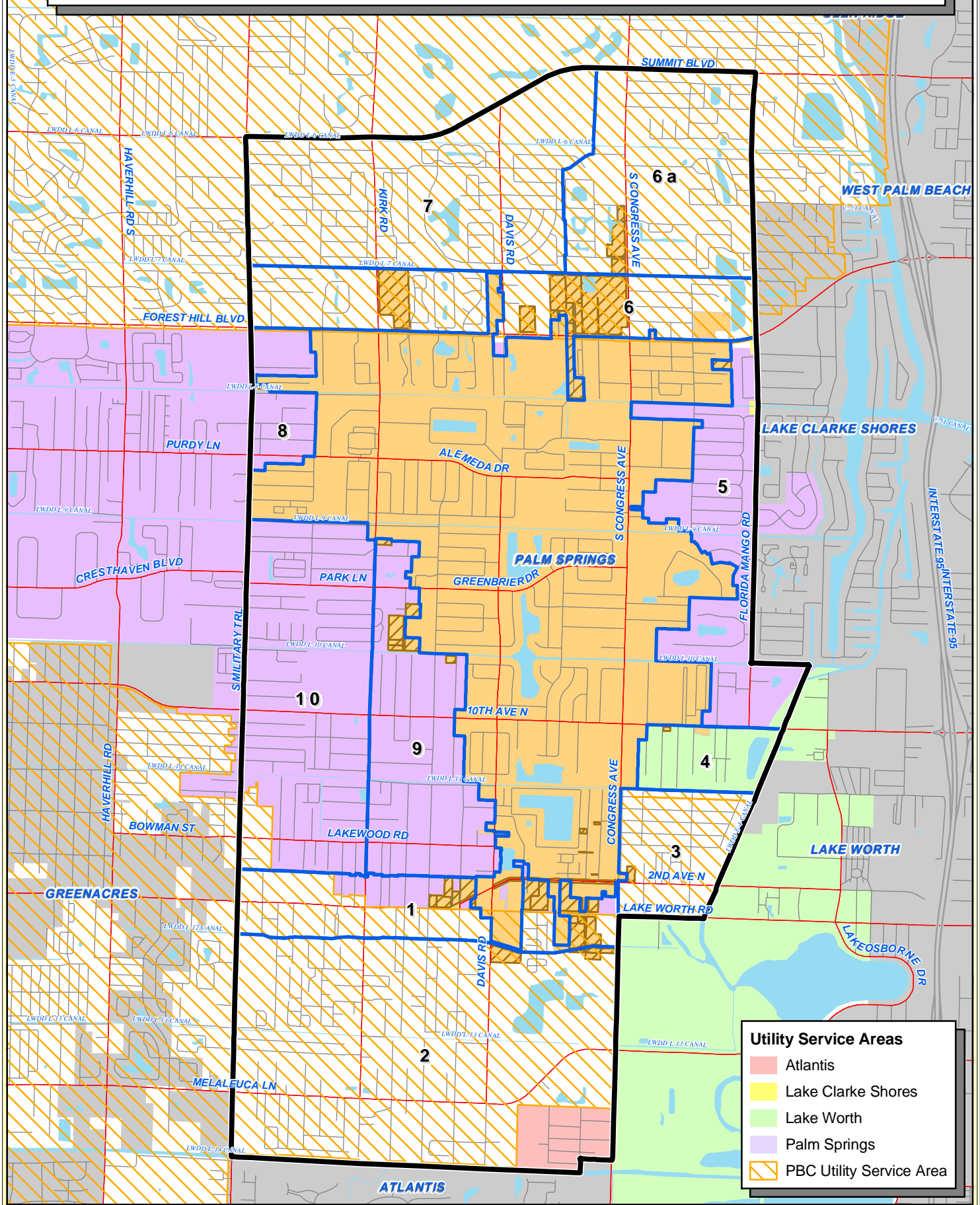
The Study Area includes four existing County neighborhood parks: Lakewood, Sanders Drive, Ixora, and Lake Worth West. An additional park is currently being planned for the Nealon property, which was donated to the County with the commitment that the property will be developed as a neighborhood park. Approximately \$187,000 in CCRT funding has been allocated to this project. The County will develop and open Nealon Park prior to conveying it to the Village. As the annexation occurs, the County will convey the maintenance and operational responsibility for each park to the Village.

Paving & Drainage

Through efforts of the CCRT, the County has completed several paving and drainage projects in the Study Area area. Open communication between the Village and the County regarding right-of-way annexation is essential as a sudden change in jurisdiction may disrupt a project's funding (i.e. home owner assessments, grants and property tax revenue) and result in a delay or premature end of a project. To alleviate these issues, the Village actively participates in the County's Annexation Review Program, which allows County departments to comment on proposed annexations prior to adoption. The County has also successfully partnered with the

Palm Springs Annexation Study

Palm Beach County & Municipal Utility Service Areas

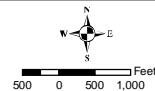


Utility Service Areas

- Atlantis
- Lake Clarke Shores
- Lake Worth
- Palm Springs
- PBC Utility Service Area

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- Study Area
- Village of Palm Springs
- Other Municipalities
- Sub-Areas
- Recent Village Annexations
- Unincorporated PBC

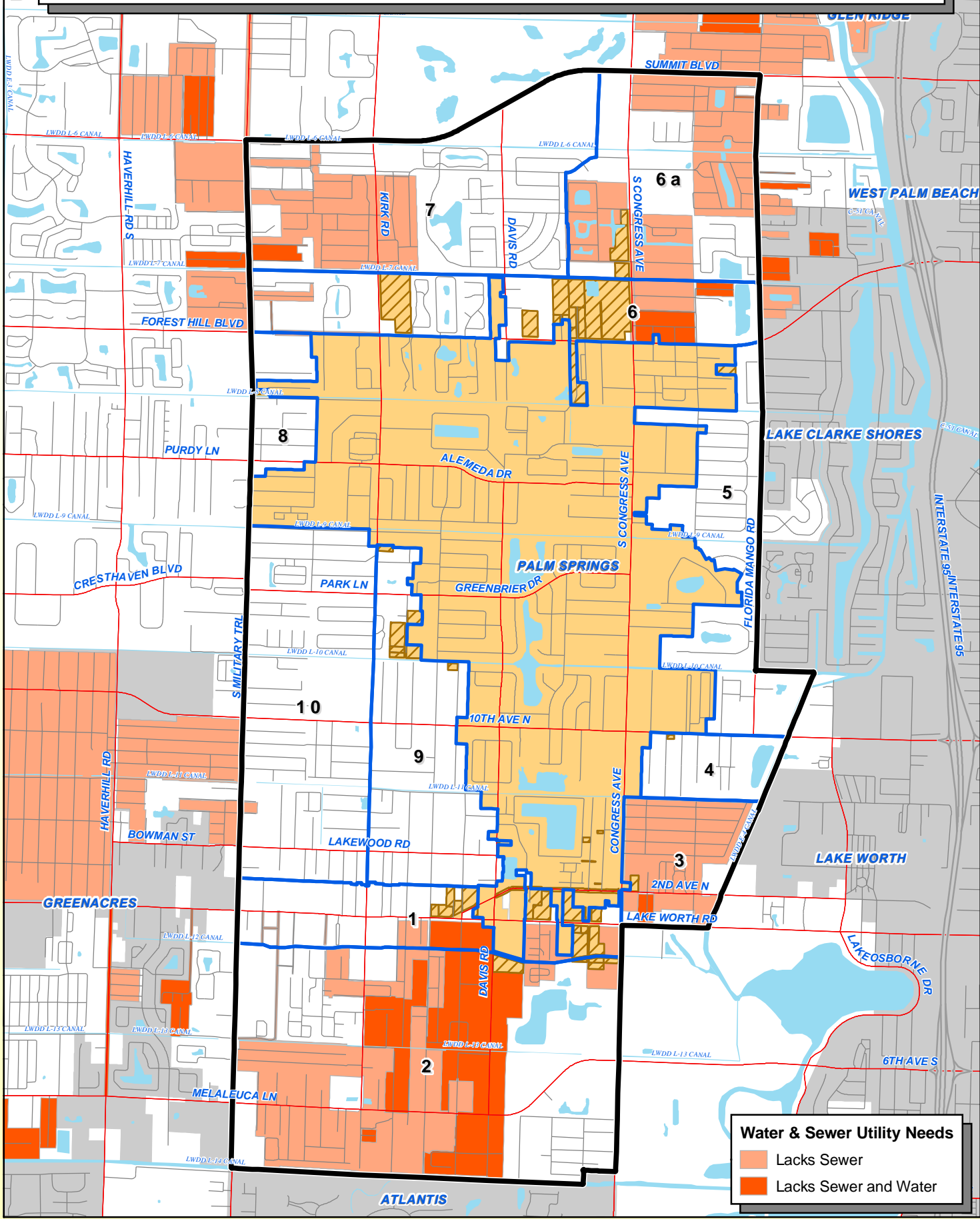


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Water & Sewer Infrastructure Needs

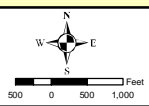


Water & Sewer Utility Needs

- Lacks Sewer
- Lacks Sewer and Water

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- Study Area
- Village of Palm Springs
- Other Municipalities
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Village through the Annexation Incentive Program to link paving and drainage improvements with annexation.

Transportation

The Study Area is suburban in nature, with automobiles being the most widely used mode of transportation. The Study Area is intersected by several major arterials, including Forest Hill Boulevard, 10th Avenue North, Lake Worth Road, and Congress Avenue. Other major arterials include: Military Trail, Summit Boulevard, and Melaleuca Lane/6th Avenue South. The Area includes alternate modes of transportation, including mass transit, pedestrian facilities and bike lanes. Palm Tran and Tri-Rail are the public transit authorities in the Study Area. Six Palm Tran Routes (2, 3, 46, 60, 61 and 62) serve the area, providing connections to the northern, southern and western parts of the County. The Tri-Rail Station at Lake Worth Road provides rail service north to Mangonia Park and south to Miami Airport. Sidewalks are present on the major thoroughfares, but often are not present on residential roads. Bike lanes are located on Military Trail and sections of Congress Avenue. Since the Village and Study Area are located in the central urbanized part of the County, often the traffic on the major arterials is not generated by uses within the Study Area, but the result of traffic passing through to other destinations.

The County's Engineering Department reviews all proposed developments for traffic concurrency in order to ensure that traffic impacts do not overburden existing roadways. The County may designate roadways in urban areas as a Constrained Roadways at Lower Level of Service (CRALLS), which allows the roadway to perform below the acceptable levels of service in instances where widening the roadway is not feasibly or timely. Currently, there are no CRALLS roadways in the Study Area.

The Metropolitan Planning Organization (MPO) is the agency responsible for long range transportation planning. The MPO bases long-range transportation planning primarily on approved future land use designations and approved developments throughout the County. In order to ensure that increase in intensity/density do not negatively impact these planning efforts, County staff reviews proposed land use amendments against the long-range transportation plan. The County may object through the Intergovernmental Plan Amendment Review Committee (IPARC) process and/or through Florida Department of Community Affairs (DCA) to municipal land use amendments that significantly impact (an impact of greater than 3%) thoroughfare facilities identified in the long-range plan.

Addressing traffic constraints is one of the biggest hurdles to infill and redevelopment in the County. The County's Planning Division, through the Urban Redevelopment Area project, and the Village are exploring the establishment of a Traffic Concurrency Exception Area (TCEA) to mitigate traffic impacts. The table below shows as of November 2004 the existing volume to capacity (LOS D capacity) ratio and the annual traffic growth rate of all the major roadways in the Study Area.

Existing Traffic Data of Major Roadways in the Palm Springs Study Area

| | 2004 Counts | Capacity | V/C Ratio ¹ | Growth Rate |
|--|-------------|----------|------------------------|---------------|
| Summit Boulevard | | | | |
| From Military to Kirk | 29,144 | 32,700 | 0.89 | 4.00% |
| From Kirk to Congress | 28,260 | 32,700 | 0.86 | 6.00% |
| East of Congress | 16,749 | 32,700 | 0.51 | -2.10% |
| Forest Hill Boulevard | | | | |
| From Florida Mango to Congress | 45,291 | 49,200 | 0.92 | -0.60% |
| From Congress to Kirk | 48,427 | 49,200 | 0.98 | 2.50% |
| From Kirk to Military | 50,004 | 49,200 | 1.02 | 4.70% |
| 10th Avenue North | | | | |
| From I-95 to Congress | 43,683 | 32,700 | 1.34 | 1.10% |
| From Congress to Kirk | 31,142 | 32,700 | 0.95 | 1.10% |
| From Kirk to Military | 27,096 | 32,700 | 0.83 | 0.80% |
| Lake Worth Road | | | | |
| East of Congress | 27,170 | 32,700 | 0.83 | 3.90% |
| From Congress to Kirk | 42,199 | 49,200 | 0.86 | 3.40% |
| From Kirk to Military | 48,735 | 49,200 | 0.99 | 2.50% |
| Melaleuca Lane | | | | |
| From Congress to Kirk | 31,042 | 32,700 | 0.95 | 9.40% |
| From Kirk to Military | 25,006 | 32,700 | 0.76 | 3.10% |
| Military Trail | | | | |
| From Summit to Forest Hill | 49,543 | 49,200 | 1.01 | 2.30% |
| From Forest Hill to Purdy | 48,996 | 49,200 | 1.00 | 0.60% |
| From Purdy to 10 th Ave. | 46,287 | 49,200 | 0.94 | 0.90% |
| From 10 th Ave. to Lake Worth | 44,667 | 49,200 | 0.91 | 1.00% |
| From Lake Worth to Melaleuca | 39,874 | 49,200 | 0.81 | 1.80% |
| Kirk Road | | | | |
| From Summit to Forest Hill | 12,485 | 15,400 | 0.81 | Not Available |
| From Forest Hill to Purdy | 18,245 | 32,700 | 0.56 | Not Available |
| From Purdy to 10 th Ave. | 13,472 | 15,400 | 0.87 | 1.00% |
| From 10 th Ave. to Lake Worth | 11,397 | 15,400 | 0.74 | Not Available |
| From Lake Worth to Melaleuca | 7,958 | 15,400 | 0.52 | -0.10% |
| Congress Avenue | | | | |
| From Summit to Forest Hill | 33,309 | 49,200 | 0.68 | 8.60% |
| From Forest Hill to Purdy | 40,957 | 49,200 | 0.83 | 5.30% |
| South of 10 th Ave. | 44,747 | 49,200 | 0.91 | 5.50% |
| North of Lake Worth | 38,686 | 49,200 | 0.79 | 1.90% |
| From Lake Worth to Melaleuca | 40,666 | 32,700 | 1.24 | 2.60% |
| Florida Mango Road | | | | |
| From Summit to Forest Hill | 8,180 | 15,400 | 0.53 | 0.50% |
| From Forest Hill to Purdy | 14,141 | 15,400 | 0.92 | 4.90% |

¹Volume to Capacity Ratio

All roadways within the Study Area are operating within the adopted level of service thresholds except for the following:

- Forest Hill Boulevard from Kirk Road to Military Trail
- Congress Avenue from Lake Worth Road to Melaleuca Lane
- Military Trail from Summit Boulevard to Forest Hill Boulevard
- 10th Avenue North from Congress Avenue to I-95

Congestion on these segments is projected to further exacerbate in the future, since the traffic volumes on the first three segments are growing at an annual rate of 4.7%, 2.6% & 2.3% respectively. The widening of this segment of Congress Avenue to six lanes, currently underway, will result in this segment operating within acceptable level of service thresholds. The above segment of 10th Avenue North is currently operating at 34% above its capacity. In 1999, this segment was designated as a CRALLS roadway in order to facilitate redevelopment and infill efforts in the Lake Worth Park of Commerce (LWPC), but the designation was removed in 2003 upon the adoption of the LWPC TCEA.

Fire Rescue

County Fire-Rescue has expressed several concerns regarding annexations as detailed below.

- Any annexations would result in a loss of revenue to the Fire-Rescue MSTU and render County fire stations less efficient. Particularly, as annexations occur in a piecemeal fashion, County facilities would be required to remain open serving the remaining unincorporated areas while the original service area was reduced over the course of many years.
- Most annexations create mixed service areas that cause confusion in the 911 system. While one neighbor is annexed into the city, the next-door neighbor is not. Roadways are sometimes included in annexations; sometimes they are not.
- Palm Springs' future annexation area is served by four different Palm Beach County Fire Stations [Station 33 to the north, Station 36 to the west, Station 43 to the southwest, and Station 31 in the center]. While PBC Fire Station 31 serves the largest section of the annexation area, the entire future annexation area indicated in the plan would substantially impact the efficiency of three other county fire stations. Station 31, in particular, is located within the proposed future annexation area of the Village. All four stations serve surrounding county populations, and, therefore, could not be closed.
- The proposed eastern border for Palm Springs would leave three isolated service areas between the Village's eastern border and the City of Lake Worth's western border and would, in fact, isolate Lake Clarke Shores from the rest of the County service area. Provision of Fire-Rescue services for these neighborhoods would also need to be considered.
- The Village does not currently meet the Fire-Rescue Level of Service standards adopted by the Board of County Commissioners earlier this year, and has not passed a resolution indicating its willingness to comply with the standard during the next three years. Properties being annexed and receiving a lower level of service was a major concern voiced by the BCC in an annexation meeting approximately two years ago.

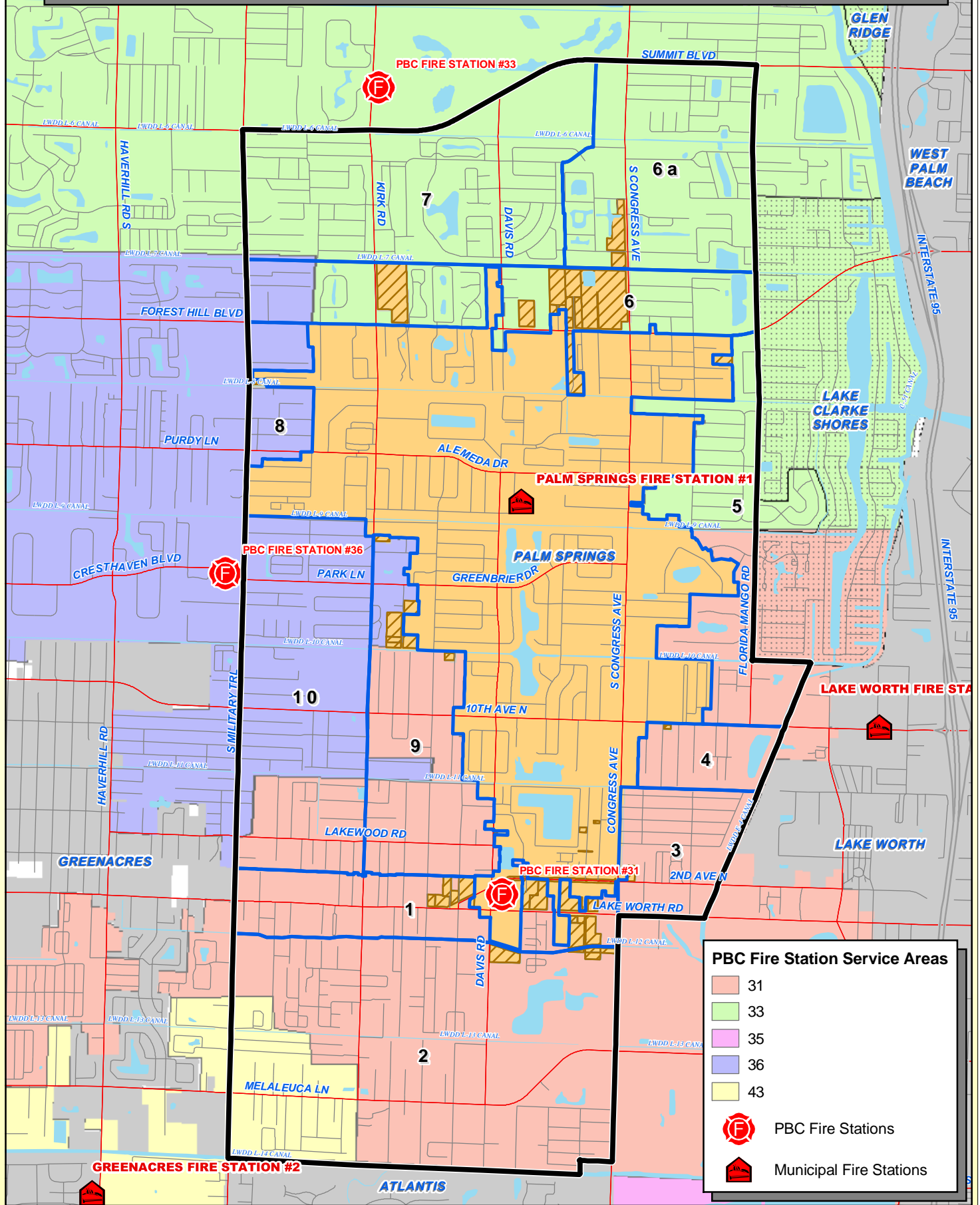
For these reasons, County Fire-Rescue is recommending that any future annexation plans include some type of provision for continued service from the County until such time as substantial portions of existing service areas are fully annexed and an orderly transition of service can be assured.

The Village has recently taken the following actions related to fire rescue service that will positively impact the quality of service that it provides, as detailed below.

- The Village approved Resolution No. 2004-62, which expresses the Council's intent to comply, subject to budget and appropriation of funds, with the minimum Level of Service Standards except for V – D, E, and F outlined in the "Countywide Minimum Level of Service for Fire-Rescue" dated March 2, 2004.
- The Village has entered into a Mutual Aid Agreement with the City of Greenacres for emergency medical and fire services.
- The Village has been steadily adding Public Safety personnel to keep pace with the newly annexed properties. As the Village proceeds with annexing an area, best efforts are made to annex sections that are reasonable in size and symmetry to provide a clearly defined serviceable area.
- The Village fully intends to comply with the "Countywide Minimum Level of Service" by October 1, 2007. Full transport capability is being addressed as well as partnership agreements with either the County or Greenacres to meet this standard.

Palm Springs Annexation Study

Palm Beach County Fire Service Areas



PBC Fire Station Service Areas

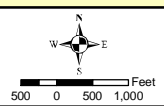
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|----|
| 31 |
| 33 |
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| 36 |
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PBC Fire Stations
 Municipal Fire Stations

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- Study Area
- Sub-Areas
- Village of Palm Springs
- Recent Village Annexations
- Municipalities served by PBC Fire Rescue
- Municipalities served by Municipal Fire Rescue



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III. Redevelopment and Revitalization Coordination

For over 10 years the County has been increasing its efforts to encourage redevelopment and revitalization activities throughout the County. The County has established a Countywide Community Revitalization Team (CCRT) to revitalize specific unincorporated neighborhoods, worked with individual cities towards the development of Traffic Concurrency Exception Areas (TCEAs) to foster incorporated redevelopment, established the Annexation Incentive Program to improve infrastructure through annexation, and most recently, has taken steps to establish an Urban Redevelopment Area (URA) in unincorporated Palm Beach County. This Study is intended to complement the existing redevelopment and revitalization efforts of both the Village and the County. In addition, the County recently created the Office of Community Revitalization which is in charge of the CCRT.

A. Countywide Community Revitalization Team Efforts

The County established the Countywide Community Revitalization Team (CCRT) to coordinate stabilization/rehabilitation efforts and activities for deteriorated residential neighborhoods that were identified as focus areas in unincorporated County. Specifically, the CCRT purpose is to:

- Focus County efforts on deteriorated residential neighborhoods through a comprehensive and coordinated approach, where all agencies plan and participate together for maximum impact and benefit upon a community; and
- Stabilize and improve those neighborhoods, making them safe and desirable places to live, and enabling residents to maintain and continue revitalization efforts.

The CCRT is comprised of interested residents, representatives of community groups, and representatives of the appropriate County Agencies including: Office of Community Revitalization, Planning, Zoning & Building, Code Enforcement, Geographic Information Systems Department, Community Services, Economic Development, Housing and Community Development, Engineering, Water Utilities, Law Enforcement, Public Health, Fire Rescue, Parks and Recreation, and the Solid Waste Authority.

CCRT Focus Areas

The vast majority of land within the Study area (approximately 74%) is located within a CCRT area. The Study Area encompasses 23 of the 104 CCRT areas, and portions of 2 additional areas, as shown on the CCRT Area Map on page 13-A. The CCRT areas are identified by their high law enforcement service need; concentration of very low, low and moderate-income households; and have a median assessed property value less than or equal to 95% of the County median assessed property value for owner-occupied homes. In CCRT's 2003 "Focus Areas Study and Recommendations Report," staff prioritized the 104 CCRT areas by conducting a community needs analysis. Indicators of need that were established by this report included: potable water, sewer, roadways, drainage, fire flow, neighborhood parks/recreational facilities, crime, code violations and illegal dumping issues. After area assessments were conducted, focus areas were identified as Type "A", "B", or "C" Areas. Type "A" Areas were identified as priority areas and were defined as having "multiple critical deficiencies." These areas, in varying degrees, lacked water and sewer; roads were in substandard conditions; and had crime, code, illegal dumping problems, and other issues. Thirteen CCRT areas in the Study Area were identified as Type "A" Areas. Twelve of the Type "A" Areas are located in the southern portion of the proposed annexation area. Type "B" and "C" areas may have "critical

deficiencies," but typically have better infrastructure with less severe crime and code concerns than the Type "A" CCRT areas.

At this time, CCRT staff is focusing on three of the Type "A" Focus Areas. One of these areas, Kenwood Estates East, is located within the Study Area and recently (February 2005) the neighborhood's Steering Committee adopted a Community Plan for the entire Kenwood Estates (East and West). Initial discussions indicate that many residents in Kenwood Estate East are not supportive of annexation, but are willing to discuss the concept in the future. Some infrastructure improvements like street lighting, traffic calming, drainage and street improvements are complete or in progress in the neighborhood. However, in the past other CCRT areas in the annexation area have benefited from County and CCRT infrastructure improvement projects including: Lake Worth Commercial Corridor, Lake Worth West and Penn Grove. Most of these infrastructure improvement projects have focused on improving paving and drainage and giving these neighborhoods access to county water.

Lake Worth Road Corridor

The CCRT has recognized and identified the needs of this area of the County through several target area studies and annual CCRT reports over the past 10 years. In addition to the general CCRT Target Areas and Annual Reports, specific studies have been conducted to address the needs of this area, including:

Lake Worth Road Corridor Task Force, "Lake Worth West Pilot Project Evaluation Report." Palm Beach County, April 1996.

Palm Beach County & the City of Lake Worth, "The Proposed Lake Worth Park of Commerce Conceptual Plan." Prepared for the April 23rd Board of County Commissioners Meeting, Palm Beach County, 1998.

CCRT, Landers-Atkins Planners, Inc. & IGI International, "Lake Worth Road Commercial Corridor Study and Recommendations." Prepared for the September 29th Board of County Commissioners Meeting, Palm Beach County, 1998.

Lake Worth Road Commercial Corridor

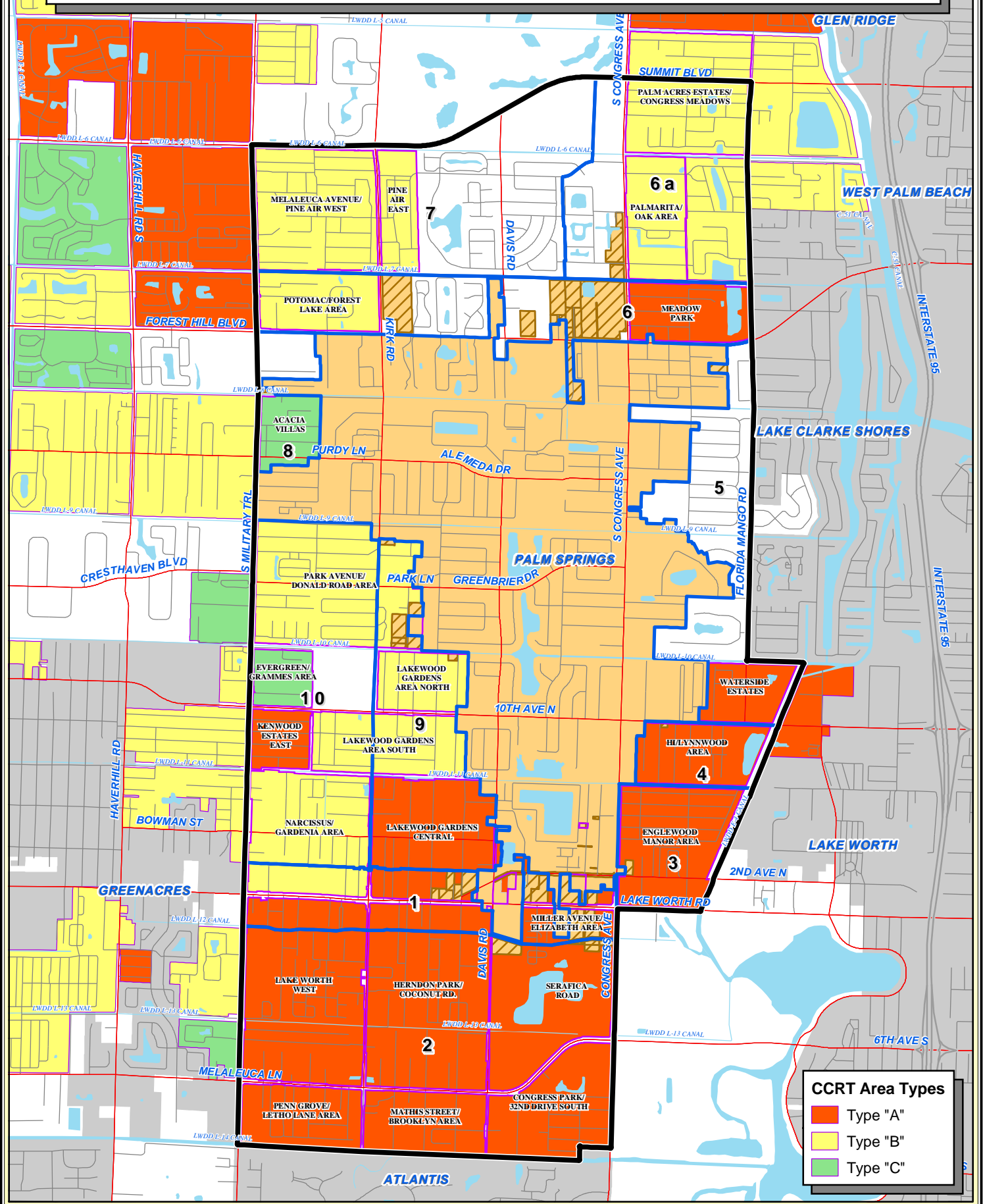
The County has been working towards the revitalization and redevelopment of the overall area, known as the Lake Worth Road Corridor, since 1994. The boundaries of the Corridor are approximately the same as Sub-Area 1. At that time, area residents, working in partnership with various County agencies, began a comprehensive effort to revitalize their neighborhood. In April of 1996, the Countywide Community Revitalization Team (CCRT) reported to the Board of County Commissioners (BCC) and recommended several activities for the corridor. The Lake Worth Road Commercial Corridor Study was subsequently prepared and presented to the BCC in 1998, and included the following recommendations:

- Review existing zoning districts to determine what extent desired uses could be accommodated; and
- Make appropriate changes to the Unified Land Development Code through a staff initiated rezoning.

Subsequently, the zoning regulations for the Lake Worth Road Commercial Corridor Overlay (LWRCCO) were developed over a period of several years through community charettes and workshops with the BCC. One of the goals for developing these regulations was to address the nonconformities in the corridor and create rules that would be easier to meet considering the conditions of existing development. Some examples of concerns in the Corridor included: small

Palm Springs Annexation Study

Palm Beach County CCRT Areas



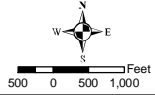
CCRT Area Types

- Type "A"
- Type "B"
- Type "C"

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|--|------------|--|----------------------------|--|----------------------|
| | Study Area | | Village of Palm Springs | | Other Municipalities |
| | Sub-Areas | | Recent Village Annexations | | Unincorporated PBC |



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front setbacks caused by road widening, lack of parking, traffic volume on Lake Worth Road, the wide asphalt roadway that is intimidating and dangerous to pedestrians, undersized lots and older buildings. The regulations addressed these features by providing for a smaller front setback but making the front yard green instead of paved with asphalt; by encouraging back alleys and cross parking to take some of the traffic and vehicular uses away from the highway; and the creation of architectural guidelines to encourage a more uniform and updated look for the Corridor.

Extensive community meetings and multiple design workshops in 2000 and 2001 established the framework of the LWRCCO zoning regulations. The property owners expressed desires for uses to be more neighborhood-oriented and conducive to pedestrians. The Planning Division built consensus among the affected property owners to create a community vision for this commercial area.

Concurrently with efforts to develop the zoning regulations, in 2001 the County adopted several Future Land Use Atlas amendments to extend the commercial depth for specific parcels along the Corridor to facilitate redevelopment. The original intent was to extend commercial depth south to the L-12 Canal. However, due to traffic constraints the amendments were limited to approximately 22 parcels. At the time it was determined that additional amendments to increase the commercial depth would be evaluated on a case-by-case basis.

County efforts to revitalize and redevelop are continuing through the recent activities to enhance the drainage in the Corridor. The County is working to coordinate drainage planning with the redevelopment efforts and annexation activities by the Village. During the preparation of this report, County staff conducted a Redevelopment and Preliminary Drainage Analysis for the Corridor to identify areas suitable for drainage (from a land use perspective) and coordinated its research and preparation with the Village and the Office of Community Revitalization staff. The Analysis is provided in the Appendix, and identifies which properties:

- May be appropriate for greater non-residential depth;
- May be good candidates for future drainage; and
- May not be suitable candidates for future drainage needs.

Further coordination will need to occur through the development of the drainage plan.

B. Urban Redevelopment Area

The concept of the URA was initially identified in the Infill and Redevelopment Study which was presented to the Board of County Commissioners in February 2004. At that time, the BCC directed County staff to proceed with the establishment of the URA as an urban redevelopment area pursuant to State Statutes, to develop policies and strategies to foster redevelopment, and to coordinate with the adjacent municipalities. The URA, which includes both incorporated and unincorporated lands, has been established to achieve the following goals:

- Provide and enhance viable development opportunities to discourage further westward expansion;
- Provide a variety of housing options for persons and families of all income ranges;
- Support existing Comprehensive Plan and Managed Growth Tier System efforts for sustainable urban development;
- Fully utilize and enhance existing infrastructure facilities and services; and

- Attract new residents, businesses and services to improve the quality of life for the current population in the URA.

The URA encompasses both unincorporated and incorporated lands and approximately 75,500 residents (as of 2004). The specific boundaries are highlighted on the URA Map on page 15-A, and are generally south of Community Drive, north of the Atlantis, west of I-95, and east of Jog Road. The table below details the URA acreage by Jurisdiction.

Urban Redevelopment Area by Jurisdiction

| Jurisdiction | Acreage | % |
|--------------------------|---------|--------|
| Atlantis | 5 | 0.0% |
| Cloud Lake | 39 | 0.2% |
| Glen Ridge | 103 | 0.6% |
| Haverhill | 372 | 2.0% |
| Lake Worth | 435 | 2.4% |
| Greenacres | 526 | 2.9% |
| Lake Clarke Shores | 655 | 3.6% |
| West Palm Beach | 1,296 | 7.1% |
| Palm Springs | 1,732 | 9.5% |
| Total Incorporated URA | 5,164 | 28.3% |
| Total Unincorporated URA | 13,084 | 71.7% |
| Total URA Gross Acres | 18,248 | 100.0% |

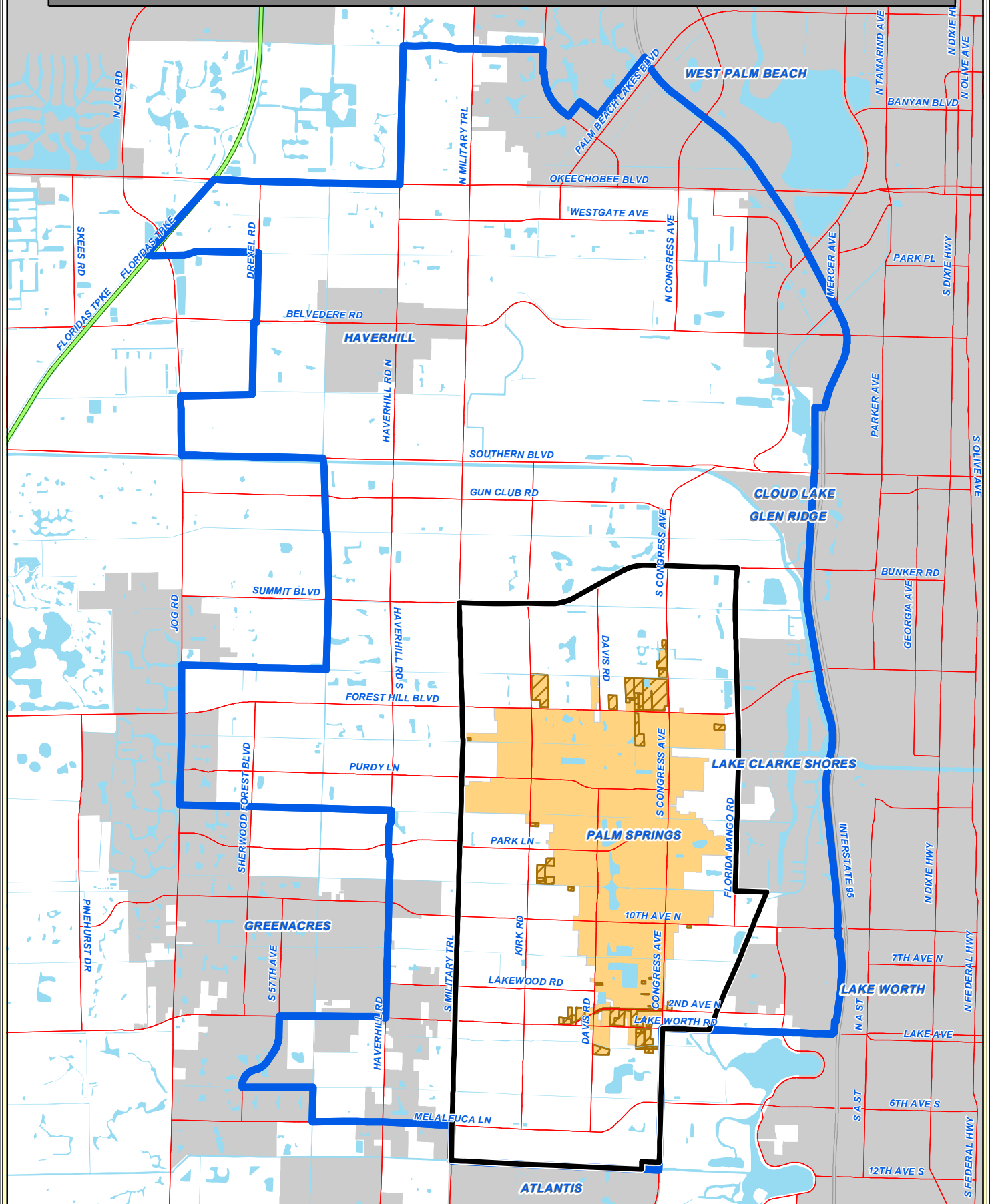
Intergovernmental coordination to facilitate the URA redevelopment strategies is essential since the URA crosses jurisdictions with nine municipalities, and the entire unincorporated area is located within the future annexation areas of these municipalities. Currently the 18,000+ acres of the URA boundaries consist of approximately 70% unincorporated lands (13,000 acres) and 30% incorporated lands (just over 5,000 acres). The Village of Palm Springs holds approximately 1,700 acres, the greatest amount of incorporated acreage (34%) within the URA, and constituting 10% of the total URA. The Study Area is also located entirely within the URA, accounting for 26% of the current unincorporated URA acreage.

C. Redevelopment Issues

Continued intergovernmental coordination with redevelopment efforts in the URA and CCRT Areas will be essential to avoid negative impacts on area municipalities. Several municipalities within the URA have expressed concern that the County will begin to compete with infill and redevelopment within their own jurisdictions, or that the County’s redevelopment incentives will inadvertently act as a disincentive to annexation. Incentive strategies, such as density bonuses and traffic exceptions, need to be carefully coordinated to ensure that additional densities and intensities do not hinder similar efforts within municipalities. The timing of infrastructure improvements through either the URA or CCRT efforts should be tied to annexation efforts to prevent the formation of improved unincorporated pockets, such as the San Castle CCRT Area, for which neither the residents nor the adjacent municipality, are supportive of annexation.

Palm Springs Annexation Study

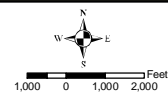
Urban Redevelopment Area (URA)



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- Urban Redevelopment Area
- Village of Palm Springs
- Other Municipalities
- Study Area
- Recent Village Annexations
- Unincorporated PBC



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IV. Land Use Planning Coordination

One of the County's primary annexation concerns is whether the annexing municipality's future land use designation assigned to annexed parcels is consistent with the former County designation. The Village has had an adopted comprehensive plan map identifying future land use designations for all parcels within its future annexation area for several years. Through the preparation of this report, County and Village staff prepared an updated version, as shown on the Proposed Future Land Use Map on page 19-A. Following the completion of this Study, the Village will proceed with amendments to the Village Comprehensive Plan to adopt the revised map. Although the updated map is essentially consistent with the existing County future land use designations, several key differences are outlined below.

- The Village's closest corresponding residential future land use designations are often more intense than the County's;
- Potential increases in density through the County's Transfer of Development Rights and Workforce Housing Programs cannot be shown on the proposed map;
- The Village lacks an industrial future land use designation; and
- Certain areas may warrant future land use amendments to increase intensity over the existing designations to facilitate redevelopment efforts.

A. Residential Future Land Use Comparison

The County's future land use designations are much more specific than most municipal future land uses, including the Village, particularly with regards to the lower density designations. This difference results in the appearance that the municipality is increasing densities as annexations occur, when in actuality, the municipality is simply adopting the most appropriate future land use designation according to its comprehensive plan. The following table compares the residential County future land use designations to the most appropriate Village designation. For example, parcels with a County designation of Low Residential 1, 2, 3, or Medium Residential 5 would correspond to the Village's Low Density Residential category.

Residential Future Land Use Comparison/Conversion

| Palm Beach County | | | | Village of Palm Springs | | | |
|----------------------|---------------------------------|-------------------|-------------------|-------------------------|----------------------------|-------------------|-------------------|
| Land Use Designation | | Min. d.u./acre | Max. d.u./acre | Land Use Designation | | Min. d.u./acre | Max. d.u./acre |
| LR1 | Low Residential, 1 d.u./acre | 0 | 1 | LDR | Low Density Residential | 0 | 5.8 |
| LR2 | Low Residential, 2 d.u./acre | 0 | 2 | LDR | Low Density Residential | 0 | 5.8 |
| LR3 | Low Residential, 3 d.u./acre | 0 | 3 | LDR | Low Density Residential | 0 | 5.8 |
| MR5 | Medium Residential, 5 d.u./acre | 0 | 5 | LDR | Low Density Residential | 0 | 5.8 |
| HR8 | High Residential, 8 d.u./acre | 5 | 8 | MDR | Medium Density Residential | 5.81 | 10 |
| HR12 | High Residential, 12 d.u./acre | 5 | 12 | HDR | High Density Residential | 10.01 | 19 |
| HR18 | High Residential, 18 d.u./acre | 5 | 18 | HDR | High Density Residential | 10.01 | 19 |

Although through annexation it would appear that a municipality is increasing density, unincorporated parcels also have an option to double their existing density through one of the County's density bonus programs without a future land use amendment. These programs are utilized on a case-by-case basis, and are not able to be depicted on the County's future land use map. Increases in density would remain a possibility if the annexed parcel had remained in

the County and its property owner pursued one of the County's density bonus programs, as detailed below.

Transfer of Development Rights (TDR) Program

The TDR Program was established to protect environmentally sensitive lands and land within the County's Agricultural Reserve, and is available only within unincorporated County. The program functions by transferring residential development rights from designated "sending areas" into a TDR bank. Sending areas include land designated on the Future Land Use Atlas as Rural Residential-20, Agriculture, or Conservation and land designated as a priority acquisition site by the Conservation Land Acquisition Selection Committee. Owners of property within designated TDR "receiving areas", which are located in the Urban/Suburban Tier, may purchase additional units to increase density. Each TDR unit is equivalent to 1 dwelling per acre and may be purchased at the current (2005) price of approximately \$25,000. This fee may be waived within CCRT areas upon approval by the BCC. The number of units that may be purchased is limited by location within the Urban/Suburban Tier, as follows:

- West of the FL Turnpike, up to 2 du/acre;
- East of the FL Turnpike up to 3 du/acre;
- Inside the Revitalization and Redevelopment Overlay (CCRT Areas), up to 4 du/acre.

Workforce Housing Program

The goal of the Workforce Housing Program (WHP) is to provide for the development and equitable geographic distribution of affordable housing throughout the County. To preserve the affordability of units created through this program, the WHP provides density bonuses and incentives in exchange for the construction of dwelling units for affordable to very low, low, and moderate income households. This is a discretionary program in which additional density may be granted, if an increase in density will further the objective of providing affordable housing. Projects must have a minimum of ten dwelling units and all affordable units are required to be constructed onsite, uniformly dispersed throughout the project, and designed to the same exterior standard as other units in the development. The applicant, developer, and/or property owner must record in the public record a guarantee, which for a minimum period of ten years for ownership units and 20 years for rental units, maintains the affordability of units that are required to be affordable housing.

B. Non-Residential Future Land Use Comparison

As with residential designations, the County's non-residential future land use designations are much more specific than municipal designations. However, as shown in the table below, the Village's corresponding maximum intensities are comparable and consistent with the County's.

Non-Residential Future Land Use (FLU) Comparison/Conversion

| Palm Beach County | | | Village of Palm Springs | |
|----------------------|---|-----------------------------------|--|-----------------------------------|
| Land Use Designation | | Intensity/ Floor Area Ratio (FAR) | Land Use Designation | Intensity/ Floor Area Ratio (FAR) |
| CL | Commercial Low | .20 - .50 | Commercial | .50 max |
| CL-O | Commercial Low- Office | 0.35 | Commercial | .50 max |
| CH | Commercial High | .35 - 1.0 | Commercial | .50 max |
| CH-O | Commercial High-Office | .35 - .85 | Commercial | .50 max |
| IND | Industrial | 0.45 | N/A | N/A |
| INST | Institutional and Public Facilities | .1 - .45 | Public Buildings, Other Public Facilities, Educational | .50 max |
| U/T | Transportation and Utilities Facilities | .1 - .45 | Transportation, Other Public Facilities | .50 max |

Light Industrial Future Land Use Designation

As shown in the table above, the Village currently does not have an industrial future land use designation, since new light industrial uses are permitted under the Village's Commercial designation. The adoption of a light industrial future land use designation would assist the Village to enhance its tax base through the development of additional non-residential properties, including flex space. Light industrial/flex space uses could promote the growth of industries that have relatively high wages and could diversify the economic base of the Village. Some properties within the PSFAA, to the west of Congress Avenue, are designated as industrial on the County Future Land Use Atlas. Depending on site design, light industrial/flex space uses can be consistent with the Lake Worth Road Commercial Corridor Study, which directs redevelopment to be consistent with retail themed storefronts versus heavy industrial type development. The Study encourages a mix of uses, including office, commercial and residential with some specific uses to include office showroom/flex space. Another advantage of this designation is that the traffic generation is significantly less than commercial retail, and its use would be less likely to trigger traffic problems during the site-specific plan amendment review process.

Currently throughout the County, the vacancy rate for flex space/light industrial is very low at 4.7%. The low vacancy rates combined with increased lease rates and net absorption, and decreased construction over the last year, all point to an increasing need for additional flex space/light industrial space in the County. Flex space buildings typically are single story with 10 to 22 foot clear ceiling height with dock height and drive-in loading. These buildings may include a variation in space utilization, ranging from office and retail through distribution and light industrial uses. Flex space tenants vary, and can include a broad range of businesses and services. For example, professional business and financial services can include pharmaceutical suppliers, medical laboratories, banks, back-office operations, telecommunications, landscapers and cabinet-makers. Flex space/light industrial also allows for professional space that may include administration and sales, operations and technicians, as well as light manufacturing, distribution, assembly, warehouse, storage and retail storefront.

Flex space is a crucial land use to ensure a healthy economic base. Flex space tenants typically have higher paying wages than commercial users, and tenants represent a wide cross section of jobs, which diversifies the local economy and sustains the economy through changing economic conditions. The importance of flex space is highlighted by the jobs recruited in the

County from 2000 – 2003 by the Business Development Board. Nearly 2,000 jobs were recruited or expanded in flex areas. Tenants include manufactured hurricane and security screens, stone and tile, furniture, medical and dental implants, automotive components, circuit boards, biomedical, communications, distribution centers, signs, YMCA, marine products and light assembly, interior design for healthcare and hospitality and education. The Business Development Board also recruited or expanded approximately 6,000 jobs for office users. Examples range from aircraft engineering, design and repair, manufactured gas turbines, TV production, telecommunication, engineering, undersea cable, computer training, online banking, consumer debt counseling, attorneys, education, advertising, medical diagnostic services, solar products, mortgage lending, banking, publishing, financial services, and engineering services.

Flex space/light industrial jobs create a diversified economic base, which cushions the local economy from changing economic conditions. Finally, light industrial/flex space developments provide for a variety of uses on well-landscaped sites, and the low-intensity of the uses can help to ensure that the sight, sound, and smell of operations remain on site. Performance standards can assure that the development is compatible with adjoining land uses.

C. Proposed Future Land Uses Map

The proposed future land uses depicted on the Proposed Future Land Uses Map on page 19-A are consistent with the County's current designations with the exception of an area on the east side of Congress Avenue in Sub-Area 5. This parcel was developed with a radio station that is no longer in service, and may be better suited for other uses. It is anticipated that this map may be modified subsequent to the completion of this report in order to incorporate the newly proposed industrial land use designation and other redevelopment strategies.

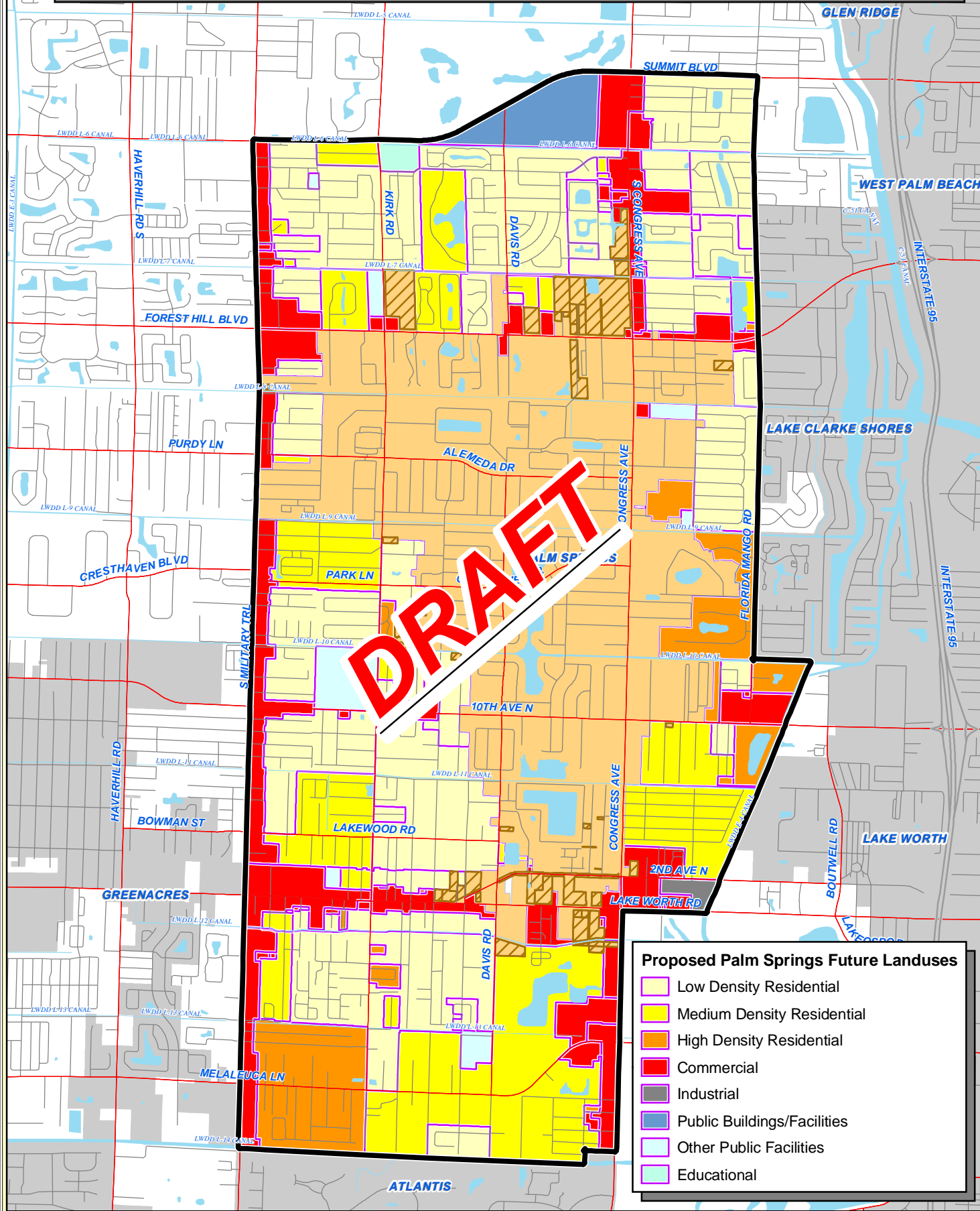
Future land use amendments related to redevelopment

As the County is rapidly approaching build-out, efforts to redevelop and revitalize the eastern portion of the County have increased. The County has focused many of its redevelopment and revitalization efforts over the past 10 years in the area known as the Lake Worth Corridor, Sub-Area 1 of this Study, and efforts are currently underway to expand this focus area to the Unincorporated Protection Area (further detailed in the next chapter). Future amendments to change the proposed future land use designations will most likely become apparent as redevelopment activities continue. For example, the expansion of commercial depth along major corridors and the addition of a new light industrial designation to promote a mix of commercial and industrial uses may arise.

Although it is impossible for the Proposed Future Land Use Map to depict areas that may become appropriate for increases in density and intensity in the future through these redevelopment efforts, the framework for joint land use planning and coordination established in this report, and implemented through a subsequent interlocal agreement, will ensure that future amendments are coordinated between the County and the Village.

Palm Springs Annexation Study

Palm Springs Proposed Future Land Use



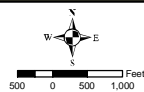
Proposed Palm Springs Future Landuses

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public Buildings/Facilities
- Other Public Facilities
- Educational

Date: 06/27/05
 Contact: Patricia Behn
 Filename: N:\DW\Proj\Annex\PSStudy\032205\12PSFAA-SubPropFLUR.sx11

Note: Map is not official, for presentations purposes only.

- Study Area
- Village of Palm Springs
- Other Municipalities
- Recent Village Annexations
- Unincorporated PBC



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V. Annexation Programs and Issues

The Village is by far the most active municipality in the County in terms of sheer volume of annexations, averaging the adoption of over 50 annexation ordinances per year over the past several years. The Village voluntarily participates in the County's Annexation Review Program.

A. County's Annexation Review Program

The County operates an Annexation Review Program in order to identify potential conflicts with service delivery and/or Chapter 171, F.S., prior to the adoption of an annexation. Although participation with the County's Program is voluntary, many municipalities participate. The County's Planning Division runs the Program, and distributes information regarding each newly proposed annexation to the district commissioner, all County service delivery departments, and the County Attorney for review and comment. The Division forwards any negative comments to the municipality prior to the second reading date.

B. County's Annexation Incentive Program

The BCC recognizes that there are many unincorporated developed areas with infrastructure deficiencies that are contiguous to municipal boundaries. Consequently, in 1993 the County developed the Annexation Incentive Program to encourage municipalities to annex substandard areas within the Urban Service Area. The program utilizes the existing Municipal Service Taxing Unit (MSTU) ordinance to fund infrastructure improvements for water, sanitary sewer, paving and/or drainage through a cost sharing agreement between the County, municipality and property owners concurrent with an annexation.

The Village has participated with the County on two successful applications of the Incentive Program. The Albert Lakes subdivision, annexed in 2002, and Elizabeth Street neighborhood, annexed in 2003, both received sanitary sewer at no cost to the residents (the Village and the County split the cost 50/50, rather than the 1/3 share between all parties).

C. Types of Annexation

Although there are four different types of annexations permitted by Chapter 171, F.S., which governs annexations, the Village predominantly uses the voluntary method of annexation. The following summarizes each type of annexation, and the advantages and disadvantages of each.

Voluntary Annexation

Voluntary annexations occur when a property owner(s) petitions an adjacent municipality to be annexed. The voluntary annexation must be contiguous, reasonably compact and must not create enclaves. To complete a voluntary annexation, a municipality must adopt the annexation by ordinance. The municipality is required to first review the ordinance at a public hearing (first reading) and then hold a separate public hearing (second reading) for the purpose of adopting the ordinance.

Advantage: Voluntary annexation is the easiest, least time consuming, and most popular of the four types since it does not require the preparation of an urban services report.

Disadvantage: The main disadvantage of voluntary annexation is that the boundaries of the municipality often become jagged since it is difficult for the municipality to obtain

100% of the property owners' consent in any given area. Although many voluntary annexations meet the Chp. 171, F.S., requirements for contiguity and compactness, jagged boundaries can still create problems for emergency service providers since service delivery boundaries are difficult to distinguish through the 9-1-1 communication system. In addition, municipalities may wish to annex an entire street, while utilizing the County's Annexation Incentive Program to improve services in the area, but by using voluntary annexation, a single reluctant property owner can derail an entire project.

Referendum

Annexations of this type occur when a municipality seeks to annex an area by passing an ordinance that schedules a referendum, or obtains consent from more than 50 percent of the property owners on land covering more than 50 percent of the total land area (in areas where there are no registered electors). In addition to the annexation being contiguous and reasonably compact, it must not be in the boundaries of another municipality, and part or all of the area must be developed for urban purposes. Prior to initiating an involuntary annexation, a municipality must file an urban services report with the Board of County Commissioners. The report is required to contain plans for providing urban services as well as setting forth the method of financing improvements.

Advantage: This method can resolve many of the jagged boundary problems generated by voluntary annexations and can be ideal for the clean annexation of non-residential areas.

Disadvantage: The disadvantage of this type include that it is limited to 'developed' areas, the municipality must prepare an urban services report, referendums can be very costly to the municipality, and if the referendum fails, the municipality is prohibited from pursuing another for two years in the same area.

Interlocal (Enclave) Annexation

Enclaves, as defined by State Statute, can result in problems related to service delivery. Chapter 171 allows for the annexation of enclaves less than 10 acres in size provided the area is developed or improved. Annexation can be accomplished either by an interlocal agreement between the municipality and county or by referendum in areas with less than 25 registered voters. To annex an area by referendum, 60 percent of the voters residing in the enclave must approve the annexation.

Advantage: Interlocal annexation can resolve service delivery issues that are generated by enclaves, and does not require property owner consent.

Disadvantage: In Palm Beach County there are very few enclaves that meet the 10 acre size limitation and statute's definition of 'enclave'. The County has many isolated, unincorporated pockets that are surrounded on all sides by two or more municipalities, not solely by a single municipality. Consequently, these pockets are not eligible for this type of annexation.

Legislative Annexation

In addition to the types of annexation addressed under Chapter 171, annexation can also be initiated by legislative act. For this type of annexation, the subject municipality requests that a member of the County legislative delegation sponsor a special act to enlarge its legal boundaries.

Advantage: The advantage of legislative annexations is that they can cover a large land area and does not require individual property owner consent.

Disadvantage: This type of annexation can be very time consuming and politically difficult for a small municipality to pursue.

D. Annexation Issues

Chapter 171, F.S., provides definitions and legislative standards that assist in assessing an annexation proposed by a municipality. Although the statute encourages logical annexations that are contiguous, reasonably compact, and efficient in terms of service delivery, problems often arise.

- Logical and efficient annexations are often difficult due to reluctant property owners;
- Varying degrees of code enforcement and regulations can either deter or encourage property owners to annex;
- Property owners can play the County against an adjacent municipality to negotiate increases in intensity on the subject site;
- Municipal future land use amendments subsequent to, or concurrent with, annexation can create impacts on the County and surrounding area;
- Jagged municipal boundaries can create service delivery issues even though the associated annexations may be consistent with Chp. 171;
- Chp. 171 does not require advance notification to the County and/or surrounding municipalities;
- Differing interpretations of Chp. 171 and its definitions can lead to conflict between the County and municipalities;
- Municipalities are not required to adopt future annexation areas that establish their ultimate boundaries and are not required to annex only within these areas when they are adopted, leading to difficulty in long term infrastructure and services planning for the County; and
- Uncoordinated annexation can cause confusion for emergency service providers resulting in greater expense due to duplication of efforts.

This Study proposes to mitigate some of the above problems through establishing the ultimate boundaries and future land uses for the Village and by building consensus between the Village and the County. However, questions on code enforcement, fire service provision and water & sewer services need to be addressed through continued dialogue and consensus building efforts through the development of a joint planning area agreement as discussed later in this report.

VI. Consistency with Plans and Policies

A. Consistency with the Palm Beach County Comprehensive Plan

The County Comprehensive Plan's Objective 1.4 of the Intergovernmental Coordination Element is specifically devoted to Annexation, and states:

“Palm Beach County shall adopt policies and implementation strategies that support municipal efforts to secure boundary changes and that maintain cost-effective service delivery, assist in the elimination of enclaves, pockets, and finger-like areas and ensure consistency between municipal and county land use.”

This Study is consistent with the above language, and associated policies, including those that address:

- working to reach general agreement on ultimate municipal boundaries;
- working with municipalities to determine areas to be considered for annexation based on municipal service delivery areas and municipal annexation plans or programs;
- pursuing interlocal agreements with municipalities that have identified future land use designations for adjacent unincorporated area by establishing Joint Planning Areas; and
- encouraging the use of the Annexation Incentive Program to improve infrastructure.

B. Consistency with the Village of Palm Springs Comprehensive Plan

The Village's Intergovernmental Coordination Element Policy F.3 demonstrates the Village's commitment to the development of this annexation Study to clarify and coordinate future annexations with the County. Policy F.3 states that:

“The Village shall participate in the efforts of Palm Beach County to monitor and coordinate annexation plans of the county's municipalities.”

This Study is consistent with the above language, and associated policies from the Village Comprehensive Plan Intergovernmental Element, including those that address:

- participating in the “cooperative mapping of proposed future annexation areas with adjacent jurisdictions;” (Policy E.3)
- working with adjacent jurisdictions to mitigate land use conflicts, including the adoption of joint future land use plans; (Policy F.2)
- working to not exacerbate service delivery problems of adjacent local governments; and (Policy E.4)
- considering the opinions of the County and neighboring municipalities on proposed annexations. (Policy F.2)

C. IPARC Sub-Committee Recommendations

Through the course of 2004, Palm Beach County and Village of Palm Springs staff participated on the Intergovernmental Plan Amendment Review Committee (IPARC) Annexation Sub-Committee. The Sub-Committee was a result of the Executive Committee for IPARC direction to planning directors to develop a proposal that addresses points of conflict concerning annexation between the municipalities and Palm Beach County. The Sub-Committee elected to focus the recommendations on addressing issues within the Urban Service Area. The following recommendations were endorsed by the Planning Directors at the August 11th, 2004 IPARC Meeting.

- A. Formalize the use of the existing IPARC Issues Forum to specifically address annexation issues by:
 - 1. Defining annexation process requirements for both County and the municipalities.
 - 2. Define interpretations of terms for specific real-world situations (ie. What constitutes an overlap, etc.).
 - 3. Establish a conflict resolutions system within IPARC for annexations like the system currently used for Future Land Use Map amendments.
 - 4. Assist in the development of annexation interlocal agreements.

- B. Creating Interlocal Agreements:
 - 1. Establish realistic proposed municipal/Palm Beach County, or municipal/municipal boundaries.
 - 2. Establish anticipated land uses for future annexations (eliminates bargaining).
 - 3. Establish timeframes for the annexations of individual parcels within the boundary.
 - 4. Define a schedule for service provision (who, what, when, how).
 - 5. Define how the transference of existing service provision will occur.
 - 6. Define commitments and expectations of both parties.

- C. Continue to endorse the use of Local Bills for the remaining large enclaves: On an annual basis, proceed with supporting Local Bills to annex enclaves identified in the Palm Beach County Annexation Report, updated annually, in an east to west direction, or some other type of systematic manner.

- D. Continue to work through the League of Cities and Counties to modify specific definitions in Chapter 171, F.S. to:
 - 1. Increase the size of enclaves from 10 acres.
 - 2. Change the definition of an enclave as property surrounded on all sides by one or more municipality.

This report, and suggested implementation plan, is consistent with the recommendations of the Sub-Committee.

VII. Proposed Annexation Strategies

A. Sub-Area Prioritization

The Village prioritized all eleven Sub-Areas to create a planned approach to annexation and to increase annexation efficiency by actively focusing on a defined area. When conducting their analysis, the Village considered contiguity to the existing Village boundaries, service provision, and taxable value in prioritizing the Sub-Areas.

As a result, the Village has identified the annexation priority of each Sub-Area to establish a framework for future annexation efforts. The highest categories represent areas where the Village is currently actively pursuing annexations. The lowest category represents the long-term annexation goals of the Village, and it is anticipated that annexation efforts in these areas will not occur until the other Sub-Areas are completely annexed.

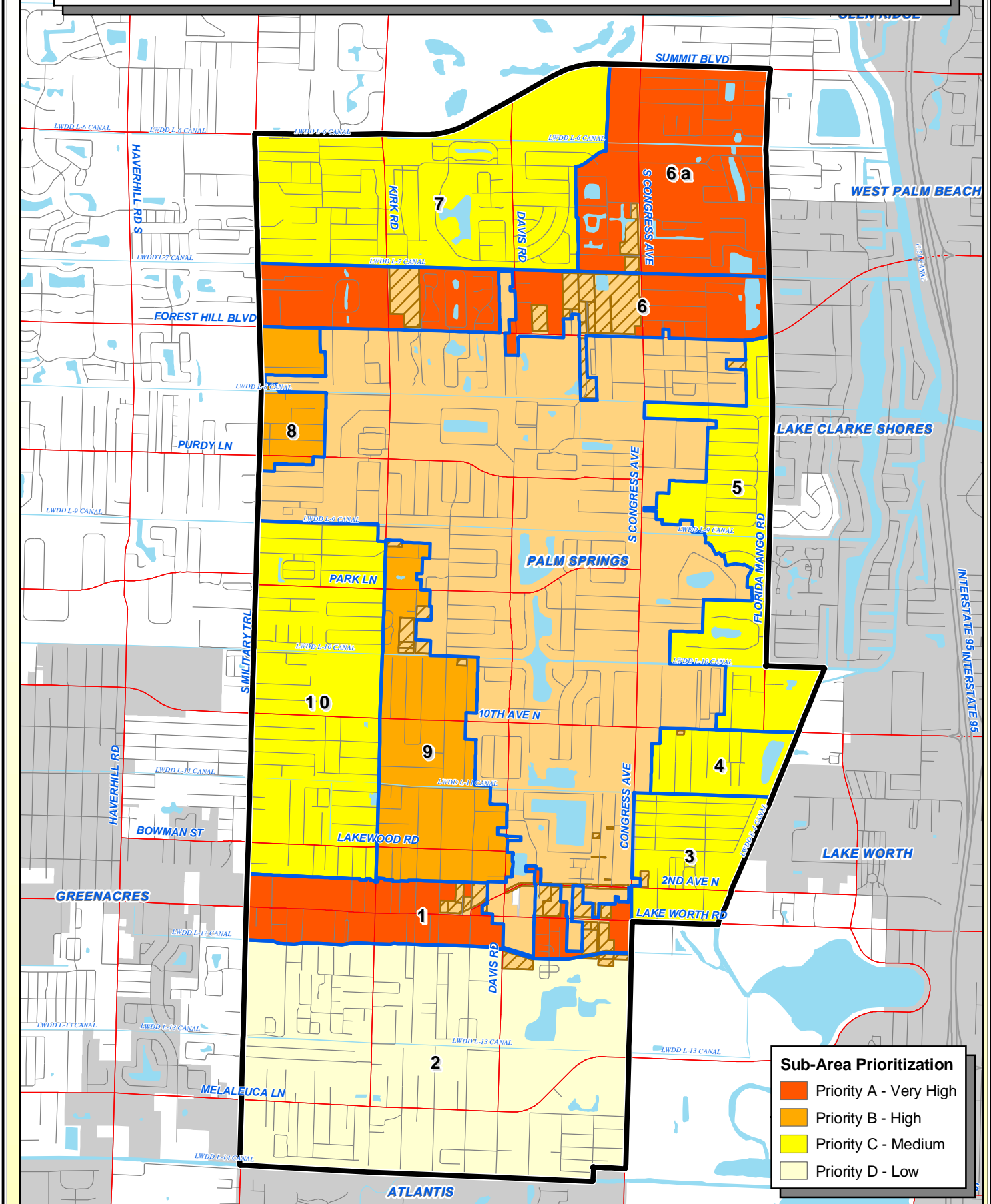
Sub-Area Annexation Prioritization

| Priority | Sub-Area |
|------------------|--|
| Very High | Sub-Area 1, Lake Worth Road Commercial Corridor |
| | Sub-Area 6, Forest Hill Boulevard Corridor |
| | Sub-Area 6a, North Congress Avenue Corridor |
| High | Sub-Area 8, Forest Hill/Military Trail Area |
| | Sub-Area 9, East Kirk Road Area |
| Moderate | Sub-Area 3, Englewood Manor |
| | Sub-Area 4, Hi/Lynnwood Area |
| | Sub-Area 5, Florida Mango Road Area |
| | Sub-Area 7, Summit/Military Trail Area |
| | Sub-Area 10, 10 th Avenue North/Military Trail Area |
| Low | Sub-Area 2, Lake Worth Road Corridor South |

Although the above prioritization represents the ideal situation, the true annexation pattern will rely heavily on voluntary annexation petitions from individual property owners. Property owners seeking voluntary annexation into the Village may cause priorities to be re-evaluated in the future.

Palm Springs Annexation Study

Annexation Sub-Area Prioritization



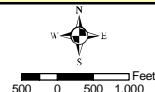
Sub-Area Prioritization

- Priority A - Very High
- Priority B - High
- Priority C - Medium
- Priority D - Low

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- Study Area
- Village of Palm Springs
- Other Municipalities
- Sub-Areas
- Recent Village Annexations
- Unincorporated PBC

Note: Map is not official, for presentations purposes only.



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B. Joint Planning Area Agreement

An interlocal agreement between the County and the Village to establish a joint planning area for the Village's FAA represents an ideal option to solidify the findings of this Study and to establish clear lines of communication for future coordination activities. Chapter 163.3171, F.S. gives local governments the authority to enter into joint agreements for land use planning purposes, and defines that the agreements should include the following:

- A clear purpose;
- A defined duration with specific start and end date;
- A defined manner of financial support;
- An agreed upon manner of responding for any liabilities that might be incurred through the performance of the interlocal agreement;
- A clear process for the adjudication of disputes or disagreements (enforcement); and
- Any other necessary and proper matter agreed upon by the participating public agencies.

The Intergovernmental Coordination Element (ICE) of the County Comprehensive Plan encourages the County to pursue joint planning areas established through formal interlocal agreements for unincorporated areas at the edge of municipal boundaries. These agreements provide opportunities to resolve land use issues and avoid potential conflict during the annexation process and would ensure smooth service delivery transition (ICE Page 6, 2005). Policy 1.4-d of the ICE, has defined several requirements for the identification and implementation of such interlocal agreements within municipal future annexation areas.

Policy 1.4-d: The County shall pursue interlocal agreements with municipalities that have identified future land use designations for adjacent unincorporated area. These agreements would establish "Joint Planning Areas," pursuant to Chapter 163.3171, F.S. The County shall encourage joint planning agreements that include as many of the following planning considerations as are applicable. Additional items could be addressed at the concurrence of both parties.

1. Cooperative planning and review of land development activities within areas covered by the agreement;
2. Specification of service delivery transition or continuation;
3. Elimination of enclaves, pockets or finger-like areas and incorporation of undesirable areas as well as desirable areas;
4. Funding and cost-sharing issues within Joint Planning Areas; and
5. Enforcement/implementation.

Based on the findings of this Study, the following topics should be explored during the development of a joint planning area agreement between the County and the Village.

- Establish the Village's FAA as the boundary of the joint planning area agreement;
- Establish a clear understanding that the external boundaries of the FAA represent the ultimate boundaries of the Village, and that all development, redevelopment, infrastructure improvements, and long term service delivery planning needs for lands within the FAA are of importance to both the Village and the County;
- Require written notification of all land use amendment and re-zoning activities (County and Village) within the joint planning area;

- Establish a time frame for the review and assessment of the agreement, possibly to coincide with the County's next Evaluation and Appraisal Report;
- Provide for an annual update to the Board of County Commissioners and the Village Council on the coordination accomplishments for the year;
- Establish County and Village support for the adoption of individual enclave interlocals;
- Establish a clear process to coordinate infrastructure improvements to joint efforts through the County's Annexation Incentive Program;
- Establish guidelines for the coordination of redevelopment activities through provisions of the County's Urban Redevelopment Area, to ensure that all land within the joint planning area is afforded the same opportunities, including traffic exceptions and density increases where appropriate;
- Explore a provision for continued fire rescue service from the County for certain areas until such time as substantial portions of existing service areas are fully annexed and an orderly transition of service can be assured;
- In order to remove the ability for a property owner to use 'bargaining' tactics to increase intensity, explore whether a requirement that property owners requesting unincorporated re-zonings and land use amendments sign voluntary annexation agreements which would require the sites to be annexed as they become contiguous to the Village could be legally possible and appropriate.
- Examine the Village's existing infrastructure inventory and conditions, and explore the future infrastructure needed or providing services to the entire joint planning area, including number of additional fire-rescue stations, parks, libraries, etc., and the level of service required.
- Coordinate with the Office of Community Revitalization staff and the residents in the CCRT Area known as Kenwood Estates East regarding annexation plans and timing. (To date, many residents of this neighborhood have not been supportive of annexation).

The above list is intended to establish a framework for future discussion and negotiation between the Village and the County. The actual contents of the joint planning area agreement will vary as a result of future coordination.

VIII. Conclusion and Recommendations

In conclusion, although there are many controversies and conflicts often associated with municipal annexation, intergovernmental coordination and cooperation can not only mitigate concerns, but also prevent future issues from occurring. The joint preparation of this report was due to extensive communication and effort between County and Village staff and is the first step in a direction that may be beneficial to the County, the Village and area residents in the long term. The key is to implement the findings of this report through the recommended strategies, implementation tasks, and recommendations below.

Recommendations - Palm Beach County and the Village of Palm Springs

- Jointly participate with other area municipalities to discuss service area trades to coincide municipal service areas with municipal future annexation plans;
- Jointly participate with the development of a Joint Planning Area Agreement to implement this Study;
- Establish a working group of County and Village staff to regularly discuss issues such as code enforcement, zoning regulations, service delivery, infrastructure planning, and redevelopment activities;
- Recognize that the Village's long term plans to annex the entire Study Area will affect service delivery and infrastructure planning;
- Recognize that increases in density and intensity in specific locations may be warranted in the URA, including the Study Area and the Village of Palm Springs, to facilitate infill and redevelopment efforts, including the provision of affordable housing;

Recommendations - Village of Palm Springs

- Continue to notify the County of all proposed annexations and land use amendments well in advance of the reading dates;
- Continue to explore and initiate interlocal agreement enclave annexations;
- Pursue involuntary annexations along commercial corridors;
- Pursue amendments to the Village Comprehensive Plan to
 - Adopt the revised Future Annexation Area Boundaries;
 - Adopt the proposed Future Annexation Area Future Land Use Map, with the understanding that depicted land uses may change due to redevelopment efforts
 - Adopt an industrial future land use designation to facilitate the development of tax-base enhancing non-residential land uses which have minimal impacts on the transportation network,

Recommendations – Palm Beach County

- Pursue Comprehensive Plan amendments to establish policies to
 - Recognize areas that are appropriate versus inappropriate for annexation;
 - Prioritize and coordinate redevelopment and revitalization efforts, including infrastructure improvements, with municipalities and the County's Annexation Incentive Program.
- Establish policies that ensure that regulations to promote redevelopment in the URA, such as density bonuses and traffic concurrency exception areas, do not hinder municipal annexation and/or redevelopment efforts.

- Continue to coordinate with the Village toward the development of the Lake Worth Road Corridor Drainage Plan, and address:
 - Exploring the expansion of non-residential depth;
 - Expanding industrial flex space uses, where appropriate;
 - Investigating mechanisms to mitigate traffic impacts;
 - Purchasing and establishing drainage sites; and
 - Exploring the development of an access road, abutting the north side of the L-12 Canal.
- For CCRT and URA efforts, partner with municipalities in the revitalization process
 - Coordinate with the municipality that identifies a focus area as within its future annexation prior to meeting with residents;
 - Partner with the municipality on infrastructure improvements and link infrastructure improvements to annexation;
 - Create more city/county partnerships on revitalization in these annexation areas; and
 - Increase and coordinate County code enforcement to encourage annexation in key areas within the Study Area.

The County Fire-Rescue is recommending that any future annexation plans include some type of provision for continued service from the County until such time as substantial portions of existing service areas are fully annexed and an orderly transition of service can be assured.

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IX. Appendix

A. Sub-Area Existing Conditions

| | |
|---|------|
| Sub-Area 1 – Lake Worth Road Commercial Corridor | A-2 |
| Sub-Area 2 – Lake Worth Road Corridor South..... | A-4 |
| Sub-Area 3 – Englewood Manor..... | A-6 |
| Sub-Area 4 – Hi/Lynnwood Area | A-7 |
| Sub-Area 5 – Florida Mango Road Area..... | A-8 |
| Sub-Area 6 – Forest Hill Boulevard Corridor..... | A-9 |
| Sub-Area 6a – North Congress Avenue Corridor | A-10 |
| Sub-Area 7 – Summit/Military Trail Area..... | A-12 |
| Sub-Area 8 – Forest Hill/Military Trail Area..... | A-14 |
| Sub-Area 9 – East Kirk Road Area | A-15 |
| Sub-Area 10 – 10 th Avenue North/Military Trail Area | A-17 |

B. Lake Worth Road Commercial Corridor Redevelopment and Preliminary Drainage Analysis

A-19

C. *Letter from PBC Library Directed – inserted into report after BCC action*

A-21

Appendix A. Sub-Area Existing Conditions

For the purpose of this Study, the Study Area was divided into 11 Sub-Areas based upon common attributes and geography (See Palm Springs Annexation Study Sub-Areas Map).

Sub-Area 1 – Lake Worth Road Commercial Corridor

The boundaries of Sub-Area 1 are similar to the boundaries used for the 1998 Lake Worth Road Commercial Corridor Study. The future land use designation is Commercial for properties abutting Lake Worth Road, and Medium and High Density Residential to the north and south of the commercial land. The average age of the single-family housing is approximately 60 years, whereas the average age of the multi-family housing is approximately 20 - 25 years. All of the residential portions are within in Type “A” CCRT areas. Common code violations include: junk vehicles, trash & debris accumulation and some building code & permit violations. This Sub-Area has substantial infrastructure needs including paving, sewer, water and critical drainage deficits. The commercial portion includes some vacant and underutilized properties. Code violations for these properties include building code violations, accumulation of trash & debris and no permit pulled for renovations. However, there are also several viable commercial properties in the area, including Home Depot.

Sub-Area 1 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|------------|------------|------------|---------------------|
| Commercial | 51 | 56 | 0 | \$27,557,104 |
| Industrial | 2 | 5 | 0 | \$1,923,930 |
| Institutional | 5 | 22 | 0 | \$198,570 |
| Mixed Use | 1 | 0 | 1 | \$199,825 |
| Residential | 155 | 74 | 406 | \$13,705,283 |
| <i>Single Family</i> | 113 | 39 | 124 | \$6,289,544 |
| <i>Multi-Family</i> | 38 | 15 | 130 | \$4,853,157 |
| <i>Mobile Home</i> | 4 | 20 | 152 | \$2,562,582 |
| Vacant | 39 | 22 | 0 | \$1,942,099 |
| Other | 3 | 10 | 0 | \$600 |
| Total | 411 | 262 | 813 | \$59,232,694 |

Source: Palm Beach County Planning Division, Parcellink2003

Sub-Area 1 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|-------|-------|-------|
| 1,786 | 1,849 | 1,956 | 2,070 | 2,189 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

- Miller Avenue/Elizabeth Area
- Englewood Manor (*portion*)
- Lakewood Gardens (*portion*)
- Narcissus/Gardenia Area (*portion*)
- Lake Worth West (*portion*)
- Herndon Park/Coconut Road (*portion*)
- Serafica Road (*portion*)

Unique Attributes

- Hindrances to revitalization/redevelopment efforts include:
 - Shallow commercial future land use depth
 - Poor drainage
- Lake Worth Road Commercial Corridor Overlay
- Water, Sewer, Paving and Drainage needs include:
 - Portions of this sub-area is within the County Utility Service Area and the Village Utility Service Area
 - Some private roads substandard
 - Several neighborhoods and some of the commercial properties are in need of water and/or sewer
- Infrastructure Improvement Projects underway include:
 - Drainage Study by County Engineering underway for Corridor.
 - New sanitary sewer force main on Lake Worth Road recently completed.
 - Water mains are being installed south and north of Lake Worth Road.
 - Cooley Court and Sylvan Lane – Paving and Drainage Projects.
 - Serafica Road, 32nd Drive South, 49th Lane South, McSherry Drive, Prince Drive, & Canada Court – Construction of water improvements, giving more residents access to county water.
- County Proposed Projects
 - Foss Road - Paving and Drainage Projects.

Sub-Area 2 – Lake Worth Road Corridor South

This Sub-Area consists of the bulk of the area known to the County as the Lake Worth Road Corridor CCRT area. The future land use is primarily Medium and High Density Residential. The average age of the single-family housing in the Sub-Area is approximately 45 years, while the average age of the multi-family housing is approximately 30-35 years. All of the residential is located within Type “A” CCRT area. Common code violations in these areas include: junk vehicles, trash & debris accumulation, home in disrepair, and yard in disrepair. The residential areas have substantial infrastructure needs, particularly sewer and water. The commercial portion fronting Military Trail contains some vacant and underutilized properties. Code violations for these properties include building code violations, accumulation of trash and debris and no permit pulled for renovations. The Congress Avenue commercial lands contain a great deal of viable commercial properties in very good condition. This commercial area is near JFK Hospital and many businesses in the corridor offer medically related retail, services, and offices.

Sub-Area 2 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|-------------|--------------|-------------|----------------------|
| Commercial | 20 | 28 | 0 | \$18,510,497 |
| Industrial | 1 | 3 | 0 | \$1,503,776 |
| Institutional | 8 | 12 | 0 | N/A |
| Mixed Use | 1 | 4 | 16 | \$1,458,513 |
| Residential | 1291 | 493 | 2636 | \$112,469,126 |
| <i>Single Family</i> | 830 | 270 | 863 | \$46,208,961 |
| <i>Multi-Family</i> | 459 | 221 | 1,743 | \$65,847,007 |
| <i>Mobile Home</i> | 2 | 2 | 30 | \$413,158 |
| Vacant | 109 | 111 | 0 | \$5,880,354 |
| Other | 1 | 0.2 | 0 | N/A |
| Total | 1431 | 651.2 | 2652 | \$139,822,266 |

Source: Palm Beach County Planning Division, ParcLink2003

Sub-Area 2 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|--------|--------|--------|
| 8,577 | 9,167 | 11,715 | 12,624 | 14,263 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

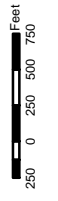
- Congress Park /32nd Drive South
- Mathis Street/Brooklyn Area
- Penn Grove/Letho Lane Area
- Lake Worth West (*portion*)
- Herndon Park/Coconut Road (*portion*)
- Serafica Road (*portion*)

Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - A majority of the residential areas in the Sub-Area are in need of sewer;
 - Some neighborhoods still require water, although most of the Sub-Area has access to water.
- Infrastructure Improvement Projects underway include:
 - Penn Grove Project: Construction of water improvements, which would give more residents access to county water, and a paving and drainage improvement component;
 - Mee Court and Fairview Street Project: Design and construction of paving and drainage improvements on these two streets;
 - Congress Park/32 Avenue South: Design and construction of water improvements, giving more residents access to county water;
 - Lake Worth West: Includes paving and drainage improvement projects on several local roads and the construction of a Neighborhood/Family Resource Center;
 - Herndon Park/Coconut Road: Design and construction of water improvements, giving more residents access to county water.



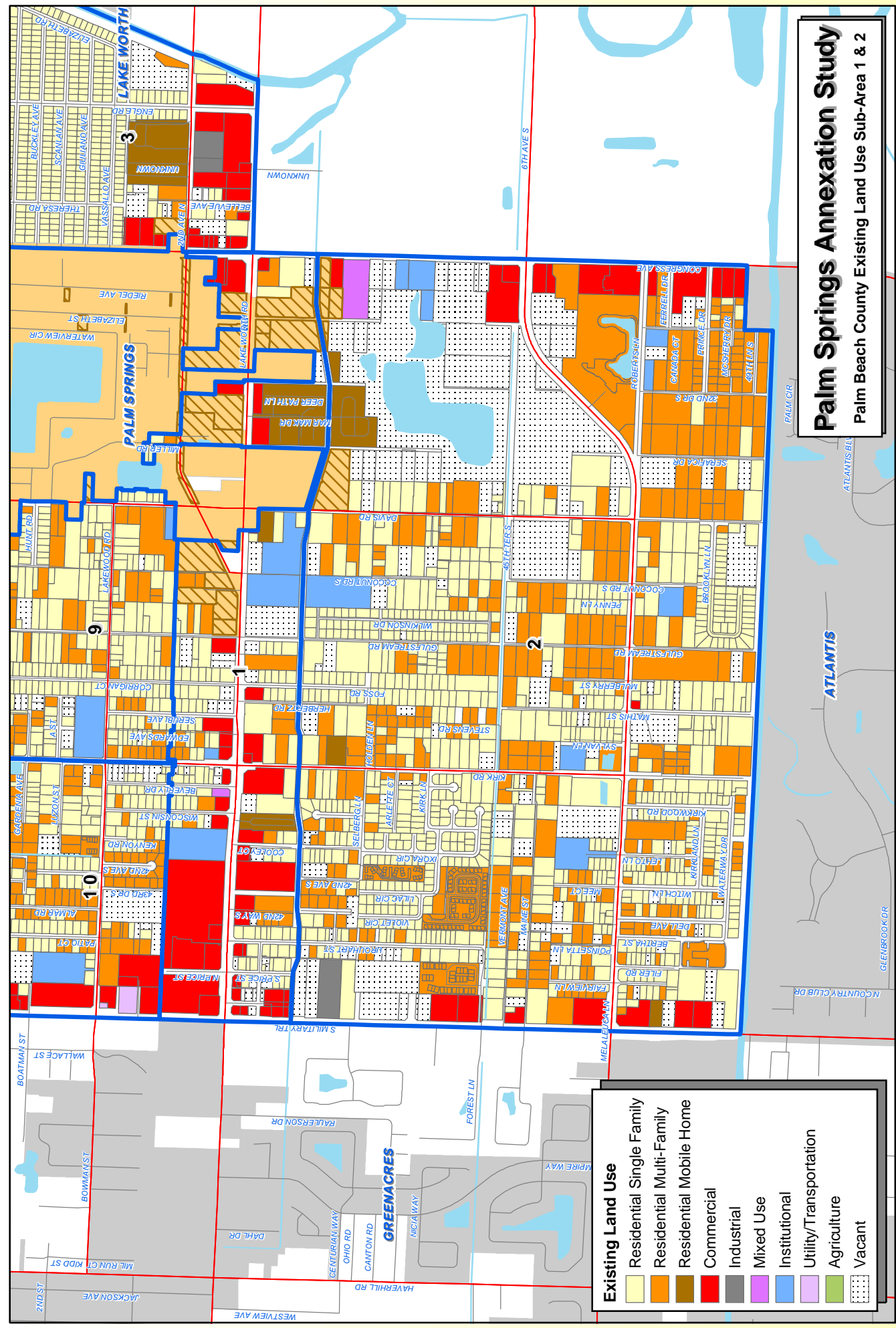
Planning, Zoning & Building
 100 Australian Avenue
 West Palm Beach, FL 33411
 Phone: (561) 233-5300



Palm Springs Annexation Study

Palm Beach County Existing Land Use Sub-Area 1 & 2

| Existing Land Use | |
|---------------------------------|---------------------------|
| [Light Yellow Box] | Residential Single Family |
| [Orange Box] | Residential Multi-Family |
| [Brown Box] | Residential Mobile Home |
| [Red Box] | Commercial |
| [Grey Box] | Industrial |
| [Purple Box] | Mixed Use |
| [Blue Box] | Institutional |
| [Light Blue Box] | Utility/Transportation |
| [Green Box] | Agriculture |
| [White Box with Dotted Pattern] | Vacant |



| | |
|--------------------|----------------------------|
| [Blue Outline Box] | Sub-Areas |
| [Orange Box] | Village of Palm Springs |
| [Hatched Box] | Recent Village Annexations |
| [Grey Box] | Other Municipalities |
| [White Box] | Unincorporated PBC |

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 Contact: Patricia Behm
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 Note: Map is not official, for presentations purposes only.

Sub-Area 3 – Englewood Manor

Sub-Area 3, one of the smaller Sub-Areas, is adjacent to the east of the Village. The future land use is predominantly High Density Residential. Despite the High Density Residential designation, most of the existing residential housing is single family. The average age of single-family housing is 50 years; similarly, the average age of the multi-family housing is 45 years. All of the residential is located within CCRT Area Englewood Manor, a Type “A” CCRT area. The residential area requires sewer and better drainage; the County supplies the water in the area. There is a small commercial section in the southeast corner of the Sub-Area.

Sub-Area 3 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|------------|------------|------------|---------------------|
| Commercial | 19 | 16 | 0 | \$6,370,585 |
| Industrial | 3 | 3 | 0 | \$1,453,560 |
| Institutional | 0 | 0 | 0 | \$0 |
| Mixed Use | 0 | 0 | 0 | \$0 |
| Residential | 393 | 74 | 533 | \$21,558,693 |
| <i>Single Family</i> | 388 | 61 | 390 | \$19,185,124 |
| <i>Multi-Family</i> | 4 | 3 | 31 | \$845,963 |
| <i>Mobile Home</i> | 1 | 10 | 132 | \$1,527,606 |
| Vacant | 11 | 10 | 0 | \$908,833 |
| Other | 0 | 0 | 0 | \$0 |
| Total | 426 | 115 | 553 | \$30,291,671 |

Source: Palm Beach County Planning Division, Parcellink2003

Sub-Area 3 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|-------|-------|-------|
| 1,261 | 1,262 | 1,290 | 1,328 | 1,360 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

- Englewood Manor Area

Unique Attributes

- Water, Sewer, Paving and Drainage needs/improvements include:
 - Poor drainage
 - Sub-Area requires sewer; good location for vacuum type sewer system
 - Generally most roadways are paved
- No immediate Infrastructure Improvement Projects are currently planned; however, CCRT staff has been discussing possible water & sewer infrastructure improvements in the sub-area.

Sub-Area 4 – Hi/Lynnwood Area

Similar in size to Sub-Area 3, Sub-Area 4 is also adjacent to the east of the Village. The future land use is completely residential, and predominantly High Density Residential. Like Sub-Area 3, most of the existing residential housing is single-family. The average age of single-family housing is approximately 45 years, while the average age of the multi-family housing is approximately 30 years. All of the residential in Sub-Area 4 is in the CCRT Area Hi/Lynnwood Area, a Type “A” CCRT area. The Sub-Area requires water, sewer and some paving, and is within the City of Lake Worth’s Municipal Service Area.

Sub-Area 4 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|------------|-----------|------------|---------------------|
| Residential | 168 | 66 | 577 | \$21,229,710 |
| <i>Single Family</i> | 129 | 30 | 135 | \$6,471,507 |
| <i>Multi-Family</i> | 39 | 36 | 442 | \$14,757,203 |
| <i>Mobile Home</i> | 0 | 0 | 0 | \$0 |
| Vacant | 9 | 2 | 0 | \$151,257 |
| Other | 0 | 0 | 0 | \$0 |
| Total | 177 | 68 | 577 | \$21,380,967 |

Source: Palm Beach County Planning Division, Parcellink2003

Sub-Area 4 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|-------|-------|-------|
| 1,209 | 1,224 | 1,265 | 1,316 | 1,360 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas:

Hi/Lynnwood Area
Waterside Estates

Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - Lake Worth Utility Service Area
 - Needs water
 - Needs sewer (may be a good location for vacuum type sewer system)
 - A few roads are substandard and/or unpaved
- Infrastructure Improvement Projects underway include:
 - Rudolph Road Pathway Project: This proposed project, currently in the design phase will install a continuous concrete sidewalk on the west side of Rudolph Road, providing a pedestrian pathway along the entire length of the road.

Sub-Area 5 – Florida Mango Road Area

This Sub-Area is in the eastern portion of the annexation area. The future land use is primarily Medium and High Density Residential with pockets of Low Density Residential located chiefly in the northern section. Sixty percent of the residential housing is single-family with an average age of 40 years, while the remaining is predominantly multi-family with an average age of 25 years. The single CCRT area is Waterside Estates, a Type “A” CCRT area located in the southern portion. There are two very small commercial segments, each of which fronts either Congress Avenue or Forest Hill Boulevard. The entire Sub-Area is within the Village’s Utility Service Area.

Sub-Area 5 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|------------|------------|--------------|---------------------|
| Commercial | 9 | 37 | 0 | \$10,614,080 |
| Industrial | 0 | 0 | 0 | \$0 |
| Institutional | 1 | 10 | 0 | N/A |
| Mixed Use | 0 | 0 | 0 | \$0 |
| Residential | 541 | 157 | 1,725 | \$48,051,507 |
| <i>Single Family</i> | 339 | 78 | 341 | \$20,839,443 |
| <i>Multi-Family</i> | 201 | 74 | 1,341 | \$26,740,463 |
| <i>Mobile Home</i> | 1 | 5 | 43 | \$471,601 |
| Vacant | 4 | 1 | 0 | \$113,288 |
| Other | 4 | 6 | 0 | \$600 |
| Total | 559 | 211 | 1,725 | \$58,779,475 |

Source: Palm Beach County Planning Division, Parcellink2003

Sub-Area 5 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|-------|-------|-------|
| 3,294 | 3,315 | 3,407 | 3,558 | 3,685 |

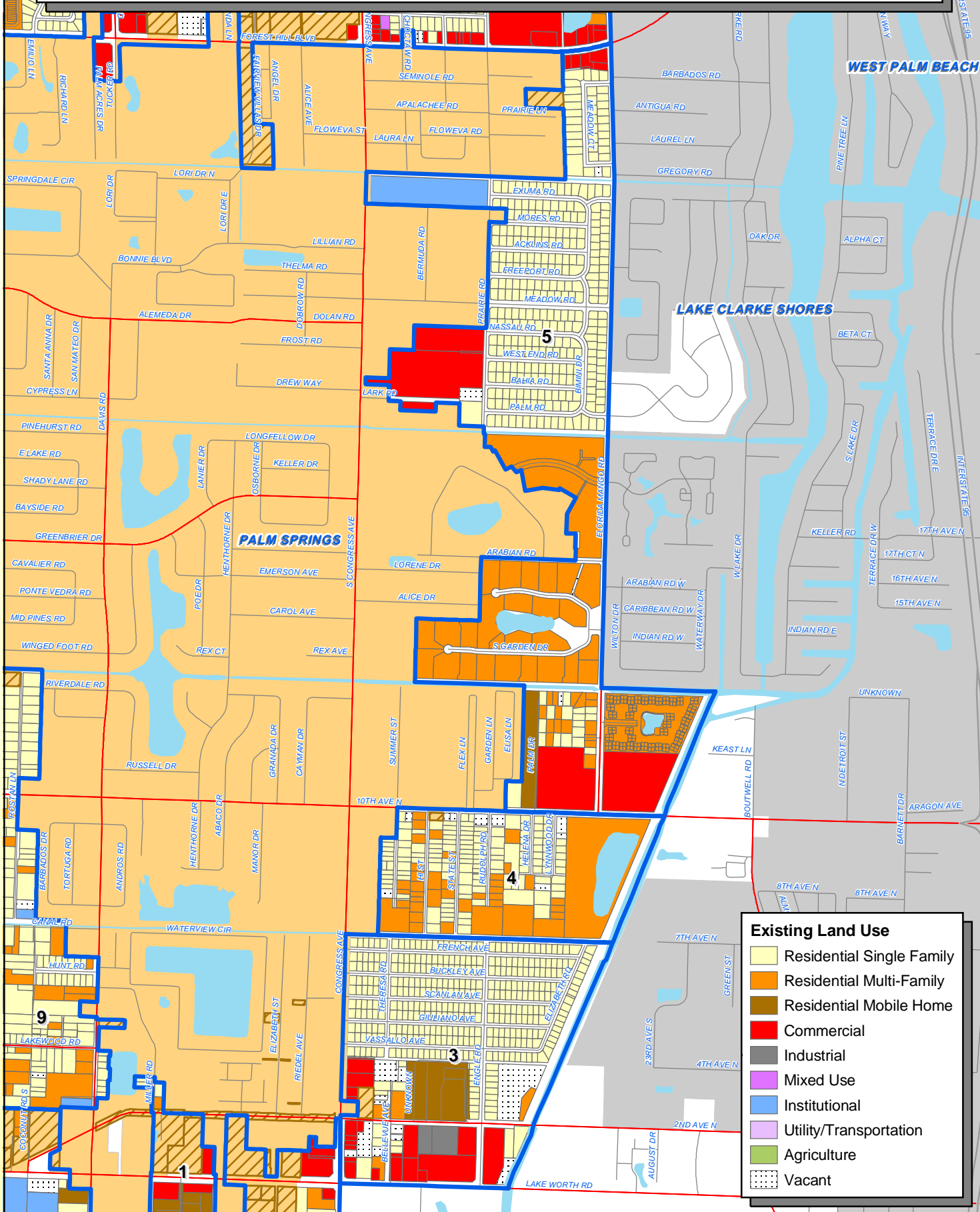
Source: Palm Beach County, PZ&B, Population Allocation Model 2003

Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - Palm Springs Utility Service Area
 - Some sections of the sub-area need sewer
 - Water is available
- No immediate Infrastructure Improvement Projects are currently planned by the County.

Palm Springs Annexation Study

Palm Beach County Existing Land Use Sub-Area 3, 4 and 5



Existing Land Use

- Residential Single Family
- Residential Multi-Family
- Residential Mobile Home
- Commercial
- Industrial
- Mixed Use
- Institutional
- Utility/Transportation
- Agriculture
- Vacant

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Note: Map is not official, for presentations purposes only.

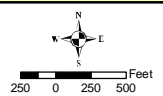
Sub-Areas

Village of Palm Springs

Other Municipalities

Recent Village Annexations

Unincorporated PBC



Planning, Zoning & Building
 100 Australian Avenue
 West Palm Beach, FL 33406
 Phone (561) 233-5300



Sub-Area 6 – Forest Hill Boulevard Corridor

Similar in size to Sub-Area 5, Sub-Area 6 is adjacent to and directly north of Palm Springs. The Sub-Area has a mix of commercial, residential and institutional future land use designations. Most of the commercial properties front major thoroughfares; Congress, Forest Hill, and Military Trail. There are some vacant and underutilized lands, but most commercial properties are in relatively good condition. A majority of the Residential future land use designations are High and Medium Density Residential. Seventy percent of the existing residential housing is multi-family with an average age of 25 years, with the remaining single-family having an average age of 40 years. There are two CCRT Areas in Sub-Area 6: Meadow Park (Type A) and Potomac/Forest Lake Area. The Sub-Area requires sewer and some paving.

Sub-Area 6 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|------------|------------|------------|---------------------|
| Commercial | 40 | 57 | 0 | \$27,417,015 |
| Industrial | 1 | 1 | 0 | \$361,069 |
| Institutional | 4 | 27 | 1 | \$3,129,381 |
| Mixed Use | 1 | .5 | 2 | \$110,273 |
| Residential | 677 | 125 | 767 | \$36,034,178 |
| <i>Single Family</i> | 201 | 65 | 219 | \$12,443,586 |
| <i>Multi-Family</i> | 476 | 60 | 548 | \$23,590,592 |
| <i>Mobile Home</i> | 0 | 0 | 0 | \$0 |
| Vacant | 15 | 23.5 | 0 | \$1,938,734 |
| Other | 6 | 10 | 1 | \$96,777 |
| Total | 744 | 244 | 771 | \$69,087,427 |

Source: Palm Beach County Planning Division, ParcLink2003

Sub-Area 6 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|-------|-------|-------|
| 1,902 | 2,035 | 2,142 | 2,235 | 2,316 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

Meadow Park and Potomac/Forest Lake Area

Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - General availability of water & sewer; Generally, most roadways are paved
- Infrastructure Improvement Projects underway include:
 - Potomac/Forrest Lake: Design and construction of water improvements, giving more residents access to county water.

Sub-Area 6a – North Congress Avenue Corridor

This Sub-Area is located in the northeastern portion of the Study Area. The future land use is primarily Low and Medium Density Residential, and these areas are in good condition. The single family homes are typical 1960's concrete block homes, with the average age of 36 years. While the multi-family homes have an average age of 25 years. The residential areas have some infrastructure needs, particularly sewer and some paving. Although Sub-Area 6a has no Type "A" CCRT areas, it includes two Type "B" CCRT areas. The commercial portions fronting Congress Avenue contain some vacant and underutilized properties.

Sub-Area 6a Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|------------|------------|------------|---------------------|
| Commercial | 21 | 44.5 | 0 | \$14,482,549 |
| Industrial | 2 | 1 | 0 | \$538,692 |
| Institutional | 5 | 13 | 1 | \$0 |
| Mixed Use | 4 | 3.5 | 5 | \$883,004 |
| Residential | 659 | 205 | 696 | \$46,673,596 |
| <i>Single Family</i> | 599 | 195 | 613 | \$42,770,998 |
| <i>Multi-Family</i> | 60 | 10 | 83 | \$3,902,598 |
| <i>Mobile Home</i> | 0 | 0 | 0 | \$0 |
| Vacant | 32 | 21 | 0 | \$1,919,483 |
| Other | 3 | 8 | 0 | \$0 |
| Total | 726 | 296 | 702 | \$64,497,324 |

Source: Palm Beach County Planning Division, Parcellink2003

Sub-Area 6a Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|-------|-------|-------|
| 1,952 | 1,988 | 2,040 | 2,090 | 2,138 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

Palmarita/Oak Area

Palm Acres Estates/Congress Meadows (*portion*)

Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - Generally, most of the remainder of roads are paved
 - Needs sewer in some CCRT areas
- Other Issues:
 - Future annexation conflicts with Lake Clarke Shores, West Palm Beach, Glen Ridge.

- Infrastructure Improvement Projects underway include:
 - Palm Acres Estates: Design and construction of water improvements in two locations (Marbill Road & Oklahoma Street), giving more residents access to county water.
 - Lawn Lake: Design and construction of water improvements in two locations (Circle Drive & Bermuda Drive), giving more residents access to county water.
 - Lawn Lake: Design and construction of wastewater improvements (Congress Avenue), giving more residents access to county wastewater treatment services.

Sub-Area 7 – Summit/Military Trail Area

This Sub-Area is a large area in the northern portion of the Study Area. The future land use is primarily Low and Medium Density Residential. The residential areas to the east are in good condition with mostly concrete block single-family homes typical of 1960's subdivisions. In the center is a large multi-family town home development, which appears to be well maintained. The residential areas to the west, meanwhile, were improved over time and contain a mix of multi-family, single-family and vacant existing land uses. In these residential areas, the appearance of the neighborhood varies from street to street. The average age of existing single-family homes is 40 years, while existing multi-family has an average age of 22 years. These areas have some infrastructure needs, particularly sewer and some paving. While Sub-Area 7 has no Type "A" CCRT areas, there are two Type "B" CCRT areas in the western part. Common code violations in these areas include: trash & debris accumulation, home in disrepair, and yard in disrepair. Although the commercial lands fronting Military Trail contain some vacant and underutilized parcels, overall the commercial lands contain viable uses.

Sub-Area 7 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|--------------|------------|--------------|---------------------|
| Commercial | 19 | 17.5 | 0 | \$7,785,903 |
| Industrial | 3 | 1 | 0 | \$224,235 |
| Institutional | 10 | 80 | 0 | \$1,152,941 |
| Mixed Use | 1 | 0.5 | 1 | \$103,740 |
| Residential | 1,345 | 261.5 | 1,532 | \$76,950,001 |
| <i>Single Family</i> | 847 | 186 | 860 | \$46,341,427 |
| <i>Multi-Family</i> | 498 | 75.5 | 672 | \$30,608,574 |
| <i>Mobile Home</i> | 0 | 0 | 0 | \$0 |
| Vacant | 26 | 8.5 | 0 | \$639,058 |
| Other | 3 | 15 | 0 | \$66,420 |
| Total | 1,407 | 384 | 1,533 | \$86,922,298 |

Source: Palm Beach County Planning Division, Parcmlink2003

Sub-Area 7 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|-------|-------|-------|
| 4,046 | 4,083 | 4,178 | 4,284 | 4,378 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

Melaleuca Avenue/Pine Air West

Pine Air East

Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - Northwest area needs paving, drainage, and sewer, but generally has water
 - Generally, most of the remainder of roads are paved
- Other Issues:
 - Future annexation area conflicts with West Palm Beach.
- Infrastructure Improvement Projects underway include:
 - Melaleuca Avenue/Pine Air West: Design and construction of water improvements (Park Avenue), giving more residents access to county water.



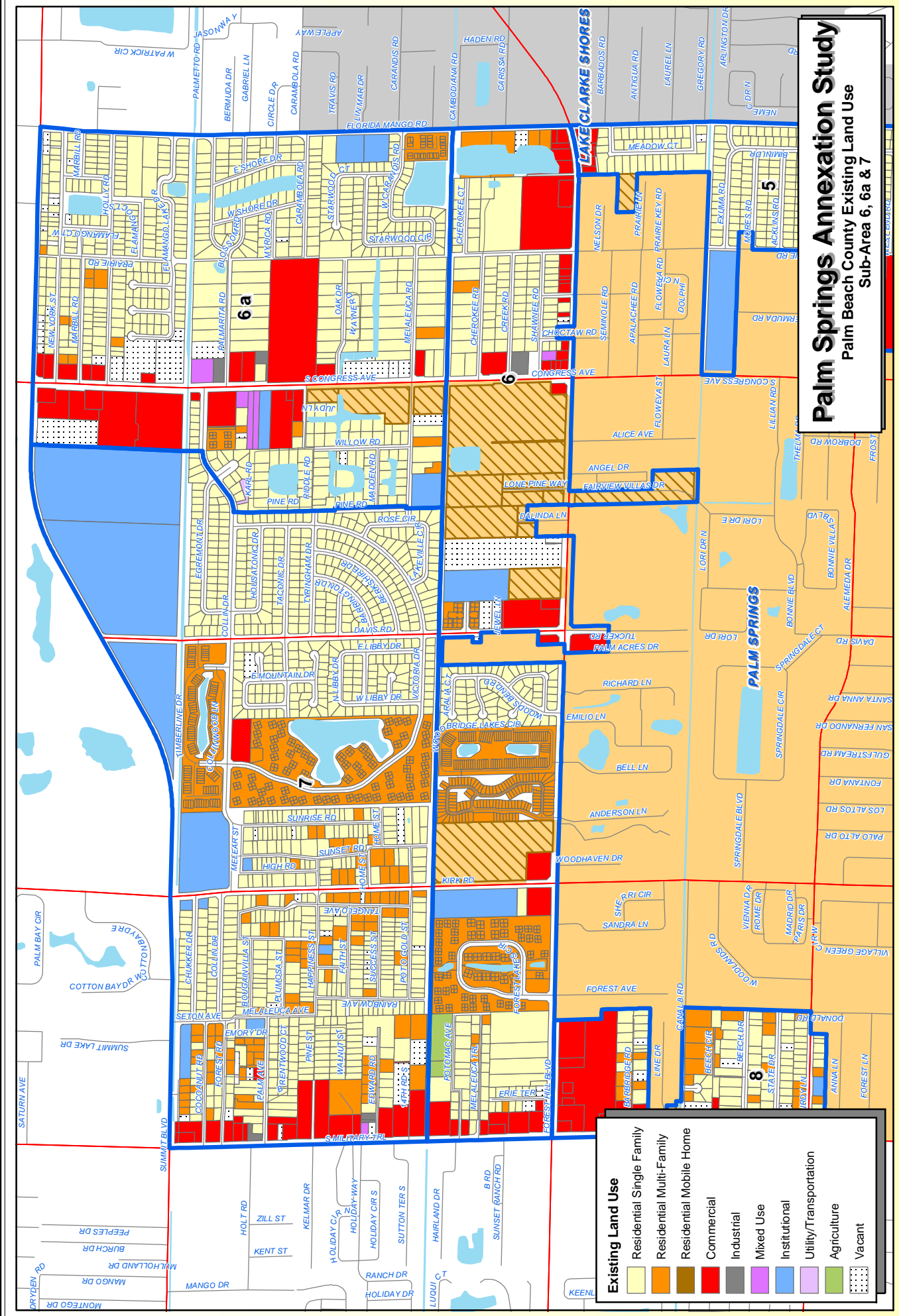
Planning, Zoning & Building
 100 Australian Avenue
 West Palm Beach, FL 33411
 Phone: (561) 233-5300



250 0 250 500 750 Feet

Palm Springs Annexation Study

Palm Beach County Existing Land Use Sub-Area 6, 6a & 7



| Existing Land Use | |
|-------------------|---------------------------|
| [Light Yellow] | Residential Single Family |
| [Orange] | Residential Multi-Family |
| [Brown] | Residential Mobile Home |
| [Red] | Commercial |
| [Grey] | Industrial |
| [Purple] | Mixed Use |
| [Blue] | Institutional |
| [Light Blue] | Utility/Transportation |
| [Green] | Agriculture |
| [White] | Vacant |

| | |
|------------------|----------------------------|
| [Blue Outline] | Sub-Areas |
| [Light Orange] | Village of Palm Springs |
| [Diagonal Lines] | Recent Village Annexations |
| [Grey] | Other Municipalities |
| [White] | Unincorporated PBC |

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 Contact: Patricia Behn
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 Note: Map is not official, for presentations purposes only.

Sub-Area 8 – Forest Hill/Military Trail Area

Sub-Area 8 is one of the smaller Sub-Areas, and is adjacent to the west of Palm Springs. The future land use is predominantly Low Density Residential. Seventy-five percent of the residential housing is single-family with an average age of 40 years, with the remaining multi-family having an average age of 25 years. All of the residential in Sub-Area 8 is in CCRT Area Acacia Villas, a Type “B” CCRT area. Common code violations in this area include: junk vehicles, trash & debris accumulation, home in disrepair, and yard in disrepair. Water and sewer service is generally available in this area.

Sub-Area 8 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|------------|-----------|------------|---------------------|
| Commercial | 19 | 24 | 0 | \$11,505,465 |
| Industrial | 1 | 1 | 0 | \$277,650 |
| Institutional | 1 | 1 | 0 | \$215,238 |
| Mixed Use | 0 | 0 | 0 | \$0 |
| Residential | 103 | 35 | 159 | \$7,913,192 |
| <i>Single Family</i> | 77 | 35 | 78 | \$4,625,232 |
| <i>Multi-Family</i> | 26 | 12 | 81 | \$3,287,960 |
| <i>Mobile Home</i> | 0 | 0 | 0 | \$0 |
| Vacant | 7 | 3 | 0 | \$243,560 |
| Other | 0 | 0 | 0 | \$0 |
| Total | 131 | 64 | 159 | \$20,155,105 |

Source: Palm Beach County Planning Division, Parcellink2003

Sub-Area 8 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|------|------|------|------|------|
| 608 | 621 | 650 | 681 | 711 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

Acacia Villas

Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - Palm Springs Utility Service Area
 - Water & sewer generally available, except on private roads
 - Generally, most roadways are paved
- No immediate Infrastructure Improvement Projects are currently planned by Palm Beach County.

Sub-Area 9 – East Kirk Road Area

Sub-Area 9 is in the western portion of the annexation area. The future land use is primarily Medium and High Density Residential. Approximately 70% of the existing residential housing is single-family with an average age of 45 years, while the remainder is multi-family with an average age of 30 years. The condition of the homes in the Sub-Area varies by neighborhood. Sub-Area 9 has one Type “A” CCRT area, Lakewood Gardens Central. The remaining land is within sections of an additional three Type “B” CCRT areas. Common code violations include: trash and debris accumulation, home in disrepair, and yard in disrepair. The commercial portion fronting 10th Avenue North contains some vacant and underutilized land, but includes a number of viable commercial businesses. Code violations typical for commercial properties may include building code violations, accumulation of trash & debris and no permit pulled for renovations. The residential areas have some infrastructure needs, particularly sewer and some paving.

Sub-Area 9 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|------------|------------|------------|---------------------|
| Commercial | 15 | 7 | 0 | \$2,697,293 |
| Industrial | 2 | 1 | 0 | \$213,722 |
| Institutional | 9 | 10 | 1 | \$123,782 |
| Mixed Use | 0 | 0 | 0 | \$0 |
| Residential | 569 | 213 | 939 | \$42,935,209 |
| <i>Single Family</i> | 396 | 150 | 433 | \$23,286,433 |
| <i>Multi-Family</i> | 173 | 63 | 506 | \$19,648,776 |
| <i>Mobile Home</i> | 0 | 0 | 0 | \$0 |
| Vacant | 32 | 15 | 0 | \$483,137 |
| Other | 0 | 0 | 0 | \$0 |
| Total | 627 | 246 | 940 | \$46,453,143 |

Source: Palm Beach County Planning Division, Parcellink2003

Sub-Area 9 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|-------|-------|-------|-------|
| 2,289 | 2,383 | 2,510 | 2,637 | 2,759 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

Lakewood Gardens Area South (*portion*)
 Lakewood Gardens Area North
 Lakewood Gardens Central (*portion*)
 Miller Avenue/Elizabeth Area (*portion*)
 Park Avenue/Donald Road Area (*portion*)

Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - Palm Springs Utility Service Area
 - General availability of water, installed over last 4 years with Community Development Block (CDBG) grants
 - Need sewer, although some sewer is available
 - Some roads require paving or paving and drainage
- Infrastructure Improvement Projects proposed:
 - L-11 Canal Rd between Kirk Rd and Davis Rd: Paving and drainage improvement project.

Sub-Area 10 – 10th Avenue North/Military Trail Area

Sub-Area 10 is also in the western portion of the annexation area. The future land use is primarily Medium and High Density Residential. Approximately 73% of the existing residential housing is single-family with an average age of 40 years, while remaining multi-family has an average age of 30 years. The condition of the homes varies by neighborhood. Sub-Area 10 has one Type “A” CCRT area, as well as portions of three Type “B” CCRT areas and one Type “C” CCRT area. Common code violations include: trash and debris accumulation, home in disrepair, and yard in disrepair. The commercial portions fronting Military Trail and 10th Avenue North contain some vacant and underutilized parcels, but include a number of viable commercial businesses. Code violations typical for commercial properties may include building code violations, accumulation of trash and debris and no permit pulled for renovations. The residential areas have some infrastructure needs, particularly sewer and some paving.

Sub-Area 10 Existing Land Use

| Existing Land Use | Parcels | Acres | Units | Taxable Value |
|----------------------|--------------|------------|--------------|---------------------|
| Commercial | 66 | 79 | 0 | \$20,624,656 |
| Industrial | 9 | 3 | 0 | \$1,283,559 |
| Institutional | 4 | 7 | 0 | \$2,780,321 |
| Mixed Use | 0 | 0 | 0 | \$0 |
| Residential | 926 | 242 | 1,427 | \$59,611,914 |
| <i>Single Family</i> | 680 | 160 | 706 | \$35,747,411 |
| <i>Multi-Family</i> | 245 | 72 | 627 | \$22,517,153 |
| <i>Mobile Home</i> | 1 | 10 | 94 | \$1,347,350 |
| Vacant | 63 | 26 | 0 | \$2,003,768 |
| Other | 0 | 0 | 0 | \$0 |
| Total | 1,194 | 357 | 1,427 | \$86,304,218 |

Source: Palm Beach County Planning Division, Parcellink2003

Sub-Area 10 Population Projections

| 2004 | 2010 | 2015 | 2020 | 2025 |
|-------|--------|-------|-------|-------|
| 3,880 | 3,3971 | 4,130 | 4,304 | 4,495 |

Source: Palm Beach County, PZ&B, Population Allocation Model 2003

CCRT Focus Areas

Park Avenue/Donald Road Area (*portion*)
 Evergreen/Grammes Area
 Kenwood Estates East
 Lake Wood Gardens Area South (*portion*)
 Narcissus/Gardenia Area (*portion*)

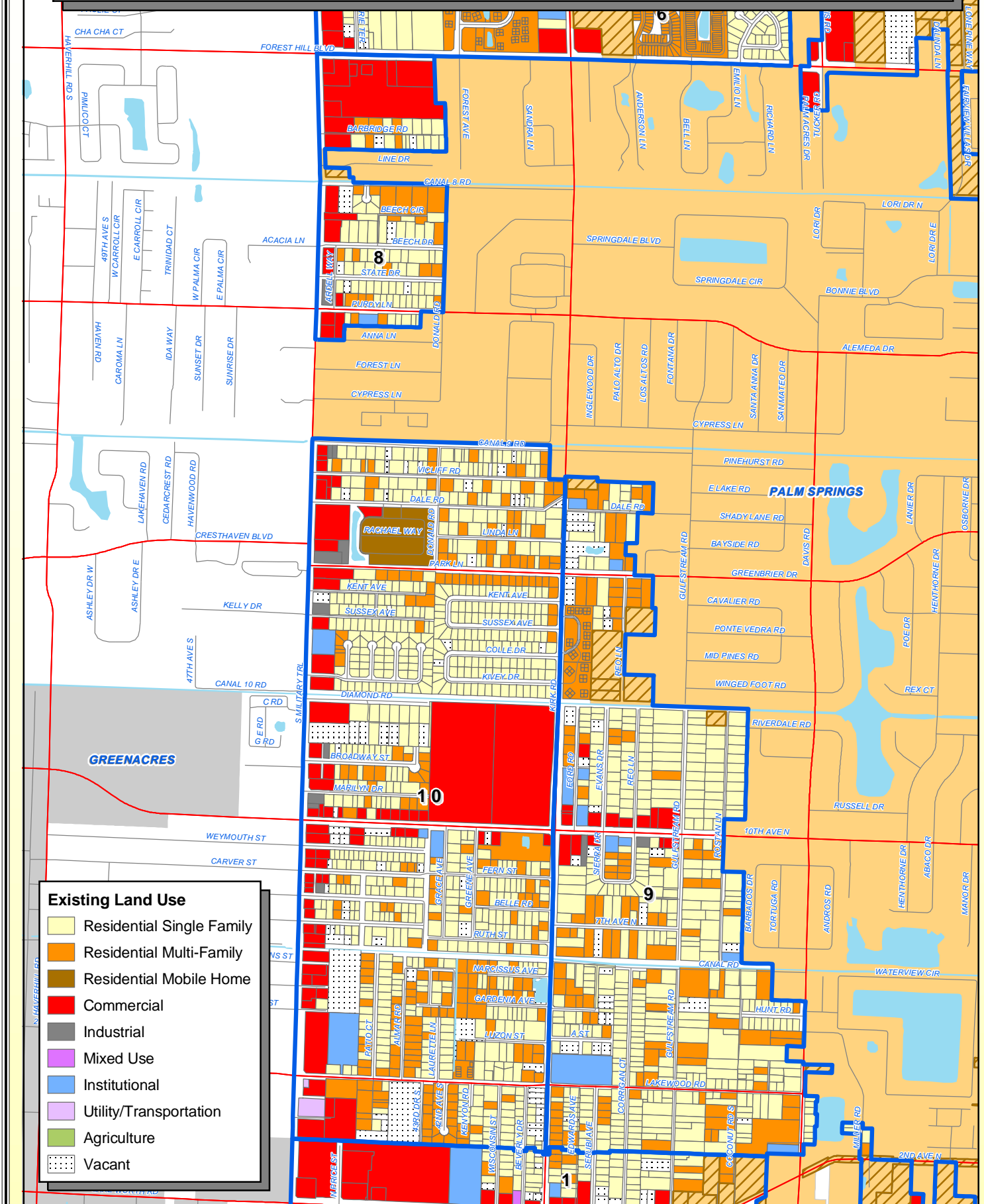
Unique Attributes

- Water, Sewer, Paving and Drainage needs include:
 - Palm Springs Utility Service Area
 - General availability of water, installed over last 4 years with CDBG grants
 - Need sewer, although some sewer is available
 - Some roads require paving and/or drainage

- Infrastructure Improvement Projects proposed:
 - Palm Beach County Engineering is asking property owners on Patio Court Road to give the road right of way to Palm Beach County (Status: they have 76% of property owners, require 90%). This road is a private road that requires paving and drainage.
 - Kenwood Estates: Design and construction of water, paving and drainage improvements in two locations (Kidd St. & Cambridge St./Clinton St.) and a streetlights installation and maintenance project (Carver St, Cambridge St & Clinton St.).

Palm Springs Annexation Study

Palm Beach County Existing Land Use Sub-Area 8, 9 and 10



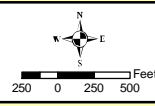
Existing Land Use

- Residential Single Family
- Residential Multi-Family
- Residential Mobile Home
- Commercial
- Industrial
- Mixed Use
- Institutional
- Utility/Transportation
- Agriculture
- Vacant

- Sub-Areas
- Village of Palm Springs
- Other Municipalities
- Recent Village Annexations
- Unincorporated PBC

Date: 06/27/05
 Contact: Patricia Behn
 Filename: N:\Div\Prj\Annex\PSStudy\32205Map\PSFAASub8-9-10

Note: Map is not official, for presentations purposes only.



Planning, Zoning & Building
 100 Assessor Avenue
 West Palm Beach, FL 33406
 Phone (561) 233-5300



Appendix B. Lake Worth Road Commercial Corridor Redevelopment & Preliminary Drainage Analysis

Introduction

Since 1994, the County has been working towards the revitalization and redevelopment of the Lake Worth Road Commercial Corridor (LWRCC). A number of studies have looked at the redevelopment constraints and opportunities in this corridor, including the 1998 Lake Worth Road Commercial Corridor Study, which recommended the extension of commercial depth south to the L-12 Canal. However, there are two major constraints to redevelopment in this corridor: traffic and drainage. Potential traffic impacts have limited the expansion of commercial land in the corridor, while drainage has limited the redevelopment of the existing commercial land, as property owners are unable to meet current drainage and retention standards.

Existing Conditions

Due to the LWRCC's drainage deficits and the unique mix of existing land uses, this area requires detailed drainage analysis to foster infill and redevelopment. In mid 2004, County Planning staff conducted an analysis from a land use perspective of the existing land uses and current conditions to assess which areas may be appropriate for greater commercial depth and/or the expansion of industrial/flex space uses, which areas may be good candidates for future drainage and which areas would be considered 'off limits' for future drainage needs in the area. This information is designed to contribute to a larger analysis of drainage needs from an engineering perspective.

Using the County's existing land use information as a base, a windshield survey was conducted for each parcel within the LWRCC in order to classify each parcel according to the viability of its current use. Each parcel was categorized as Contributing, Moderate, Substandard, or Vacant, as defined below: (See attached maps for the classifications of parcels)

- **Contributing** properties represent viable businesses and structures that do not appear to be in need of revitalization or redevelopment, and contribute to the economic and aesthetic vitality of the corridor. These properties are not considered good candidates for either drainage or redevelopment.
- **Moderate** properties represent viable businesses that may or may not benefit from structural or aesthetic improvements, and residences appear well maintained. These properties may be appropriate for the expansion of non-residential depth or drainage, depending on specific conditions of each parcel.
- **Substandard** properties, by outward appearance, do not appear to be viable for continued residential or commercial use without substantial rehabilitation and may have a negative aesthetic impact on the corridor. For example, substandard properties include buildings that are abandoned, vacant, or have severe structural and aesthetic flaws. Such properties may be well suited for drainage or redevelopment, depending on the specific conditions of each parcel.
- **Vacant** properties are undeveloped, unimproved properties.

LWRCC Detailed Analysis - South Side of Lake Worth Road - The primary use along the southern portion of Lake Worth Road is retail development in varying conditions. There is a substantial number of older strip plazas, some of which appear to have a high vacancy rate. There are also a considerable number of vacant lots, some of which will become the Mid-County Community Center currently being planned by the County. Two new buildings have been built in the past few years according to the County's Lake Worth Road Commercial

Corridor Overlay. The Village of Palm Springs has recently annexed the drive-in theater and adjacent sites, and improvements to the sites appear to be underway.

Moving south beyond the parcels abutting Lake Worth Road to the properties just north of the L-12 Canal, these parcels are primarily residential and include single and multi-family, and three (3) mobile home parks. Overall, residential properties in the middle and east sections of the area, excluding the mobile home parks, appear to be in moderate condition. Towards the west, the conditions of the residences appear to be in decline, with one residential area being particularly substandard; this residential area is located south of the commercial corner of Lake Worth Road and Military Trail. The auto salvage business located on this corner appears to have negatively impacted the residential properties in its vicinity.

In general, it appears that the expansion of non-residential depth from its current boundary to the L-12 Canal may be appropriate towards either end of the area, near Congress Avenue and Military Trail. However, to accommodate additional drainage needs, and to protect the viability of residences to the south of this area, the depth of non-residential uses should not be extended further than the L-12 Canal. In addition, enhanced buffering between the industrial/commercial and residential land uses along the entire area is essential to maintain the quality of residential properties south of the canal. In order to increase interconnectivity, the addition of an access road along the north side of the L-12 Canal, or along the southern boundaries of the non-residential parcels, should be explored.

LWRCC Detailed Analysis - North Side of Lake Worth Road - The north side of Lake Worth Road has concentrations of viable non-residential businesses to a greater depth at its east and west ends, near Congress Avenue and Military Trail. Interspersed along the roadway are older, smaller buildings. Although these older sites may include active businesses, many would benefit from increased landscaping, modernization, or replacement of the existing structures to benefit the aesthetics of the corridor. There is a significant amount of light industrial/flex space uses located at the eastern end, between 2nd Avenue and Lake Worth Road, and this is an ideal location for additional uses of this type. West of 2nd Avenue to the Post Office is generally fairly shallow in depth and includes small retail and office businesses, and some vacant land. Although this area may warrant a slight increase in commercial depth, to approximately 250 or 300 feet, uses should be limited to retail, institutional or office uses to minimize the impacts on adjacent residences.

The residential parcels to the north of Lake Worth Road appear to be in very good condition and the neighborhood appears to be stable. The streets of Gulfstream and Serubi consist of predominantly older homes on very large lots and may be appropriate locations for drainage or for residential redevelopment. As with the southern portion of LWRCC, enhanced buffering between the commercial/industrial and residential land uses along the entire corridor is necessary. In addition to site design, this could be accomplished by placing drainage to the north of the existing commercial properties fronting Lake Worth Road as needed.

Conclusion

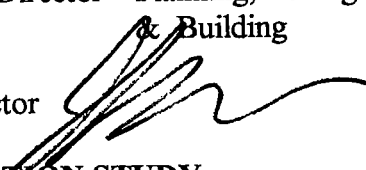
In conclusion, there are many parcels within the Study area that could potentially be used for drainage, but many which represent viable businesses and residences. Adding additional drainage would mitigate one of the major redevelopment constraints in the LWRCC. The County is working with the Village of Palm Springs to ensure that the infill and redevelopment, including drainage improvements, coincide and are mutually consistent. This analysis has been initially reviewed by Village staff, and is proposed for consideration in their Annexation Study.



MEMORANDUM

DATE: September 22, 2005

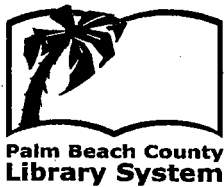
TO: Barbara Alterman, Executive Director – Planning, Zoning & Building

FROM: Jerry Brownlee, Library Director 

SUBJECT: **PALM SPRINGS ANNEXATION STUDY**

**Palm Beach County
Library System**
3650 Summit Boulevard
West Palm Beach, FL 33406-4198
(561) 233-2600
FAX: (561) 233-2622
Toll Free: (888) 780-4962
www.pbclibrary.org

After review of the Palm Springs Annexation Study, the following is submitted as an addition to that document. The comments outline the concerns that library staff have concerning the proposed annexation plan.



Background

The Palm Beach County Library System is funded by a dependent taxing district made up of the unincorporated area and 22 of the 37 municipalities in the County. Eight of the municipalities not in the taxing district are members of the Public Library Cooperative. All Cooperative libraries provide reciprocal services to all residents of the other members as a requirement of participation in the State Aid to Public Libraries program. Palm Springs is not in the Library District but is a member of the Cooperative.

**Palm Beach County
Board of County
Commissioners**

Tony Masilotti, Chairman
Addie L. Greene, Vice Chairperson
Karen T. Marcus
Jeff Koons
Warren H. Newell
Mary McCarty
Burt Aaronson

The County Library relies on ad valorem taxes for 80% of its annual revenue. Property now in the unincorporated area would no longer be subject to paying ad valorem taxes in support of the County Library. The property owners would, however, retain the same library privileges due to the reciprocal agreement.

Concerns about Annexation Plan

There are three areas of the proposed plan seen by library staff as problematic for the future of the County Library System.

- **Loss of Service Area** – The Main Library of the County Library System supports services that are used throughout the Library District. It also serves as the neighborhood library for

County Administrator
Robert Weisman

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Memorandum - Barbara Alterman
September 22, 2005
Page 2

those people living in the immediate area. If the proposed annexation were to take place, the current and future residents in the Main Library service area would become residents of Palm Springs using, but not financially supporting, the Library District.

- **Difficulty of Capital Planning** – The Library Expansion Referendum (2002) included an expansion of the Main Library on Summit Boulevard. The proposed annexation would make the Summit Boulevard location unsuitable for a Main Library since it would no longer be a central location within the County Library's service area.
- **Palm Springs Residents Becoming more Dependent on County Library** – Under the proposed plan the existing Palm Spring Library may be faced with a highly increased demand for services. If that facility cannot adequately meet the demand, the Palm Springs population will continue to use the County Library facilities without providing any support through taxes.

Conclusion

I believe these issues need to be addressed. Library staff would welcome the opportunity to discuss these issues with County Planning staff and Palm Springs Village staff.

cc: Jean Creamer, Assistant County Administrator