Village of Palm Springs

Community Redevelopment Agency

Plan Update 2021 – Sept. 8, 2021 Presentation

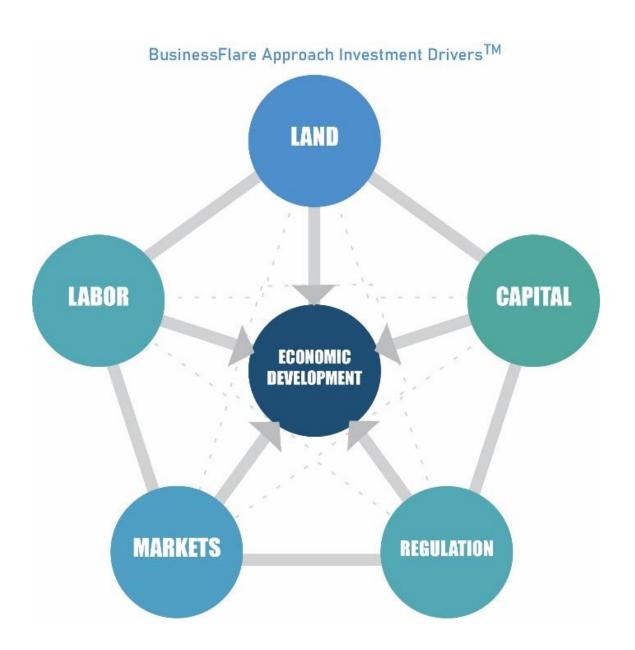


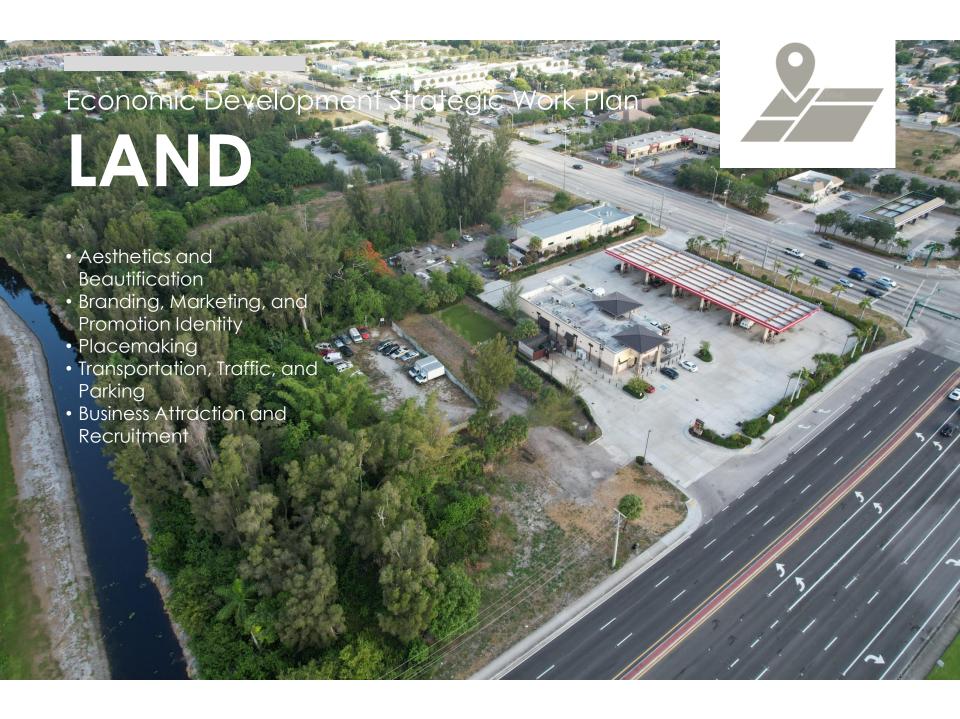


Economic Development Solutions Maximixe Your Marketplace Economic Development Strategic Work Plan

Approach

#Economic Design







Economic Development Strategic Work Plan



MARKETS

Key Assets

- Fulton-Holland Educational Services
- G-Star School of the Arts
- JKF Medical Center
- Lake Worth Swap Shop and Drive In
- Off-Lease Only
- Oxygen Development
- Palm Beach State College Beautification



Economic Development Strategic Work Plan

(\$)

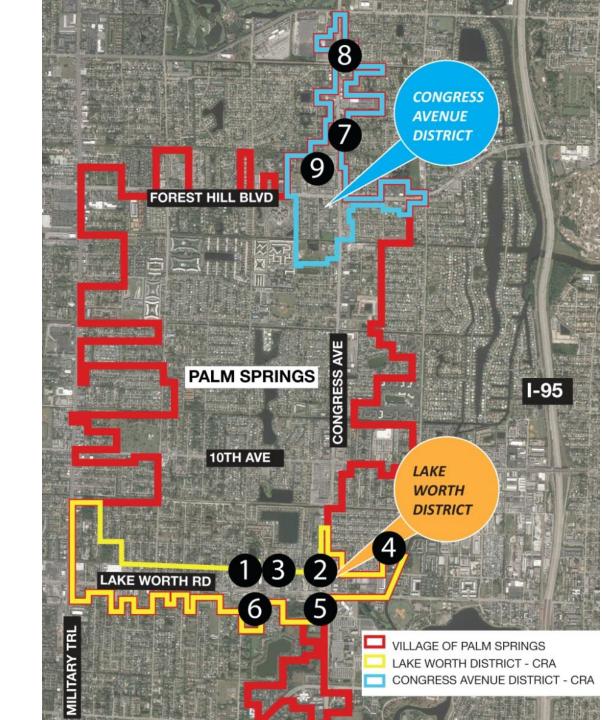
CAPITAL



Land Opportunities

Private sites for potential redevelopment cover roughly 76.2 acres and include the following projects/parcels:

- 1 Triangle Area 2nd Avenue and Lake Worth Road
- 2 2nd Avenue and Congress Avenue
- 3 2nd Avenue and Davis Road
- 4 2nd Avenue and E-4 Canal
- 5 Lake Worth Road and Congress Avenue vacant land
- 6 Flea Market property and adjacent overflow parking
- 7 Congress Avenue (Mixed-Use Vacant Land)
- 8 Congress Avenue and Holly Road
- 9 Congress Avenue and Forest Hill (around the Oxygen Site)



Redevelopment Opportunity Sites - Economic Design Assessment

LAKE WORTH DISTRICT

Triangle Area – 2nd A	ve
and Lake Worth Rd	

Ownership: Private (multiple owner) Ford Off Lease Only (Vacant)

B&R Enterprises Inc (All American Trailer Connection)

Size: 5-7 acres (gross)

Zoning/Land Use: CG-Commercial General

Potential: 100k sf + commercial space

2nd Ave and Davis Rd

CONSULTING FIRM LLC

Size: 1.1 acres

Zoning/Land Use: CG -Commercial General

Potential: 20k sf + commercial space

2nd Ave and E-4 Canal

Ownership: Private (single Ownership: Private (single owner)ADVANCED GLOBAL owner) EIRE LW ROAD LLC

Size: 2.19 acres +/-

Zoning/Land Use: RM - High

Density

Potential: 41 residential units (attached multifamily development) @ 19 du/ac

CONGRESS AVENUE DISTRICT

Congress Ave (Mixed-Use Vacant Land)

Ownership: Private (multiple owner) CONGRESS REATLY **DEVELOPMENTS LLC** ACA PALM BEACH INVESTMENTS

LLC

Size: 3.0 acres +/-

Zoning/Land Use: MU - Mixed-

multifamily development) @ 19 du/ac

Potential: 57 residential

Use

Congress Ave and Holly Rd

Ownership: Private (single owner) CT BTS LLC

Size: 3.6 acres +/-

Zoning/Land Use: CG -Commercial General

Potential: 75k sf + commercial space

Flea Market property and adjacent overflow parking

Ownership: Private (single owner) 650 GULFSTREAM

CHARTER LLC

Size: 4.3 acres +/-

Zoning/Land Use: RM -Medium Density

Potential: 81 residential units (attached multifamily development) @ 19 du/ac

2nd Ave and Congress AveLake Worth Rd Near

Ownership: Private (single -owner) Prolacto Mich Inc.

Size: 3.7 acres

Zoning/Land Use: CG -

Commercial General

Potential: 75k sf + commercial space **Congress Ave**

Ownership: Private (multiple owner) SEAGLADES **INVESTMENT CO**

3200 LAKE WORTH ROAD LLC

Size: 12.7 acres +/-

Zoning/Land Use: CG -Commercial General

Potential: 275k sf + commercial space

Congress Ave (Oxygen Site)

units (attached

Ownership: Private (single owner) OXYGEN HOLDINGS LLC

Size: 21.2 acres +/-

Zoning/Land Use: CG -Commercial General

Potential: 460k sf + commercial space

Total Land

58.7

Acres



2nd Ave – Economic Design

2ND AVE N & LAKE WORTH RD



BF

Site Information 2ND AVE N PALM SPRINGS, FL



Date: Project No.: Designed By: Drawn By:

Revision Dates:

S - 1

2nd Ave

2ND AVENUE **DESTINATION IDEA**



EXISTING



SITE ADDRESS: OWNER: LOT SIZE (GROSS): CURRENT USE: ZONING:

VACANT CG- COMMERCIAL GENERAL TOTAL MARKET VALUE: \$958,655

SITE ADDRESS: OWNER: LOT SIZE (GROSS): **CURRENT USE:**

2.5 ACRES +/-AUTO SALES ZONING: CG- COMMERCIAL GENERAL

TOTAL MARKET VALUE: \$1,212,265

3531 LAKE WORTH RD B & R ENTERPRISES INC

3475 2ND AVE N

2.0 ACRES +/-

FORDS OFF LEASE INC

STREETSCAPE IMPROVEMENTS

[MAIN STREET] WIDE SIDEWALKS PARALLEL PARKING **PAVERS** SHADE TREES TRAFFIC CALMING ROUNDABOUT



CASE STUDY 59TH AVE SOUTH MIAMI



REDEVELOPMENT

[CASE STUDY] STREETSCAPE: SOUTH MIAMI BUILDING TYPOLOGY: MIZNER PARK 25-30K SF GROUND FLOOR RETAIL 75-150 UNITS



CASE STUDY 59TH AVE SOUTH MIAMI

PALM

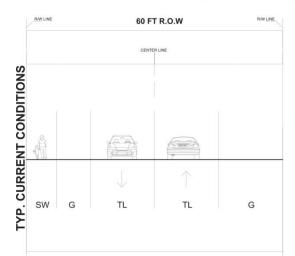
SPRINGS CRA

2nd Ave

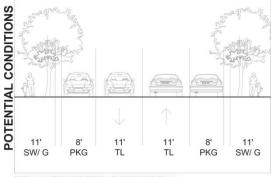
Streetscape Improvements



TYPICAL SECTION
2ND AVENUE N, PALM SPRINGS, FL
OPTION 1 (RESTRIPING, NARROW LANES,
ON-STREET PARKING, WIDER SIDEWALK, AND SHADE TREES)



2ND AVENUE DESTINATION



PHASE: 1 - LOW COST HIGH IMPACT > RESTRIPING > PLANTERS >FOOD TRUCK EVENTS

PHASE: 2 -REDEVELOPMENT > ATTRACT FRONTAGE BUSINESSES

PHASE: 3 INFRASTRUCTURE
GROWTH
> SHADE TREES
> PAVERS
> PERMANENT STREET
FURNISHINGS



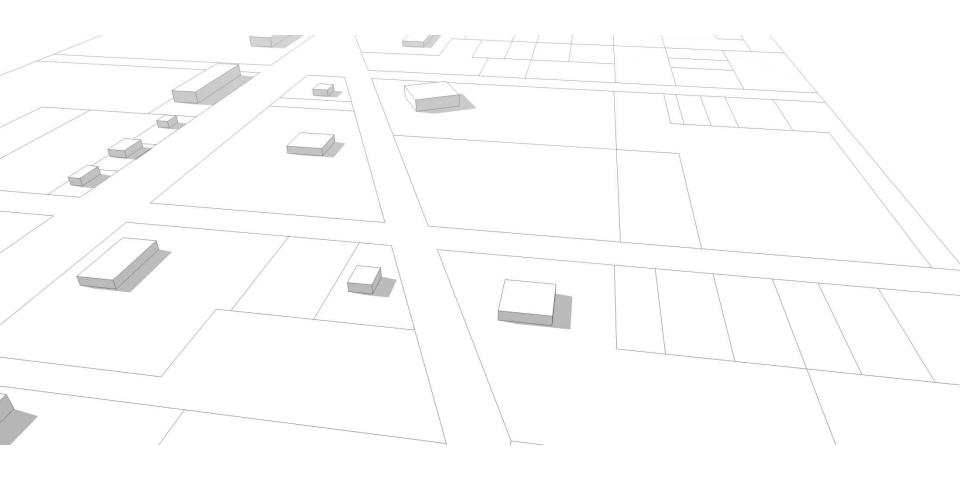
CASE STUDY

59TH AVE SOUTH MIAMI

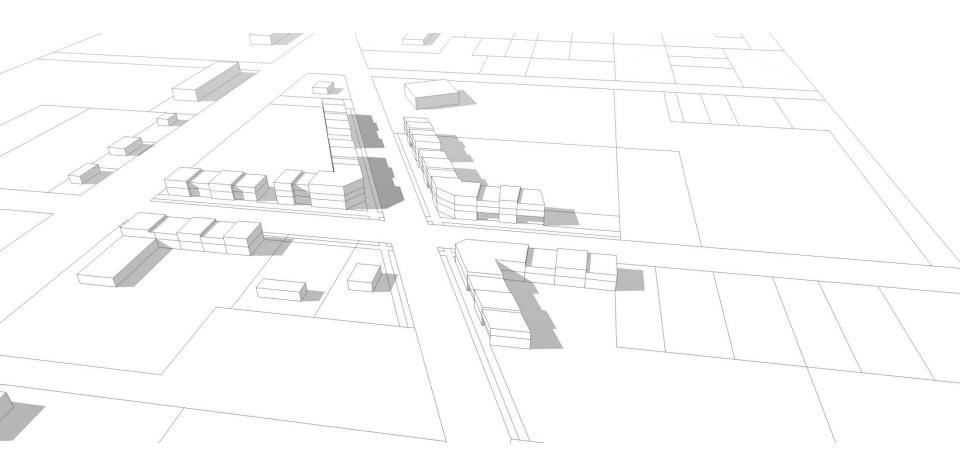
2nd Ave – Streetscape Improvements Case Study



2nd Ave and Davis - Existing



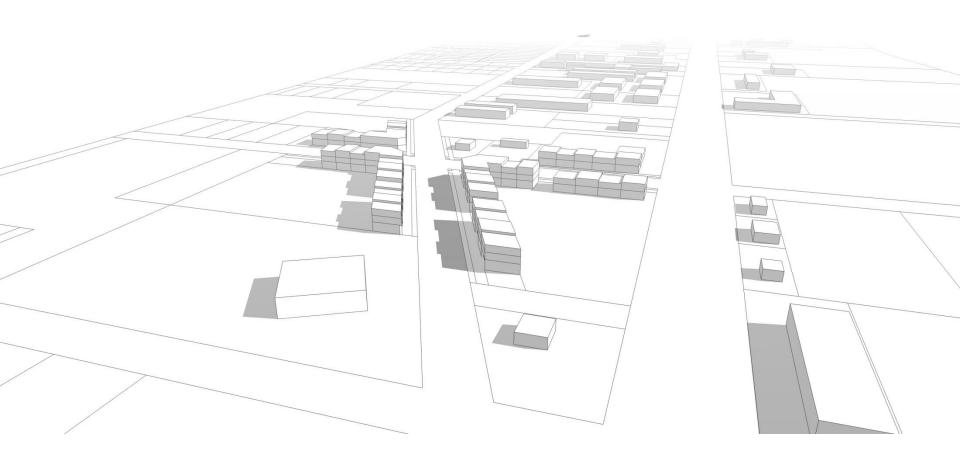
2nd Ave and Davis – Potential Node (main street mixed-use)



2nd Ave and Davis – Potential Node



2nd Ave – Potential



2nd Ave Triangle Area – Destination Vision ExampleCapital Improvements

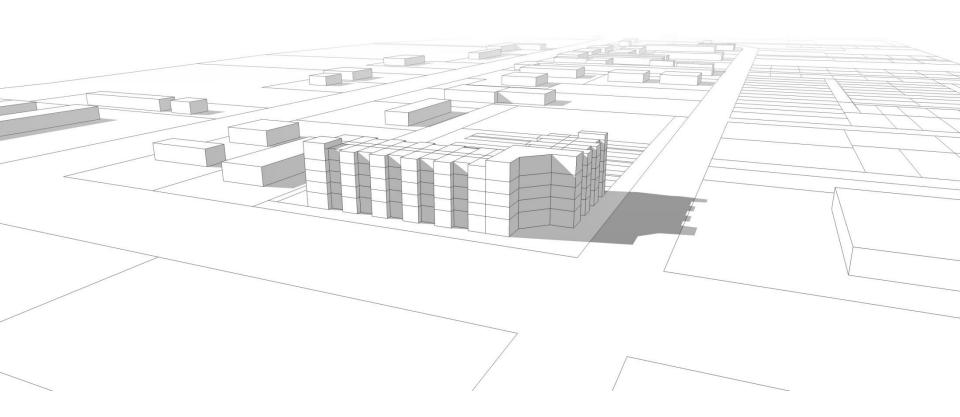


2nd Ave Existing

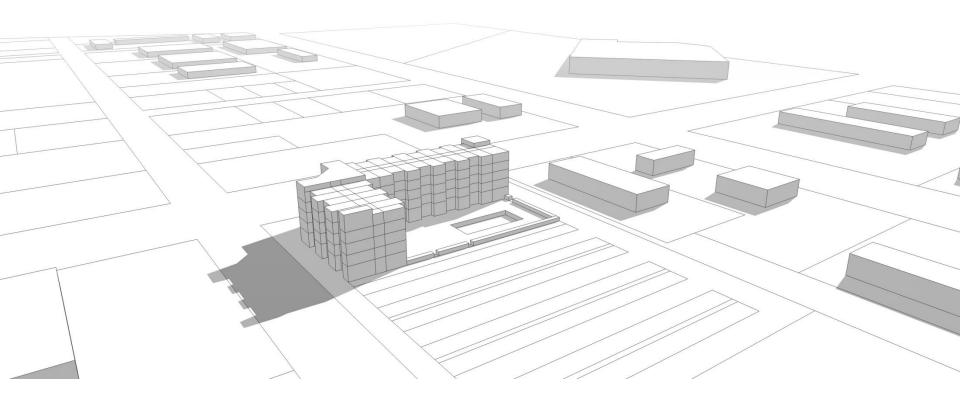


Example of Streetscape Improvements and Business Attraction – Photo of Dorn Avenue – Design work by Dover Kohl

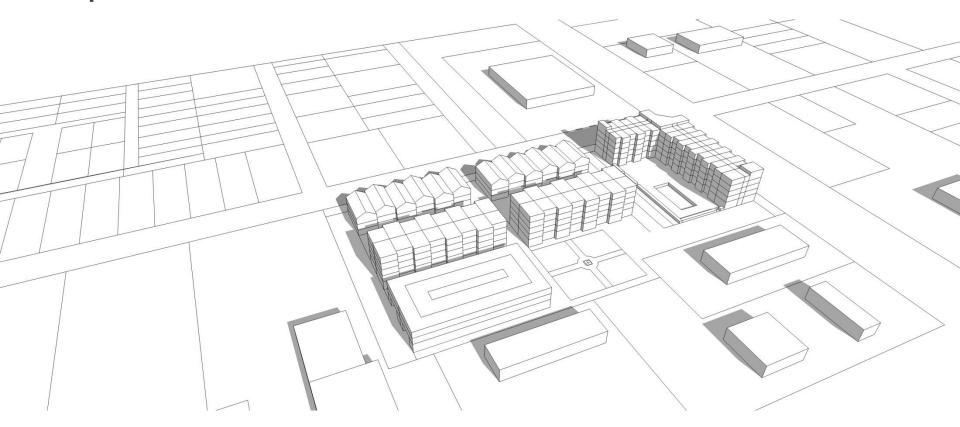
2nd Ave and Congress – Potential (current vacant land)



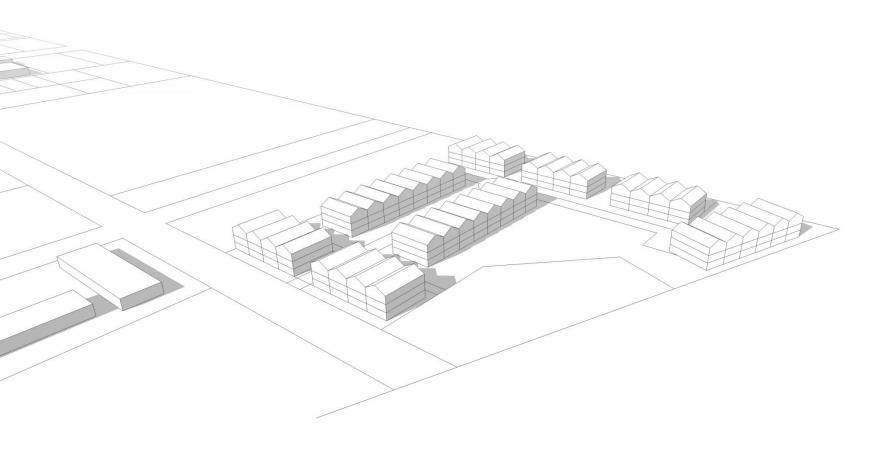
2nd Ave and Congress – Potential (current vacant land)

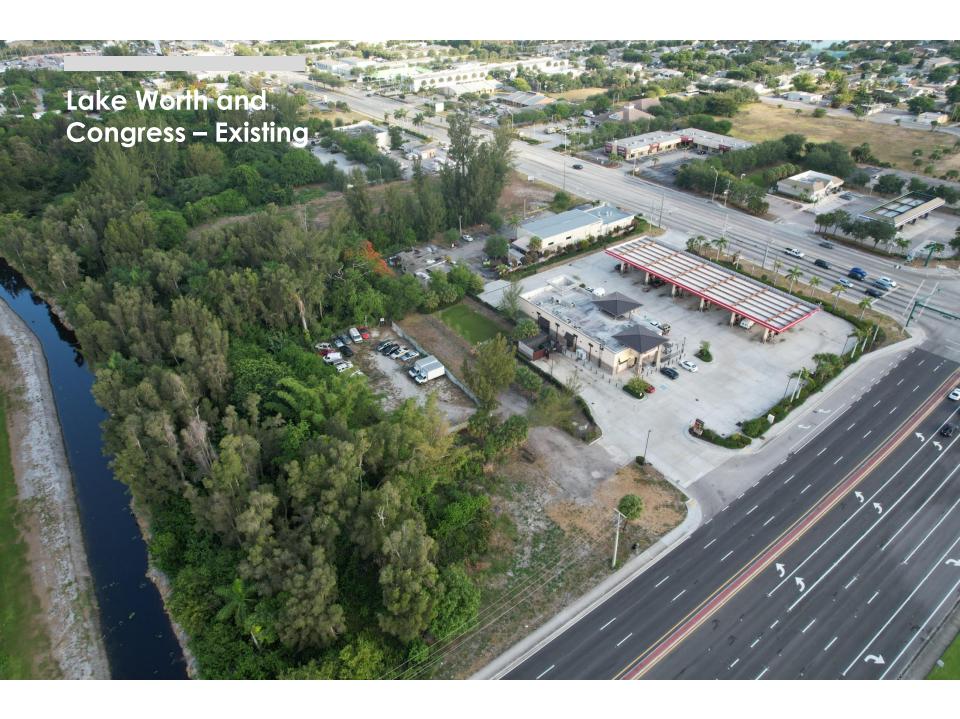


2nd Ave and Congress – Potential (current vacant land) – Opt. 2

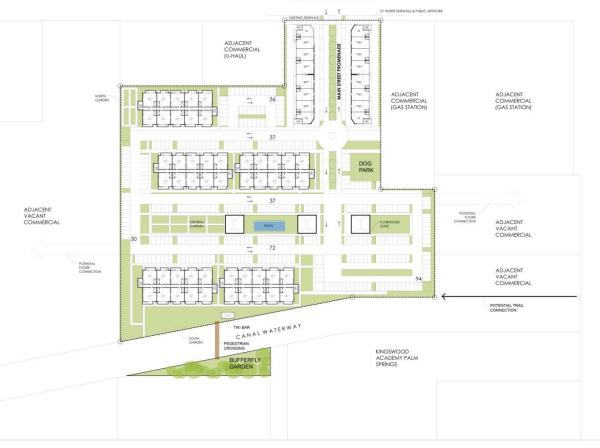


2nd Ave and Canal – Potential (live/work)

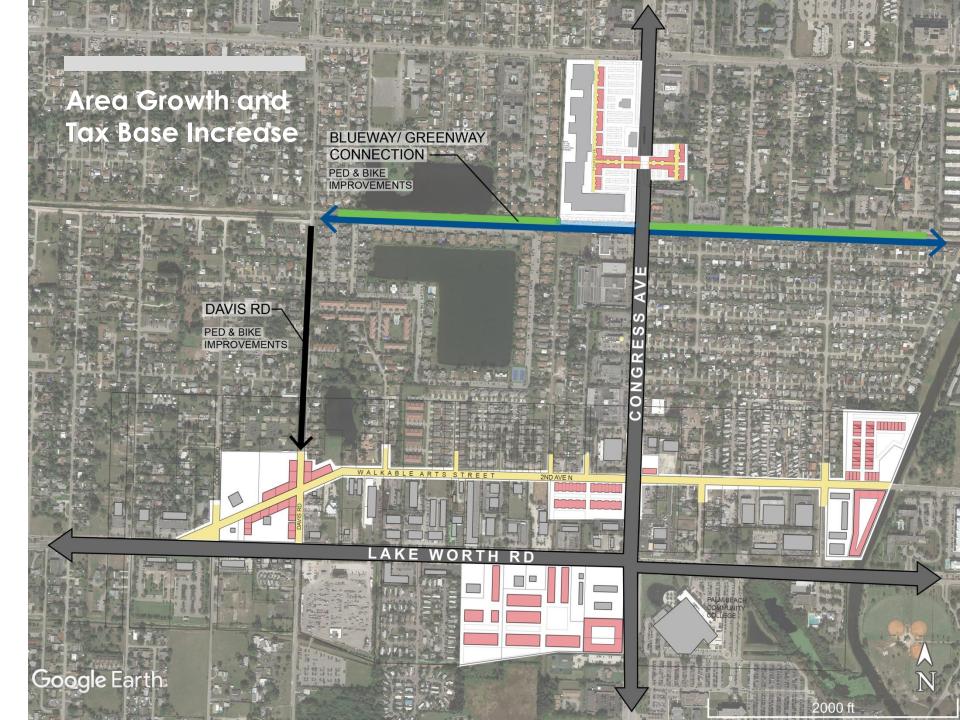




Lake Worth and Congress – Potential







Lake Worth Rd and Congress Ave – Complete Streets Vision Example Coordinate with Agencies



Lake Worth Rd Existing



Example of Complete Streets Retrofit - Renderings via the Woodward Avenue Action Association

Congress Ave Sewage System Improvements Invest In



Example Image

Congress Ave - Mixed Use Vacant Land

Attract Investment

Congress Ave (Mixed Use Vacant Land)

Ownership:

Private (multiple owner)
CONGRESS REATLY
DEVELOPMENTS LLC
ACA PALM BEACH
INVESTMENTS LLC

Size:

3.0 acres +/-

Zoning/Land Use:

MU - Mixed Use



Congress Ave - Mixed Use Vacant Land

Congress Ave - Large Land Owner

Attract Investment & Redevelopment

Congress Ave (Oxygen Site)

Ownership:
Private (single owner)
OXYGEN HOLDINGS LLC

Size:

21.2 acres +/-

Zoning/Land Use:

CG – Commercial General



Congress Ave - Oxygen Site Underutilized Land

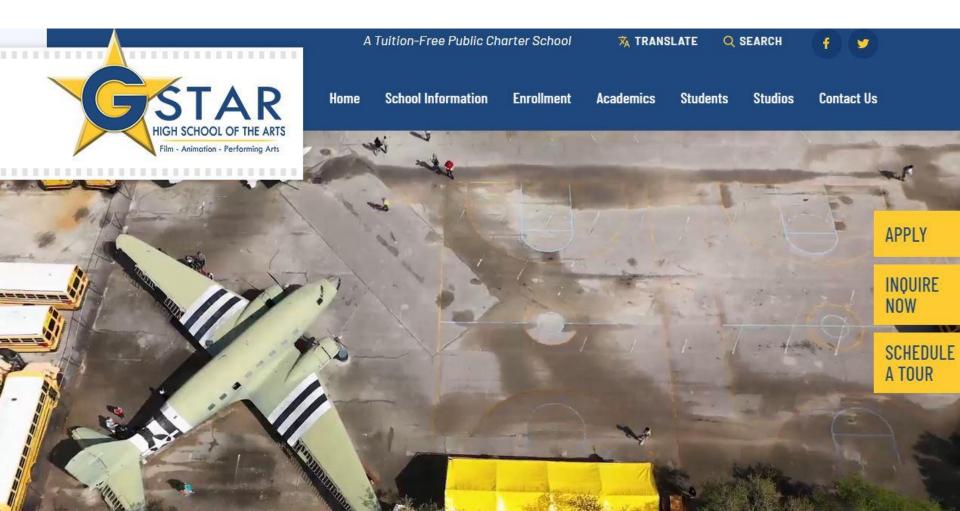
Palm Beach International Airport

Capitalize on Proximity



G-Star School of the Arts

Expose Unique Asset



Village of Palm Springs

Community Redevelopment Agency

Plan Update 2021 – Sept. 8, 2021 Presentation



