

Village of Palm Springs

Community Redevelopment Agency

Plan Update 2021



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Economic Development Solutions
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“Leadership is the capacity to translate vision into reality.”
Author unknown,
FRA

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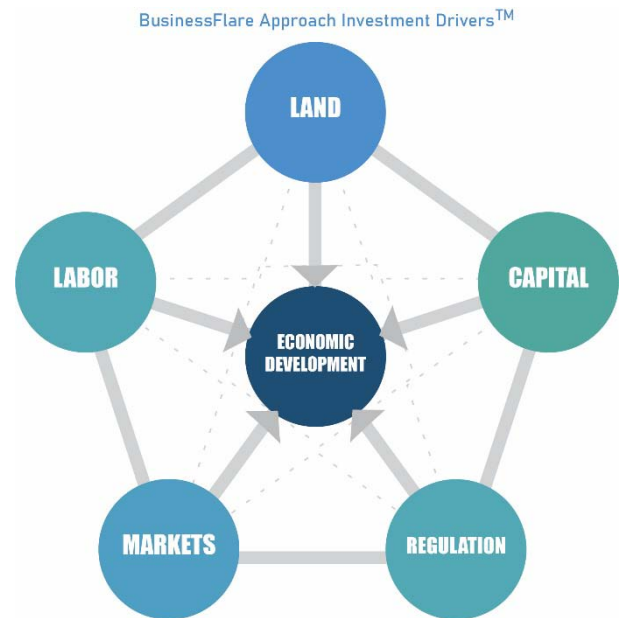
Appendix 5

Florida Statutes Title XI Chapter 163 Requirements

The Palm Springs CRA Community Redevelopment Plan Update (2021) and Economic Development Strategic Plan are structured around the five (5) key investment drivers:

1. Land
2. Labor
3. Markets
4. Capital
5. Regulations

Based on current market data, community input, and the existing adopted Community Redevelopment Plan, the Plan provides analysis and recommendations for the continued redevelopment and removal of blighted conditions within the Village of Palm Springs Community Redevelopment Agency (CRA) Districts.



While the 2019 Community Redevelopment Plan established the CRA and focused on intergovernmental coordination due to identified planned capital projects by external agencies, the 2021 Community Redevelopment Plan seeks to leverage these projects to create unique spaces, targeted economic development sites, and establish stand-alone CRA programs. Through policies, programs, and initiatives, the CRA has the ability to positively impact future development.

The five (5) key goals established in the 2019 CRA Plan serve as the backbone of the 2021 update and are expanded upon throughout this document.

- I. Improving Utilities and Infrastructure
- II. Expanding Job Development and Economic Growth
- III. Enhancing Public Safety
- IV. Increasing and Maintaining Workforce Housing
- V. Advancing the Partnership with Palm Beach County

The Economic Development Strategic Plan for the Palm Springs Community Redevelopment Agency is built upon key economic development drivers which contribute to encouraging economic growth, improving quality of life, and building wealth.

The Palm Springs Community Redevelopment Agency is comprised of two sub-districts: Lake Worth Road and Congress Avenue. These corridors serve as commercial spines of the Village. Centrally located in Palm Beach County, the corridors accommodate a large amount of commuter traffic. The functionality of the corridors does not align with the Village's identification as "A Great Place to Call Home". The corridors lack an identity and additional non-gentrifying residential uses that will create a customer base.

Executive Summary (2)

The final work plan includes many programming recommendations, ranging from short-term to long-term and low-cost to high-cost. Immediate and near-term strategies include the CRA focusing on establishing a brand and corresponding Placemaking strategies. Much of this work will require internal coordination between the Finance, Engineering, and Legal departments.

The Village staff will utilize the plan to direct the use of TIF funds for capital projects which should focus on unique experiences that are not potentially funded through external agencies. Existing and proposed Capital projects include the extension on the Congress Avenue force main, the exploration of the creation of a canal pedestrian network, installation of street trees and street furniture, and the purchase of key redevelopment sites for public/private partnerships.

Opportunities along the corridors have been identified along with constraints. This plan builds on the strengths while seeking to correct the constraints. Additional SWOT analysis is provided in the companion Economic Development Strategic Plan.

Opportunities:

Location

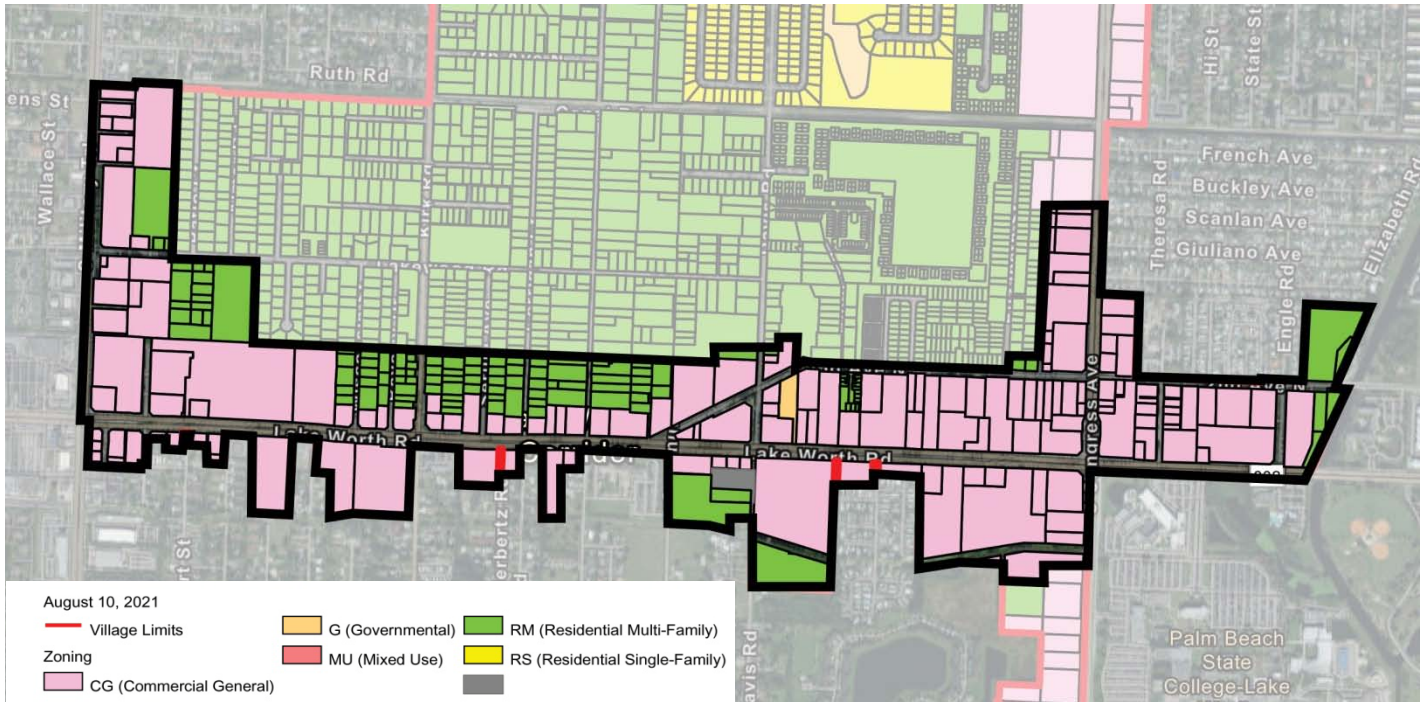
- Proximity to PBI
- Proximity to 1-95
- CSX
- Congress Avenue 6 plus 2 lanes of travel
- Lake Worth Road 6 plus 2 lanes of travel
- Proximity to Boca Raton, West Palm Beach, Palm Beach Gardens
- Depth of Lots/ availability for lot assemblage
- Existing commercial corridors surrounded by stable residential areas
- Well established medical, research, and educational uses within CRA and immediately adjacent
- Existing Transit Routes
- Palm Beach State College

Constraints:

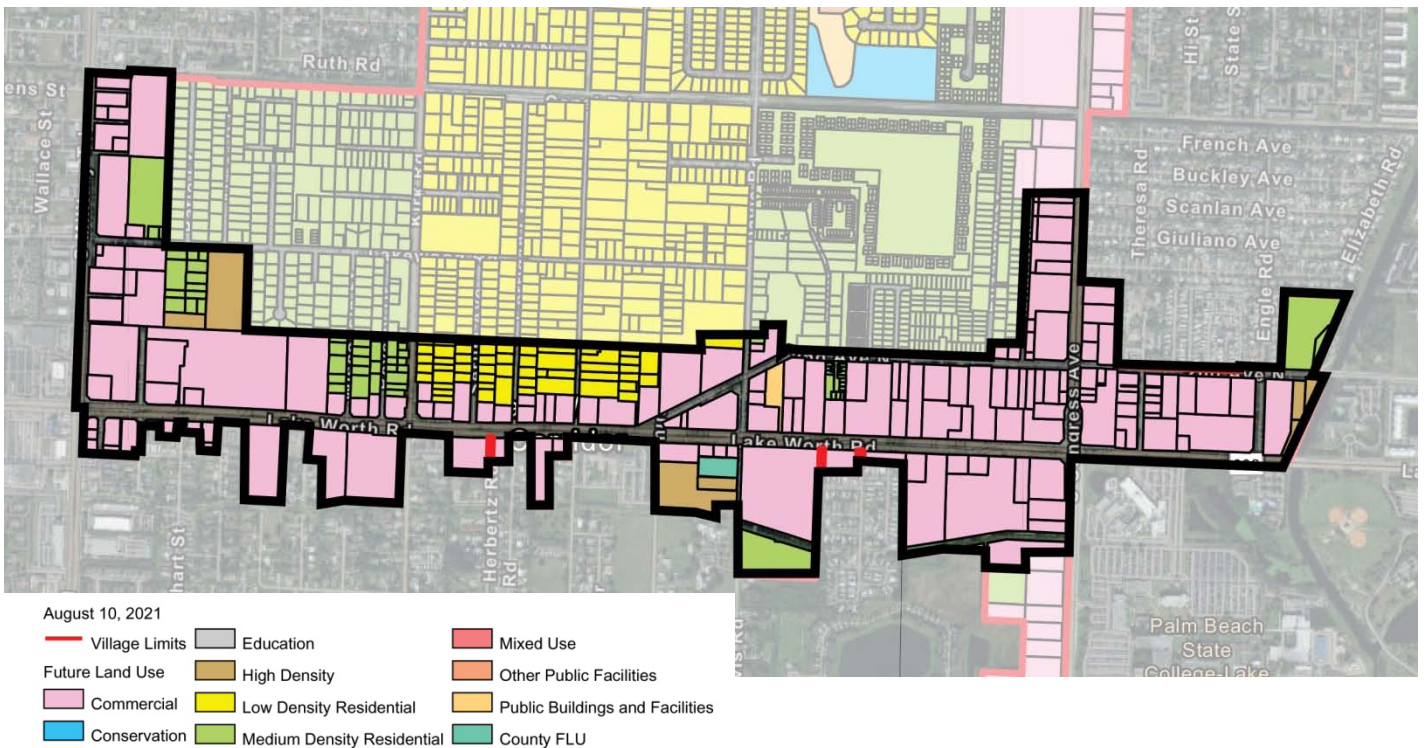
- Walkable but nowhere to walk to
- Lack of jobs
- Land Development Regulations (LDR) includes an extensive list of Special Exceptions.
- Previous Palm Springs CRA Plan focused on business / neighborhood uses whereas data indicates additional persons through housing is needed to support those uses.

Zoning and Land Use Maps Lake Worth Road District

Zoning Map



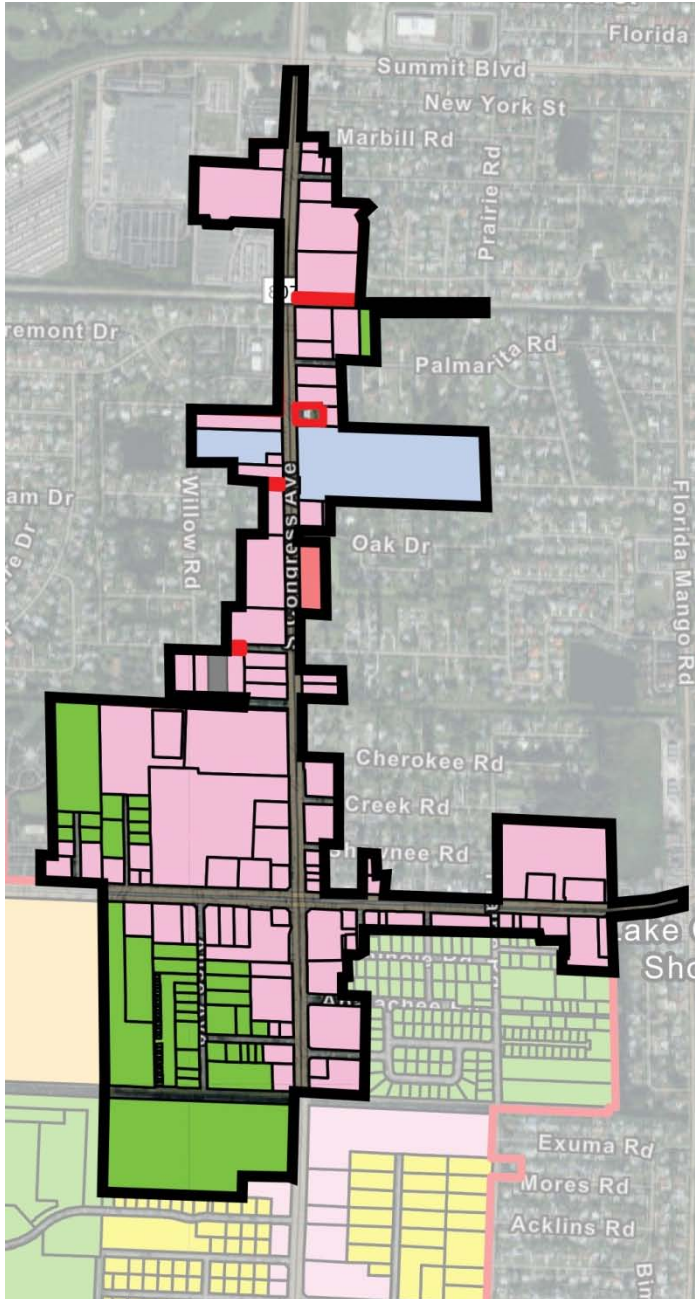
Future Land Use Map



Zoning and Land Use Maps

Congress Avenue District

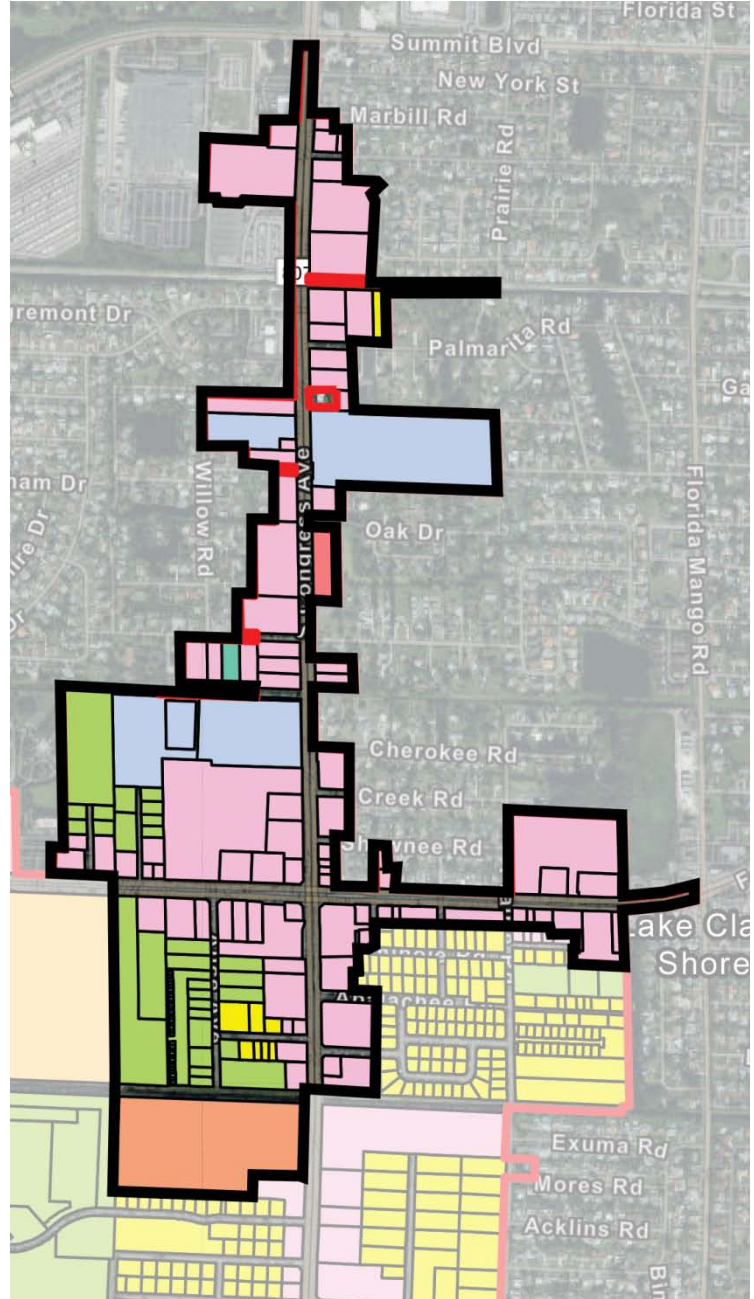
Zoning Map



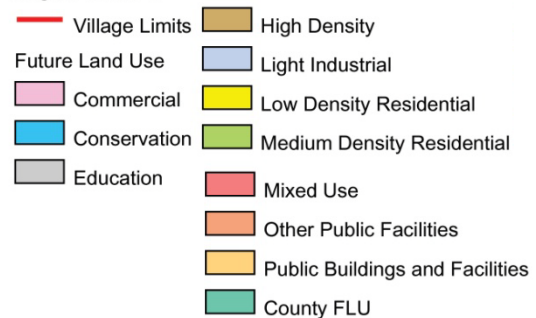
August 10, 2021



Future Land Use Map



August 10, 2021



Palm Springs CRA Goals, Mission, and Goals

Vision

Vibrant and safe corridors that meet the needs of residents and visitors while maintaining the unique small-town atmosphere of the Village of Palm Springs.

Mission

The Palm Springs CRA endeavors to create economically stable business corridors that support redevelopment opportunities through the creation of jobs, incentive programs, the development of sustainable infrastructure, and the coordination of a safe transportation network and bicycle/pedestrian connections while protecting and enhancing the surrounding residential neighborhoods.

Goals

- Retain and promote the CRA and Village's "small town" feel.
 - Creation of jobs.
- Identify key parcels for community-serving businesses.
- Protect the residential uses adjacent to Lake Worth Road and Congress Avenue corridors.
- Increase traffic safety on Lake Worth Road and Congress Avenue.
- Increase redevelopment activity on Lake Worth Road and Congress Avenue through incentives and the encouragement of parcel assemblage for quality redevelopment.
- Leverage proposed transportation projects.
 - Provide infrastructure to allow for sustainable business growth.

Stakeholder Feedback

The Palm Springs CRA Community Redevelopment Plan Update reflects feedback from community members. Efforts included an online survey, engagements at a Village event and local commercial center, a stakeholder meeting, and direct contact to key stakeholders. Due to on-going COVID-19 concerns and limitations, responses were minimal.

The March 18, 2021, Stakeholder Meeting was offered simultaneously as an in-person and virtual format. In addition, Community Feedback Surveys were distributed in-person and broadcast via email during a three-week period with 136 responses received. Through this direct engagement, very valuable information was garnered as summarized below.

OPPORTUNITIES:

Overall

- Talent attraction
- Central Palm Beach Chamber of Commerce
- Palm Beach Hispanic Chamber
- Gateway features & signage to stimulate a “sense of place” (brand identity)
- Connect parks and outdoor activities

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Lake Worth District

- Vacant land redevelopment
- Infill mixed-use development along 2nd Ave
- Connect 2nd Ave (walk and bicycle friendly street)
- Create a destination: “Pueblito” street
- Education and health clusters
- Waterfront property (potential Blueway connection)
- Complete streets initiative along Lake Worth Road (coordinate with DOT)

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Congress Avenue District

- Potential for a unique district
- YMCA retrofitting
- Connection to G-Star Academy
- Direct connection to Palm Beach International Airport, Zoo, and Croquet Club
- Complete streets initiative along Congress Avenue (coordinate with DOT)
- Possible hotel development- proximity to PBIA

WEAKNESSES:

Overall

- Lack of “pedestrian-oriented” town center destination
- Wide roadway commercial corridor
- Suburban shopping center typologies (building frontage separated from public-right-of-way by parking lots)

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Lake Worth District

- Lack of consistent character in the built environment
- Underutilized parking lots detrimental to corridor aesthetics

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Congress Avenue District

- Lack of consistent character in the built environment
- Underutilized parking lots detrimental to corridor aesthetics
- Lack of pedestrian-oriented destination
- Lack of residential units that will support workforce and make a unique district
- Septic tank system

STRENGTHS:

Overall

- G-Star Academy (“the only one of its kind in the country” equals TALENT)
- Palm Springs Village operates police department and code enforcement
- Beautiful bedroom community
- Parks and recreation
- Expedited permitting

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Lake Worth District

- High volume commercial corridor
- Proximity to Palm Beach State College (EDUCATION)
- Proximity to JFK Hospital (HEALTH)
- New townhome and multifamily developments (100 units +/-)
- New walking/bike trail will connect 9-10 parks

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Congress Avenue District

- Large employer (cosmetic manufacturing and automobile dealership)
- YMCA redevelopment
- Connection I-95
- Recreation center (Defy)
- Proximity to G-Star Academy

Stakeholder Feedback (2)

Following the meeting, key stakeholders were contacted directly and asked to identify the obstacles that are preventing developing their properties fully. Below are the responses received:

- Finding a tenant
- Cost to run utilities to the site
- Visibility of business along Lake Worth Road due to speed limit
- Sign ordinance restrictions (specifically an electronic sign)
- Need for a clear vision
- Homeless
- Lack of canal bank maintenance

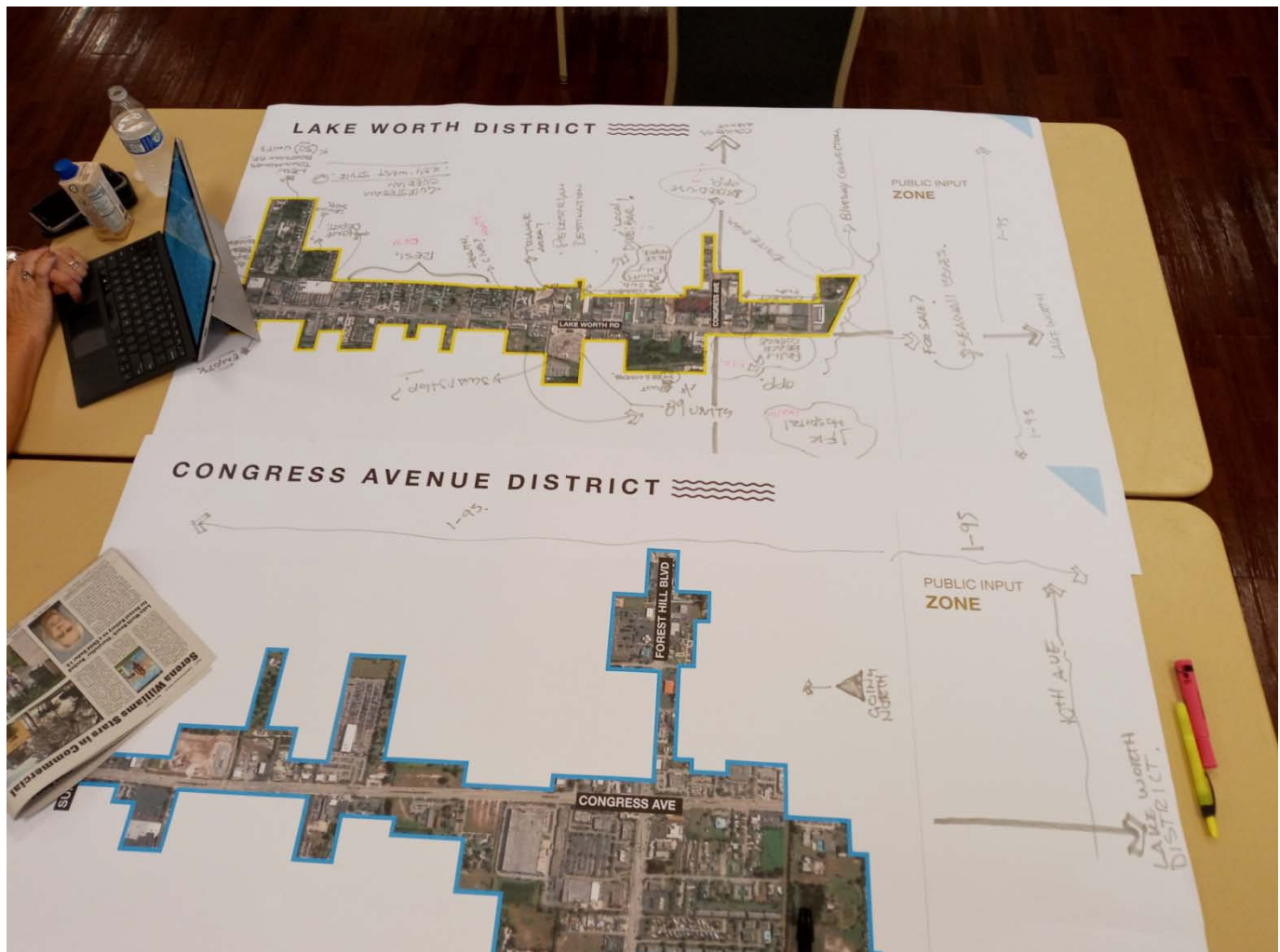


Photo from public workshop on March 18 2021

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Vacant and Underutilized Parcels Lake Worth Road District

Two large areas of vacant land exist towards the eastern area of the subdistrict. These vacant sites are comprised of multiple parcels. These sites should be considered for uses that align with the college and hospital uses just outside the CRA boundaries. The Village's Land Development Regulations allow for site specific mixed-use overlay. The CRA, in conjunction with the Village should consider by-right incentive based mixed-use regulations.

Underutilized parcels and occupied parcels in the vicinity of Lake Worth Road, Davis Road and 2nd Avenue present an opportunity for lot assemblage and a large-scale commercial development. Consideration should also be given for residential uses transitioning to the rear of the site to provide a buffering to the existing residential uses along Davis Road.

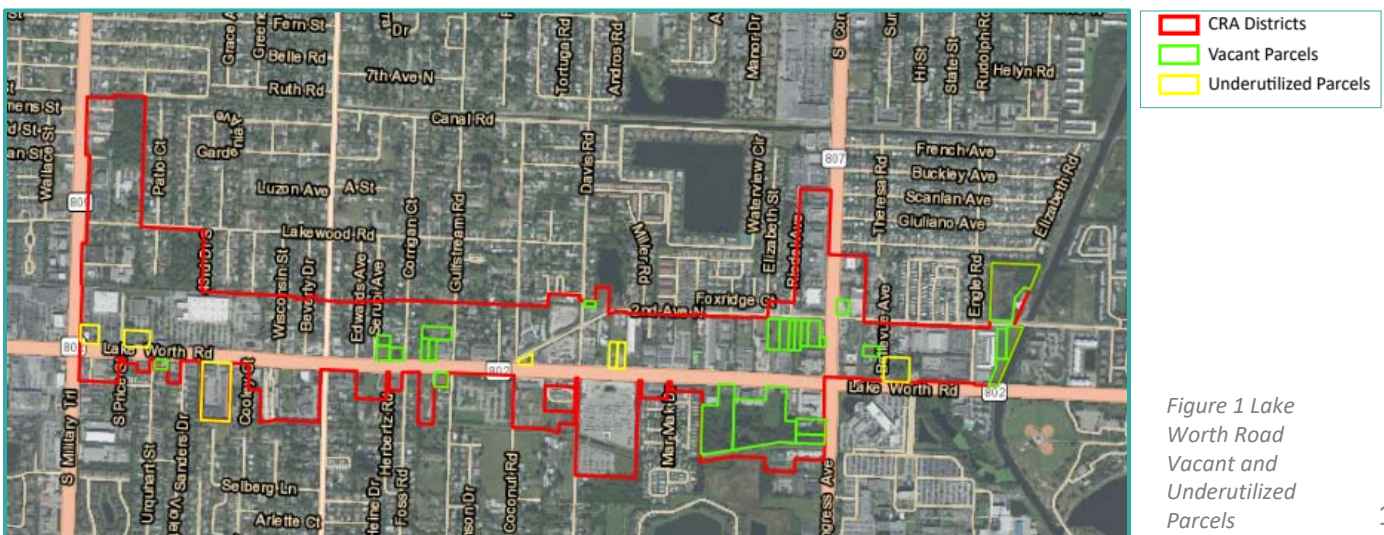


Figure 1 Lake Worth Road Vacant and Underutilized Parcels

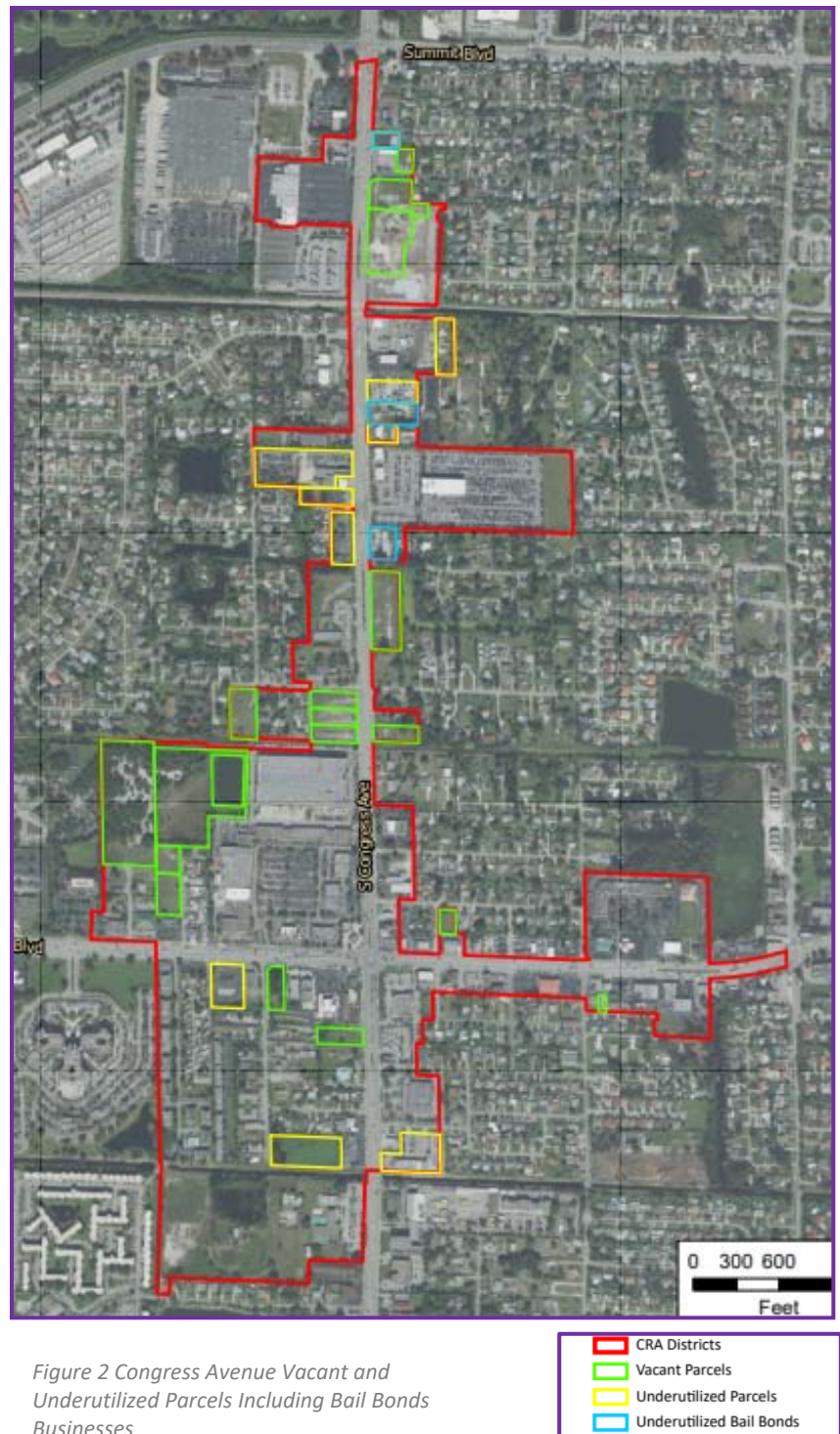
Available Land (2)

Vacant and Underutilized Parcels Congress Avenue

The Congress Avenue Subdistrict is a highly traveled north/south corridor. The corridor includes a small portion of Forest Hill Boulevard which leads to a major I-95 exit. The north end of the corridor leads to Palm Beach International Airport (Southern Boulevard), Trump International Golf Club West Palm Beach, and Palm Beach County Main Detention Center (Gun Club Road). These three major sites are not located in the CRA but have influence on the corridor, including uses such as bail bonds businesses. For purposes of this study, the bail bonds businesses have been identified on the following map.

Prior to the business restrictions of COVID-19 a large indoor recreation use opened at the north end of the corridor. Adjacent to this site are two larger vacant parcels with site plan approval for restaurant and commercial retail buildings. These uses align with the golf course and/or airport which are located within one and three miles respectively of the parcels.

There are 35.0 acres of undeveloped commercial properties, 31.89 acres of vacant residential parcels, and 3.0 acres of vacant mixed-use parcel along Congress Avenue.



Available Land (3)

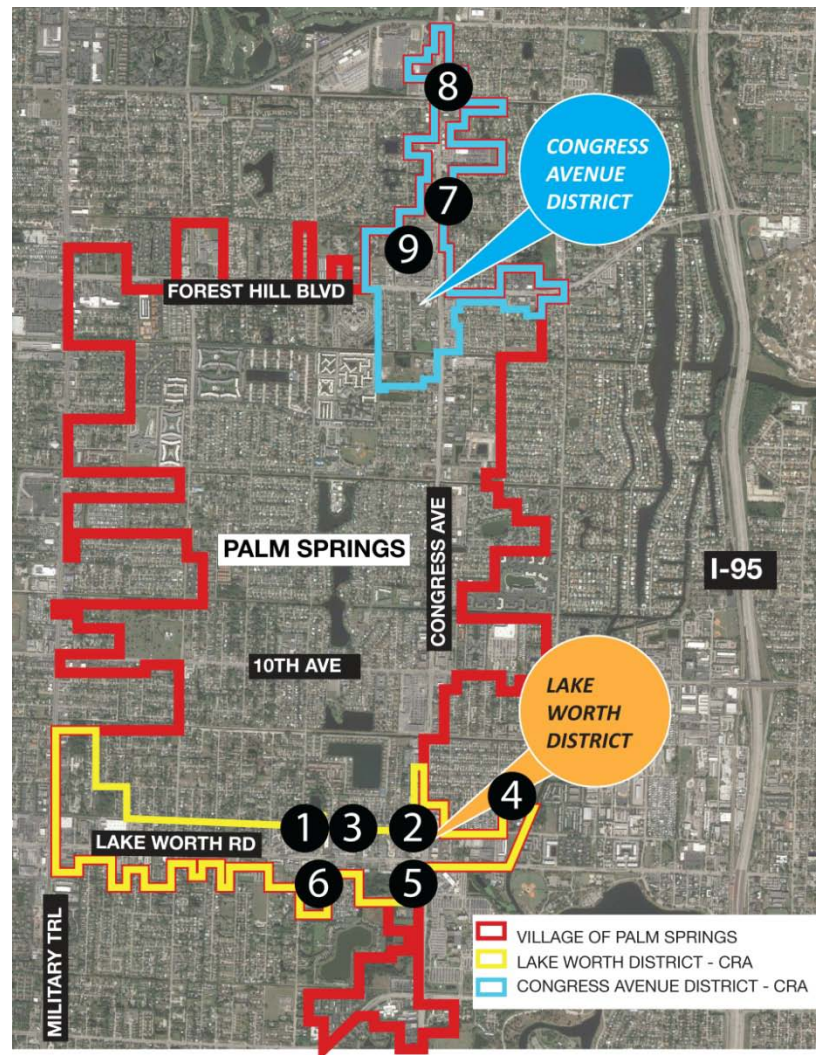
Availability/Listings

There is 53,000 square feet of available commercial spaces for the recruitment or expansion of businesses in the two districts. Additionally, as of April 2021, there are 131 residential properties available for purchase or rent for the recruitment of future residents in the Village of Palm Springs.

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)

As with most undeveloped and under-developed sites, the absence of development feeds into the negative aesthetics and/or perception of blight due to overgrown landscaping, inadequate fencing, broken pavement, litter, boarded up windows, etc. The CRA's authority to collaborate with private developers and landowners to contribute to the look and feel of future development is important in addressing the needs and desires of residents, employers, commuters, and tourists.



External Agency Projects

The previous CRA plan identified several capital improvement projects. Projects included infrastructure, transportation, and transit improvements. These projects remain important to the redevelopment of the corridors but should not be dependent on full CRA funding. The below projects fall under the jurisdiction of external agencies.

The CRA should pivot from this list of capital projects, and instead focus on new projects and programs. The allocation of CRA funds for the sewer force main extension within the Congress Avenue subdistrict and aesthetic improvements to transit stops should remain a funding priority.

Project	Subdistrict	Agency
Sewer Force Main Extension	Congress Avenue	Palm Beach County
Pedestrian Access Improvements	Congress Avenue	Village of Palm Springs/FDOT/TPA
Traffic Improvements	Lake Worth Road	FDOT
Drainage Improvements	Lake Worth Road	Village of Palm Springs
Pedestrian Access Improvements	Lake Worth Road	FDOT
Mid-Block Crosswalks	Lake Worth Road	FDOT
Relocation of Aerial Utility Lines Underground	Congress Avenue and Lake Worth Road	FPL
Transit Improvements (Shelters, Benches)	Congress Avenue and Lake Worth Road	Palm Beach County

Proposed Update to Comprehensive Plan

Goals, Objectives, & Policies

The following Goals, Objectives and Policies should be used as guiding principles for the CRA. The Village's Comprehensive Plan should be updated to further strengthen the relationship between the Village and the CRA. Additionally, the Village's Land Development Regulations should be reviewed to ensure that they support the goals of the CRA.

Goal I: Retain and promote the CRA and Village's "small town" feel.

Objective I.I: Establish criteria that encourages infill development that enhances the Village.

Policy I.I: The Village and the CRA shall encourage development that provides neighborhood uses and appropriate destination businesses.

Goal II: Creation of Jobs.

Objective II.I: The CRA shall require new business that receive financial and in-kind support from the CRA to provide a local-hire goal.

Policy II.I: The CRA shall identify opportunities for increased economic development and employment opportunities within the Lake Worth Road subdistrict and the Congress Avenue subdistrict.

Goal III: Identify key parcels for community-serving businesses.

Objective III.I: The CRA shall identify and promote vacant storefronts and sites that will provide missing neighborhood uses.

Policy III.I: The CRA shall create a list of desired community-serving businesses.

Policy III.II: The CRA shall actively seek out desired community-serving businesses through partner organizations.

Goal IV: Protect the residential uses adjacent to the Lake Worth Road and Congress Avenue corridors.

Objective IV.I: Attract and support neighborhood-oriented businesses that contribute to the adjacent stable residential neighborhoods.

Policy IV.I: Types of uses and their environmental impact, such as noise, traffic, and hours of operation, shall be regulated through the Village's Land Development Regulations.

Objective IV.II: Create design standards for infill development that appropriately buffer the existing residential uses.

Goal V: Increase traffic safety on Lake Worth Road and Congress Avenue.

Objective V.I: Following the 2021 multi-modal study, the CRA should support the installation of bicycle lanes, speed controls and increased pedestrian comfort amenities along the CRA major corridors.

Policy V.I: Based on available funding, the CRA should enhance partner agency multi-modal improvements through the installation of street trees, transit stops, and street furniture.

Objective V.II: The CRA should design and construct an internal walkable street network that incorporates existing canals that connect into the corridors.

Proposed Update to Comprehensive Plan Goals, Objectives, & Policies (2)

Goal VI: Increase redevelopment activity on Lake Worth Road and Congress Avenue through incentives and the encouragement of parcel assemblage for quality redevelopment.

Objective VI.I: The CRA will work with the Village to encourage and incentivize lot assemblage through changes to the Land Development Regulations and streamlining the process.

Objective VI.II: The Village shall conduct a study to determine if impact fee abatement is a viable incentive program.

Policy VI.I: The CRA shall provide financial incentives and programming support for desired redevelopments.

Goal VII: Leverage proposed transportation projects.

Objective VII.I: The CRA shall promote transportation projects to potential developers.

Policy VII.I: The CRA should identify partner agency transportation projects and use them to attract quality redevelopment.

Goal VIII: Provide infrastructure to allow for sustainable business growth.

Objective VIII.I: Design, construction, and maintenance of sanitary sewer on Congress Avenue will allow for a growth and diversification of businesses.

Policy VIII.I: The CRA shall enter into an interlocal agreement with the Village and Palm Beach County to extend the sanitary sewer on the Congress Avenue.

Objective VIII.II: The funding of the design and construction of sanitary sewer on Congress Avenue by the CRA will lead to increased TIF revenues due to private redevelopment and highest and best uses.

Policy VIII.II: The future sanitary sewer shall be designed to support a growth in uses along the corridor.

TIF Projections

The following Tax Increment Financing (TIF) charts show the 30-year projection for each CRA sub-district based on no changes to the Village's millage rate and a 3% TIF growth rate. The final chart is the full CRA and includes the financing capacity for the CRA at each annual interval.

Lake Worth Road District

	Lake Worth Road District	LWR Increment	LWR TIF
2019 PBC Baseline	\$ 161,860,986		
2020 Final Value	\$ 171,184,347	\$ 9,323,361	\$ 62,000
2021 Preliminary Value	\$ 174,245,865	\$ 12,384,879	\$ 86,694
2022	\$ 179,473,241	\$ 17,612,255	\$ 123,286
2023	\$ 184,857,438	\$ 22,996,452	\$ 160,975
2024	\$ 190,403,161	\$ 28,542,175	\$ 199,795
2025	\$ 196,115,256	\$ 34,254,270	\$ 239,780
2026	\$ 201,998,714	\$ 40,137,728	\$ 280,964
2027	\$ 208,058,675	\$ 46,197,689	\$ 323,384
2028	\$ 214,300,435	\$ 52,439,449	\$ 367,076
2029	\$ 220,729,448	\$ 58,868,462	\$ 412,079
2030	\$ 227,351,332	\$ 65,490,346	\$ 458,432
2031	\$ 234,171,872	\$ 72,310,886	\$ 506,176
2032	\$ 241,197,028	\$ 79,336,042	\$ 555,352
2033	\$ 248,432,939	\$ 86,571,953	\$ 606,004
2034	\$ 255,885,927	\$ 94,024,941	\$ 658,175
2035	\$ 263,562,505	\$ 101,701,519	\$ 711,911
2036	\$ 271,469,380	\$ 109,608,394	\$ 767,259
2037	\$ 279,613,461	\$ 117,752,475	\$ 824,267
2038	\$ 288,001,865	\$ 126,140,879	\$ 882,986
2039	\$ 296,641,921	\$ 134,780,935	\$ 943,467
2040	\$ 305,541,179	\$ 143,680,193	\$ 1,005,761
2041	\$ 314,707,414	\$ 152,846,428	\$ 1,069,925
2042	\$ 324,148,637	\$ 162,287,651	\$ 1,136,014
2043	\$ 333,873,096	\$ 172,012,110	\$ 1,204,085
2044	\$ 343,889,289	\$ 182,028,303	\$ 1,274,198
2045	\$ 354,205,967	\$ 192,344,981	\$ 1,346,415
2046	\$ 364,832,146	\$ 202,971,160	\$ 1,420,798
2047	\$ 375,777,111	\$ 213,916,125	\$ 1,497,413
2048	\$ 387,050,424	\$ 225,189,438	\$ 1,576,326

TIF Projections (2)

Congress Avenue District

	Congress Avenue District	CA Increment	CA TIF
2019 PBC Baseline	\$ 127,292,669		
2020 Final Value	\$ 135,595,242	\$ 8,302,573	\$ 55,212
2021 Preliminary Value	\$ 141,134,893	\$ 13,842,224	\$ 96,896
2022	\$ 145,368,940	\$ 18,076,271	\$ 126,534
2023	\$ 149,730,008	\$ 22,437,339	\$ 157,061
2024	\$ 154,221,908	\$ 59,929,239	\$ 419,505
2025	\$ 191,848,566	\$ 64,555,897	\$ 451,891
2026	\$ 197,604,023	\$ 70,311,354	\$ 492,179
2027	\$ 203,532,143	\$ 76,239,474	\$ 533,676
2028	\$ 209,638,108	\$ 82,345,439	\$ 576,418
2029	\$ 215,927,251	\$ 88,634,582	\$ 620,442
2030	\$ 222,405,068	\$ 95,112,399	\$ 665,787
2031	\$ 229,077,220	\$ 101,784,551	\$ 712,492
2032	\$ 235,949,537	\$ 108,656,868	\$ 760,598
2033	\$ 243,028,023	\$ 115,735,354	\$ 810,147
2034	\$ 250,318,864	\$ 123,026,195	\$ 861,183
2035	\$ 257,828,430	\$ 130,535,761	\$ 913,750
2036	\$ 265,563,283	\$ 138,270,614	\$ 967,894
2037	\$ 273,530,181	\$ 146,237,512	\$ 1,023,663
2038	\$ 281,736,086	\$ 154,443,417	\$ 1,081,104
2039	\$ 290,188,169	\$ 162,895,500	\$ 1,140,269
2040	\$ 298,893,814	\$ 171,601,145	\$ 1,201,208
2041	\$ 307,860,629	\$ 180,567,960	\$ 1,263,976
2042	\$ 317,096,447	\$ 189,803,778	\$ 1,328,626
2043	\$ 326,609,341	\$ 199,316,672	\$ 1,395,217
2044	\$ 336,407,621	\$ 209,114,952	\$ 1,463,805
2045	\$ 346,499,850	\$ 219,207,181	\$ 1,534,450
2046	\$ 356,894,845	\$ 229,602,176	\$ 1,607,215
2047	\$ 367,601,691	\$ 240,309,022	\$ 1,682,163
2048	\$ 378,629,741	\$ 251,337,072	\$ 1,759,360

TIF Projections (3)

For the CRA to accomplish its capital improvement projects, it must consider two courses of action. The first option includes using TIF funds early on smaller, but impactful projects that support creating a destination and placemaking. The second option is to seek financing through municipal bonds or even traditional banking.

	CRA Total Value	CRA Increment	CRA TIR	New Construction	Debt Service Capacity	Debt Capacity*
2019 PBC Baseline	\$ 289,153,655					
2020 Final Value	\$ 306,779,589	\$ 17,625,934	\$ 117,212			\$ -
2021 Preliminary Value	\$ 315,380,758	\$ 26,227,103	\$ 174,410			\$ -
2022	\$ 324,842,181	\$ 35,688,526	\$ 237,329		\$ 158,219	\$ 2,353,901
2023	\$ 334,587,446	\$ 45,433,791	\$ 302,135		\$ 201,423	\$ 2,996,668
2024	\$ 344,625,070	\$ 55,471,415	\$ 368,885	\$ 33,000,000	\$ 245,923	\$ 3,658,717
2025	\$ 387,963,822	\$ 98,810,167	\$ 657,088		\$ 438,058	\$ 6,517,203
2026	\$ 399,602,736	\$ 110,449,081	\$ 734,486		\$ 489,658	\$ 7,284,869
2027	\$ 411,590,818	\$ 122,437,163	\$ 814,207		\$ 542,805	\$ 8,075,564
2028	\$ 423,938,543	\$ 134,784,888	\$ 896,320		\$ 597,546	\$ 8,889,981
2029	\$ 436,656,699	\$ 147,503,044	\$ 980,895		\$ 653,930	\$ 9,728,830
2030	\$ 449,756,400	\$ 160,602,745	\$ 1,068,008		\$ 712,006	\$ 10,592,844
2031	\$ 463,249,092	\$ 174,095,437	\$ 1,157,735		\$ 771,823	\$ 11,482,779
2032	\$ 477,146,565	\$ 187,992,910	\$ 1,250,153		\$ 833,435	\$ 12,399,412
2033	\$ 491,460,962	\$ 202,307,307	\$ 1,345,344		\$ 896,896	\$ 13,343,544
2034	\$ 506,204,791	\$ 217,051,136	\$ 1,443,390			
2035	\$ 521,390,934	\$ 232,237,279	\$ 1,544,378			
2036	\$ 537,032,663	\$ 247,879,008	\$ 1,648,395			
2037	\$ 553,143,642	\$ 263,989,987	\$ 1,755,533			
2038	\$ 569,737,952	\$ 280,584,297	\$ 1,865,886			
2039	\$ 586,830,090	\$ 297,676,435	\$ 1,979,548			
2040	\$ 604,434,993	\$ 315,281,338	\$ 2,096,621			
2041	\$ 622,568,043	\$ 333,414,388	\$ 2,217,206			
2042	\$ 641,245,084	\$ 352,091,429	\$ 2,341,408			
2043	\$ 660,482,437	\$ 371,328,782	\$ 2,469,336			
2044	\$ 680,296,910	\$ 391,143,255	\$ 2,601,103			
2045	\$ 700,705,817	\$ 411,552,162	\$ 2,736,822			
2046	\$ 721,726,991	\$ 432,573,336	\$ 2,876,613			
2047	\$ 743,378,801	\$ 454,225,146	\$ 3,020,597			
2048	\$ 765,680,165	\$ 476,526,510	\$ 3,168,901			

Economic Development Strategic Plan: Key Strategies and Work Plan

These strategies are based on the companion Market Analysis to promote investment and revitalization. The following strategies create the framework for the Work Plan.

Check the box as items are implemented.

CRA Governance

- Based on CRA goals and strategies, design and create an operational structure within the Village of Palm Springs for existing staff to undertake and implement programs and initiatives. These individuals will have specific skill sets that will carry out the mission, vision, and role of the CRA in compliance with state statutes. ☐
- Invest in professional CRA Board development including training, certifications, and conferences. ☐
- Negotiate the role of the CRA in an interlocal Agreement for the Congress Avenue force main extension project. ☐

Business Attraction and Recruitment

- Local Investment ☐
 - Partner with existing property owners to remove blight through facade improvements, uniform signage, landscaping, etc.
 - Partner with property owners to recruit complementary businesses and uses.
- Incentives and Grants ☐
 - Create guidelines and incentives to recruit and retain desired authentic retail and restaurant uses for vacant storefront spaces.
 - Create incentives to encourage desired authentic uses for vacant parking lots.

Safety, Code Enforcement, and Policy Guidelines

- Implement concentrated community policing efforts and enhanced code enforcement to address disproportionate number of police calls for service within the CRA. ☐
- Examine code violations as a basis for initial steps to blight removal and prevention of future blight. ☐
- Create design guidelines for each respective district to include facade and fencing preferences. ☐

Governmental Advocacy and Lobbying

- Collaborate with County staff and elected officials on the allocation and implementation of American Rescue Plan Act funding for eligible projects such as Lake Worth Road infrastructure for stormwater improvements. ☐
- Identify and advocate for grants to leverage tax increment revenue. ☐

Create an Identity

- Capitalize on the opportunity to create an identity authentic to the Lake Worth Road District. ☐
- Capitalize on existing employers to create an identity authentic to the Congress Avenue District. ☐
- While investing in sewer infrastructure on Congress Avenue, also incorporate and upgrade streetscaping by partnering with Complete Streets and the Department of Transportation. ☐
 - Improve resident, tourist, and employee pedestrian safety.
 - Improve corridor aesthetics.
 - Incorporate wayfinding signage to create a sense of place.
 - Incorporate sidewalk seating and trash receptacles.

CRA Work Plan

The CRA Work Plan is an action-based program, supported by a 2021 Market Analysis, that will lead the CRA towards programmatic growth and success. Based on the five economic drivers of Land, Labor, Markets, Regulation, and Capital the Work Plan provides an opportunity for the CRA to shift from just a capital improvement-based program to a holistic approach to redevelopment.



LAND

Aesthetics and Beautification

Aesthetics are one of the most important elements of attracting investment and this plan identifies aesthetic and safety improvements which must be implemented to maximize the potential to attract new commercial and residential investment. The strategies range from short-term to long-term, keeping in mind some are low-cost and others high-cost items. The following strategies are recommended to impact the aesthetics and beautification of the CRAs.

- Review code violation hot spots and/or areas for initial steps to blight removal and prevention of future blight.
- Create and implement “Community Clean-Up Program” or “Decode Day” campaigns to provide a system for community participation and business partnerships in neighborhood cleanup and maintenance.
- Increase funding for existing housing rehabilitation programs to address aging housing stock.
- Create design guidelines for each respective district to include facade and fencing preferences.
- Partner with public and private property owners for public art installations to include murals, utility boxes, bus shelters, and outdoor sculptures.
- Follow-through on the Lake Worth Road and Congress Avenue streetscaping projects by partnering with relevant external agencies.

CRA Work Plan (2)

Branding, Marketing, and Promotion Identity

Creating a brand sets the foundation for how residents, commuters, and visitors feel and think about a place. By utilizing and capitalizing on community input and recent asset mapping, the CRA will be in a position to implement branding and placemaking for the distinct Congress Avenue and Lake Worth Road subdistricts, which stretch roughly 1.85 miles and 1.47 miles respectively.

- Create an identity for each district to cover design guidelines, desired commercial and residential uses, signature community events, and logos.
- Incorporate wayfinding signage to create a sense of place.
- Create an online map with list of authentic local businesses.
- Highlight the area's healthcare, medical, and cosmetic assets, including nearby assets that positively impact the area's economic development but which may not be in the CRA boundaries (i.e. Palm Beach State College).
- Install proper shelter bus stations with wayfinding maps.
- Develop a multi-lingual communication program for CRA initiatives, destinations, and events with a focus on Creole and Spanish languages.
- Capitalize on existing employers in the Congress Avenue District by building meaningful relationships with the goal of improving quality of life for employers, employees, and existing residents.
- Capitalize on G-Star High School of the Arts for Film, Animation and Performing Arts by building a collaborative relationship with this key destination partner that has international and domestic name recognition.

Placemaking

Utilizing strategic locations and properties to increase connections between people and places fosters new development, while also supporting previous development.

- Create an authentic downtown-type destination events for residents and visitors.
- Incorporate and enhance thriving multicultural businesses.
- Identify strategic visible locations for pop-up events to include street closures, food trucks, string lights, mobile vendors, artists, etc.
- Connect with and engage residents on social media.
- Identify key commercial property owners to partner with to improve aesthetics, sense of place, and to create community gathering spots.
- Partner with existing Drive-In theatre to diversify events for the community and attract new visitors to the CRA.
- Capitalize on the consistent local and regional foot traffic of Saturday visitors to create new gathering places.

CRA Work Plan (3)

Transportation, Traffic and Parking

Both CRA districts have the potential for increased multi-modal transportation initiatives given the Lake Worth District spans 1.85 miles and the Congress Avenue District 1.47 miles.

- Pursue partnerships for Canal-Oriented Development including destination Blueway and Tri-Rail Connections.
- Improve canal paths to Congress Avenue and canal path to shopping center.
- Improve resident, tourist, and employee pedestrian safety with the implementation of a Lake Worth Road Complete Streets project in collaboration with FDOT and Palm Beach County.
- Improve corridor aesthetics.
- Provide shade trees along promenade and/or other shading devices.
- Incorporate sidewalk seating, benches, and trash receptacles.
- Increase east-west sidewalks for neighborhood connections.
- Restrict vehicular access and convert select roadways to pedestrian promenade or multi-use path.
- Create an internal walkable street network starting with gateway intersections.
- Consider 2nd Avenue North from Lake Worth Road to the canal with improvements at 2nd Avenue and Congress Avenue, along with improvements at Lake Worth Road and 2nd Avenue North.
- Consider future signalized intersection at Davis Road and Lake Worth Road to enhance north-south connectivity, address safety issues at the unprotected intersection, and create better gateway into the heart of Village.
- Incorporate and upgrade streetscaping by partnering with Complete Streets and the Department of Transportation as part of the Congress Avenue sewer project.
- Provide site-specific “festival street” modifications to include removal of select curbs to encourage pedestrian-friendly outdoor dining and destination events.

Business Attraction and Recruitment

Given the amount of vacant and underutilized land, significant opportunities exist for the recruitment of commercial retail and job creating businesses. Because much of the land is privately held, the CRA will need to partner with developers or acquire land for public-private partnerships. The following attraction-related strategies are recommended to impact desired development.

- Partner with existing property owners to remove blight through facade improvements, uniform signage, landscaping, fence replacements, etc.
- Partner with property owners and economic development partners to recruit complementary businesses and uses for visitors and inbound employees.
- Acquire land for RFP strategic partnerships.
- Identify partners for the creation of a business incubator or shared workspace for entrepreneurs and creatives.

CRA Work Plan (4)

- Conduct a broker/banker/developer event to introduce the private sector to city decision makers and present the opportunities and plans to them.
- Develop relationship with commercial real estate brokers, including brokers that do not currently work in Palm Springs but who can be recruited to bring a fresh, honest, updated understanding of the market.
- Reach out to religious institutions to determine future development plans and applicable development programs.
- Create and maintain an inventory of key opportunity sites within the CRA boundaries.
- Reach out to property owners of large vacant parcels or surface lots in the burgeoning cosmetics district.
- Reach out to property owners of the Congress Avenue and Lake Worth Road property, a key site for destination development.
- Partner with developers on housing and hotel projects



LABOR

The Labor and Employment analysis contains current data related to existing residents, area employment centers, commuters, drive-through traffic counts, and tourists visiting the area for destination retail or attractions. The top workforce industries for Palm Springs residents are in Construction, Health Care & Social Assistance, and Retail Trade. The area's largest employer, a cosmetics manufacturer accounts for most of the inbound worker traffic with relatively few of those employees living in Palm Springs. Unemployment in the Village of Palm Springs is slightly higher percentage-wise than nearby Palm Beach County, with roughly 1,188 unemployed residents as of March 2020. Opportunities exist related to workforce training, along with the development of a creative industry cluster utilizing the following strategies.

- Partner with workforce providers and workforce training partners.
- Promote and/or incentivize training programs related to Retail Trade, Educational Services, and Accommodation & Food Services, where there are job surpluses and not enough workers to fill the open positions.
- Partner with educational institutions and partners to assist non-English speaking immigrants access workforce training programs and job opportunities.
- Partner with nearby healthcare institutions to grow health care related industries.
- Participate in workforce housing and housing rehabilitation initiatives to increase housing stock for inbound commuting employees.
- Partner with the County's economic development partnership and the Florida Film Office to create a film and entertainment cluster around G-Star Academy.

CRA Work Plan (5)



MARKETS

A more detailed description of the opportunities for the Markets can be found in Appendix 1 (Palm Springs CRA Opportunities Sites Report) and Appendix 2 (Market Assessment). The CRA contains a fairly stable residential community. Income challenges exist but given the housing density, CRA purchasing power is significant. Median Household income is \$40,630, while the Average Household Income is \$55,392 providing evidence of neighborhood stability without the outside pressures of higher-wage earners moving into the community. Where there has been an increase in new residents, the majority have language barriers impacting access to employment. Included in the Labor strategies are targeted recommendations for newcomers.

Strong consumer spending exists outside of the CRA, within a 15-mile drive-time. The key is partnering with existing retail developers and providers to create products and offerings for destination retail within the CRA. Select Business Attraction and Recruitment and Placemaking strategies are provided to address retail needs, given positive foot traffic and commuters with disposable income frequently coming into and driving-through the CRA boundaries. Much of the traffic counts and foot traffic are driven by the area's key assets.

Key Area 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

CRA Work Plan (6)



CAPITAL

Access to capital strongly influences the type of development and development deadlines. Financial institutions frequently partner with the public sector on projects with community impact and/or a community benefit component including the incorporation of public spaces, recreational amenities, or income-restricted housing. As developers and private property owners design projects and seek financing, the CRA is well-positioned to provide gap financing to influence development for the benefit of residents and visitors. Strategies related to capital and tax increment revenue include the following items.

- Capitalize on current intergovernmental capital projects through private partnerships to encourage redevelopment adjacent to or in close proximity to the Congress Avenue Sanitary Sewer Force Main project; Lake Worth Road Multimodal Corridor Improvements; Lake Worth Road Drainage Improvements; and the proposed Complete Streets and Multi-Modal Improvements.
- Direct and assist project owners to other funding sources to leverage potential CRA investments.
- Partner with the County on the implementation of Department of Transportation grants, recruitment of Opportunity Zone Funds, identification of New Markets Tax Credit allocations, and programming of American Rescue Act dollars.

CRA Work Plan (7)



REGULATIONS

Regulations in the world of economic development are often tied to whether a community is business-friendly. The ease in doing business in a particular area or with a particular government department or entity is critical to the recruitment of private investment to the CRA. A review of land use and zoning designations found regulations compatible with community input on desired development. As a result, strategies and recommendations are primarily tied to intergovernmental collaboration and required CRA staffing.

- The Village's Land Development Regulations have an extensive list of Special Exceptions. These Special Exceptions should be reviewed to determine if they align with the goals of the CRA.
- The Village should consider a CRA zoning overlay that streamlines the process and provides procedural and intensity/density incentives for targeted industries.
 - It is recommended that the Village develops a built-out master plan scenario(s) for the CRA areas in which the community vision is graphically represented. Then attract investment that will develop parts of the master plan in a cohesive manner.
 - Having a predictable notion on what the regulations ask for in specific sites, will give the Village an edge and flexibility to achieve the tangible results desired by the community.
- Based on CRA goals and strategies, long-term the Village should create an operational staffing structure and accompanying operating budget to include a dedicated director and support staff for implementation of programs and initiatives.
- Identify and collaborate with governmental partners involved in the development process, including the Lake Worth Drainage District and the South Florida Water Management District.
- Identify governmental stakeholders and roles for an interlocal Agreement and coordination for the Congress Avenue force main extension project.
- Promote the College-Hospital Overlay (CHO) to encourage retention and recruitment of medical technology uses and higher education research and commercialization grants.
- Promote College-Hospital Overlay (CHO) to encourage retention and recruitment of medical technology uses and higher education research and commercialization grants.

CRA Work Plan (8)

IMPLEMENTATION PLAN

The following implementation plan presents a timeline and sequence by which the projects and programs identified within the Redevelopment Plan may be implemented. Several of the projects are sequential, multi-stage projects and require consecutive year schedules and funding. Other projects may be listed later on the implementation timeline in order to utilize anticipated TIF revenues. All redevelopment financed by TIF revenues will be completed by the end of the 2049-2050 fiscal year.

The implementation plan presents a three-year Action Plan addressing immediate cost-effective actions that may be initiated by the CRA and baseline activities that will enable the implementation of projects and programs identified in the Long-Term Implementation Plan.

Three-Year Action Plan

The three-year Action Plan presents proposed activities and tasks that lay the groundwork for implementation of long-term development programs and encourage long term private investment within the CRA. The first three years' tasks rely heavily on Village staff (assistance with work in-house) as the primary resource to minimize immediate impact upon the TIF revenues. Subsequent years' activities, years 3-10, are preliminary tasks and actions that require refinement of the CRA's redevelopment strategy to prioritize utilization of TIF revenue and alternate funding sources.

Long Term Implementation Plan

The Long-Term Implementation Plan presents activities and tasks that build upon the tasks identified in the Three-Year Action Plan and begins to implement the programs identified during compilation of the Finding of Necessity Reports. The list of proposed activities and projects identified is not complete or exhaustive and should be utilized by the Village as resources and opportunities present themselves.

Palm Springs CRA 10-Year Work Program

The CRA Work Plan is an action-based program that will lead the CRA towards programmatic growth and success. Based on the five economic drivers of Land, Labor, Markets, Regulation, and Capital the Work Plan provides an opportunity for the CRA to shift from just a capital improvement-based program to a holistic approach to redevelopment.

Green: These items generate and/or creates tax increment revenue.

Red: These items spend and/or do not contribute directly to tax increment revenue.

Yellow: These items could either create or spend tax increment.

		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Capital Improvement Projects											
Acquisition of a Redevelopment Site	\$\$\$										
Installation of Street Trees	\$\$										
Transit Stops	\$\$										
Street Furniture	\$										
Canal path/internal walkable street network	\$\$\$										
Congress Avenue Force Main Extension	\$\$\$\$										
Additional Capital, Infrastructure, Placemaking projects	\$\$\$\$										
Programming Projects											
Incentives and waivers to address Code violations	\$										
Create an online map for authentic businesses	\$										
Identify strategic visible locations for pop-up events	\$										
Connect with and engage residents on social media.	\$										
Multi-lingual communications with a focus on Creole and Spanish languages.	\$										
CRA specific zoning overlay and design guidelines	\$\$										
Wayfinding signage	\$\$										
Authentic downtown-type destination events for residents and visitors.	\$										
Broker, Banker and Developer events for investment and business attraction											
Public art installations	\$\$										
Funding for existing housing rehabilitation	\$\$\$\$										
Dedication of staff to CRA priorities	\$										



Neighborhood Impact

NEIGHBORHOOD IMPACT

The implementation of the CRA Plan Update will foster many positive impacts to the quality of life within the CRA in terms of increased amenities, improved community facilities, improved environmental, physical and social quality, and an expanded tax base. While specific impacts cannot be determined without site-specific proposals to evaluate impacts, these activities including the construction of new residential, commercial and mixed-use development cannot be accomplished without affecting transportation, environmental quality, community services, employment and housing. The intent is to ensure that those impacts have an overall beneficial effect to the residents, property owners and business owners within the area as well as the larger unincorporated and incorporated areas of Palm Springs. This section presents the range of impacts that can be expected in each category.

Transportation

The CRA Plan proposes projects and programs to enhance the pedestrian environment and expand bicycling facilities. In addition, the mixed-use Future Land Use Map (FLUM) categories within the CRA are expected to provide some relief to traffic congestion within the community by fostering the development of traditional neighborhood characteristics. Closer proximity of commercial and employment opportunities and civic and institutional uses to residential uses encourages pedestrian, rather than automobile, trips.

Environmental Quality

Specific impacts cannot be determined without site-specific proposals; therefore, this section describes the general nature of impacts that can be expected in each category.

Water Quality

Any repairs, upgrades and replacements to potable water, sanitary sewer and stormwater facilities that may occur throughout the CRA are to be programmed concurrently with other redevelopment efforts. Through replacement of deteriorating sewer and water lines, along with more efficient stormwater management facilities and treatment of runoff prior to discharge into the Village's waterways, the water quality within the CRA is expected to improve incrementally each year. The site plan review process includes analysis of infrastructure and requires each development to address individual site issues.

Neighborhood Impact (2)

Protection of Vegetation

This plan proposes landscaping for public rights-of-way, public parks, and open spaces. The Village's site plan review process emphasizes maximum preservation of trees; however, development and redevelopment activities generally require the removal of some percentage of the existing trees. In these cases, the land development regulations require additional trees to be planted to replace protected trees that are removed and also require parking lot plantings.

Air Quality

The implementation of the CRA Plan does not involve the addition of any anticipated point-sources of air pollution that would require State or Federal permits. Construction activities that occur as a part of project development may be a source of particulates. Dust control measures are required to be employed during these activities.

Noise and Vibration

The land uses permitted within the CRA are not generally the type to consistently cause high noise levels. With the exception of the two North Congress Avenue parcels that are zoned industrial, the majority of the other allowable commercial businesses are required to conduct activities within buildings. This plan recommends analysis of land use changes that may restrict the type of industrial land use that can take place. Construction activities may cause a temporary increase in local noise levels; however, these activities will take place during normal working hours and will be short-lived. The Village has adopted a noise and vibration ordinance that protects its residents from high noise and vibration levels. The CRA should coordinate with the Village and adjacent jurisdictions to ensure that noise does not interfere with the residents and business owners within and surrounding the CRA.

Availability of Community Services

The implementation of the CRA Plan will provide the framework for more attractive and functional neighborhoods, which will lead to a higher residential population and increased business opportunities. It is anticipated that physical and social conditions in the area will improve with the gradual elimination of deteriorated and dilapidated structures, some of which cater to a criminal and transient population.

Effect on School Population

The implementation of the redevelopment plan will establish a revitalized and expanded residential base within the CRA. This plan makes provisions for attainable housing for moderate-income markets and new market-responsive housing that accommodates growing market segments. Many of the existing and some of the new CRA residents will likely be families that include school age children; however, the attainable and workforce housing units will also be likely to attract young professionals and "empty-nesters" looking to down-size. The Village will coordinate with the Palm Beach County School District as provided for in the Coordinated School Planning interlocal Agreement and State law.



Neighborhood Impact (3)

Employment

The implementation of the redevelopment plan will increase employment opportunities for the residents of the CRA through the establishment of new business and new opportunities for community-based entrepreneurship. Small-scale community business development is a key factor to providing a stronger, more diverse employment base that is more resistant to temporary economic cycles and decisions regarding capital mobility.

Relocation

Relocation of residents and businesses displaced as result of property acquisition by the Community Redevelopment Agency will follow procedures that fulfill the intent of Florida Statutes 421.55. At this writing, there are no CRA Projects proposed for implementation that would necessitate the displacement of any households. The Village's Comprehensive Plan promotes the reuse of existing structures, encourages County assistance for neighborhood revitalization, allows current residents to revitalize their neighborhoods, and avoids relocation. Any future CRA projects that do necessitate displacement of residents, will include a relocation plan in accordance with State law.

Proposed 5-Year Capital & Operating Budgets

	2022	2023	2024	2025	2026	2027
CRA Revenue	\$ 87,205	\$ 302,135	\$ 368,885	\$ 657,088	\$ 734,486	\$ 814,207
General Fund Transfer	\$ 87,205	\$ -	\$ -	\$ -	\$ -	\$ -
ARPA	\$ 3,162,730	\$ -	\$ -	\$ -	\$ -	\$ -
Carryover (from projections)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounting and Auditing	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Other Services	\$ 3,112,730	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Travel	\$ 3,592	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Communications	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Postage and Shipping	\$ -	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing	\$ 1,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Promotions	\$ -	\$ 10,000	\$ 15,000	\$ 15,000	\$ 20,000	\$ 20,000
Other Expenses	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
Advertising	\$ -					
Admin Charge to City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Training	\$ 1,980	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Land	\$ -					
Buildings and Constructon	\$ -					
Other Capital Improvements	\$ 60,000					
Equipment	\$ -					
Contingency	\$ 77,663	\$ -	\$ -	\$ -	\$ -	\$ -
Available for Projects	\$ 77,663	\$ 201,210	\$ 262,960	\$ 551,163	\$ 623,561	\$ 703,282
Total Expenses	\$ 3,414,803	\$ 302,135	\$ 368,885	\$ 657,088	\$ 734,486	\$ 814,207
Debt Service Capacity		\$ 134,140	\$ 175,307	\$ 367,442	\$ 415,708	\$ 468,855
Debt Capacity		\$ 1,995,662	\$ 2,608,120	\$ 5,466,605	\$ 6,184,679	\$ 6,975,375



APPENDICES

2021 Palm Springs CRA Research
Prepared By: BusinessFlare

Market Assessment



Moving Forward

Palm Springs Community Redevelopment Areas

Preserve unique character and multiculturalism (garden place)

Enhance public and open spaces (community gatherings)

Expose and promote opportunity sites as catalyst for positive improvements (strategic redevelopment)

Invest in road improvements and streets for an enhanced pedestrian experience (walkable/ bikeable places)

Capitalize on job creating projects (business incubators for entrepreneurs)



CONTENTS

Palm Springs CRA Market Assessment

- A. Real Estate Analysis
- B. Labor Market
- C. Capital
- D. Markets
- E. Regulatory Review

A

Real Estate Analysis

CONTENTS

Study Area Context

Tax Base and Property
Owner Roll

Residential
(single family and
condominium)

Commercial
(retail, office, industrial,
and multifamily)

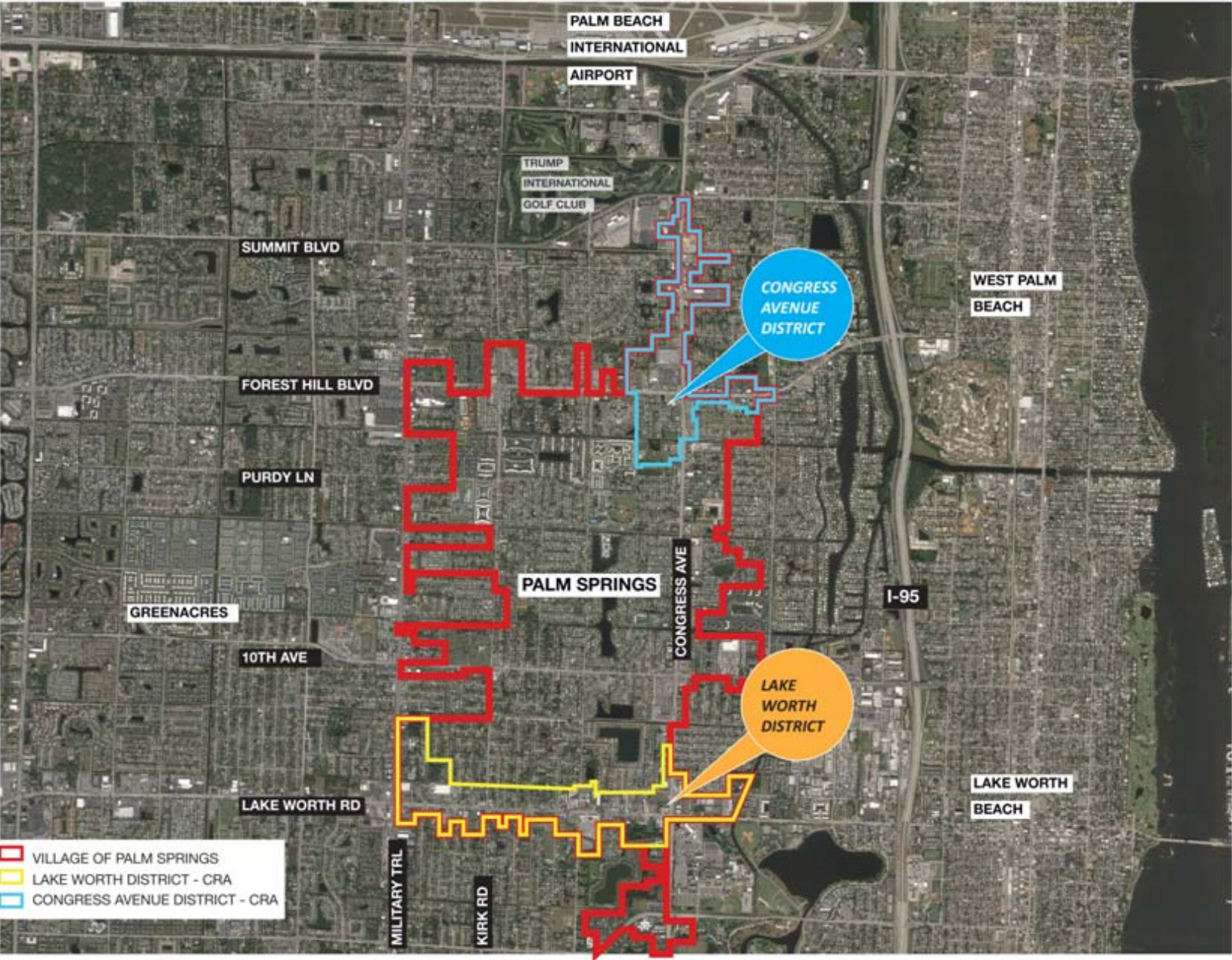
Real Estate SWOT



Source: Google Earth. Taken at Congress Ave and 2nd Ave vacant land near Lake Worth Rd

Village of Palm Springs Context

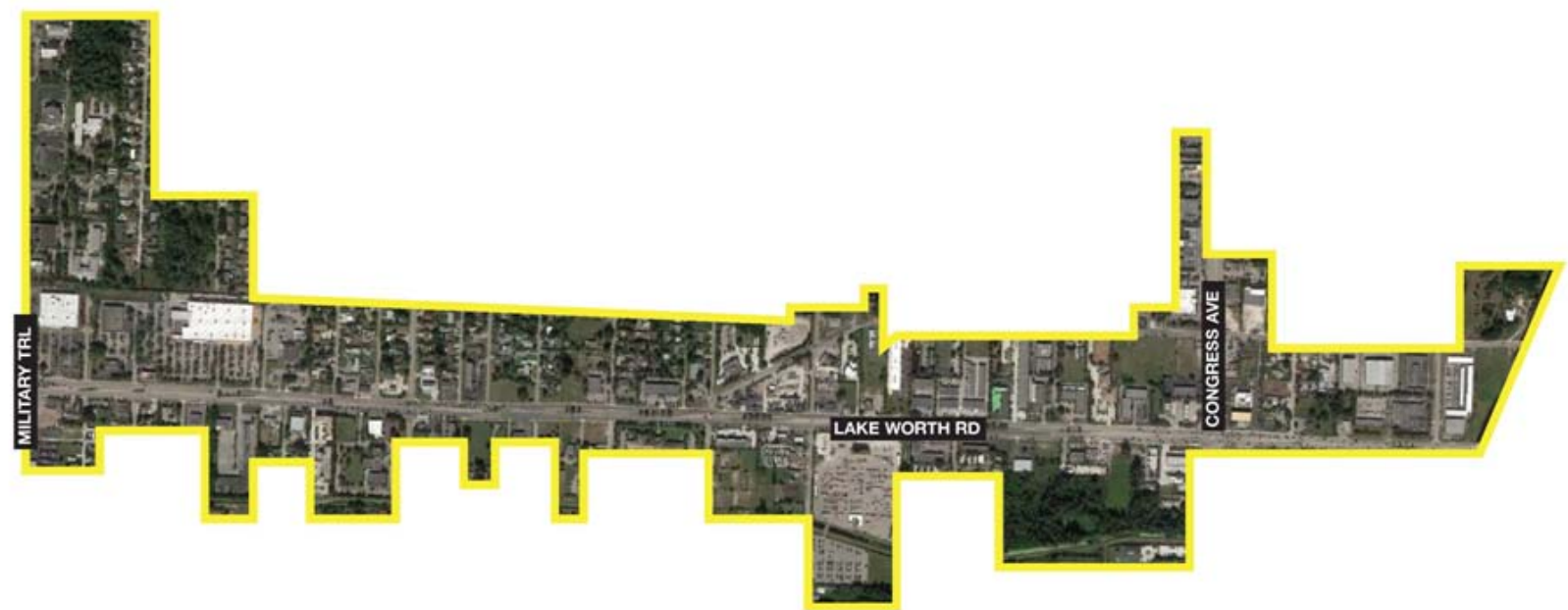
(Two Non-Contiguous CRA Districts)



Palm Springs is a village in Palm Beach County, Florida, situated adjacent to Greenacres, Lake Worth, and West Palm Beach. The village has direct access to Palm Beach International Airport and as of the 2010 US census, had a population of 18,928 and is home to an estimated 1.49 million people as of 2019.

The study area(s) for this market assessment encompasses the two Community Redevelopment Agency (CRA) areas of Lake Worth District and Congress Avenue District. Both districts may be characterized as typical suburban commercial development.

Lake Worth District
(Study Area)



Lake Worth District is one of the CRA districts, encompassing an area of approximately 291 acres. In general, the study area is along Lake Worth Road from canal edge/ village boundary on the east to Military Trail/ village boundary on the west, a distance of 1.85 miles.



Congress Avenue District
(Study Area)

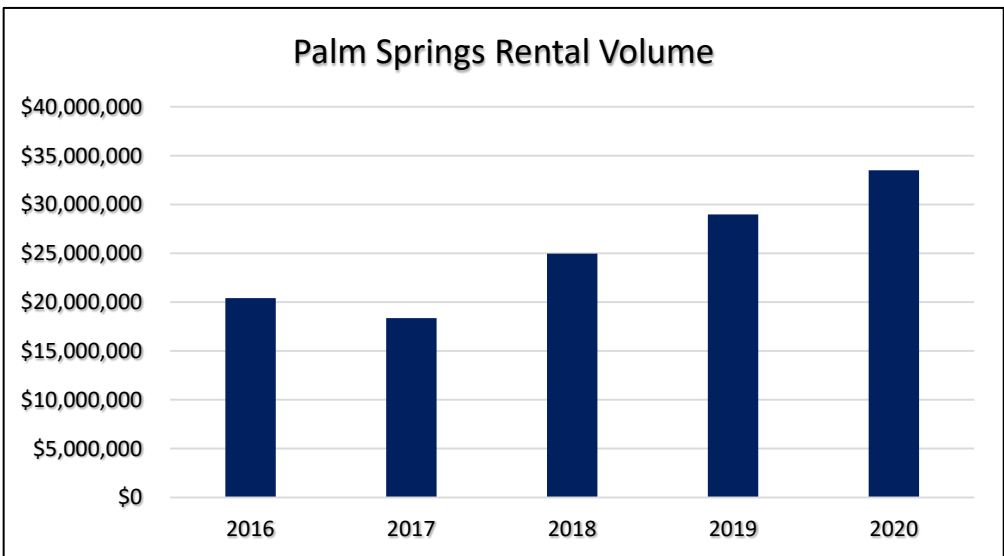
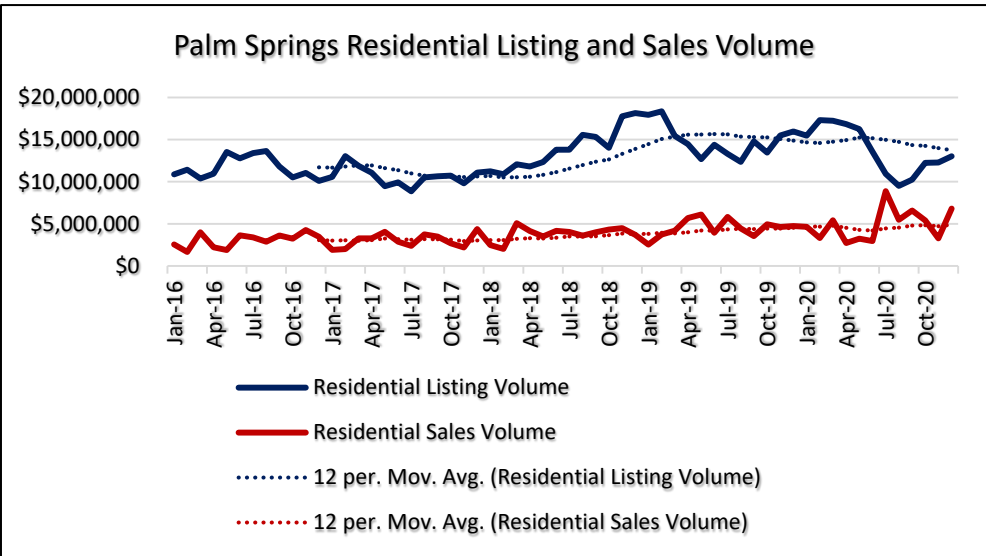
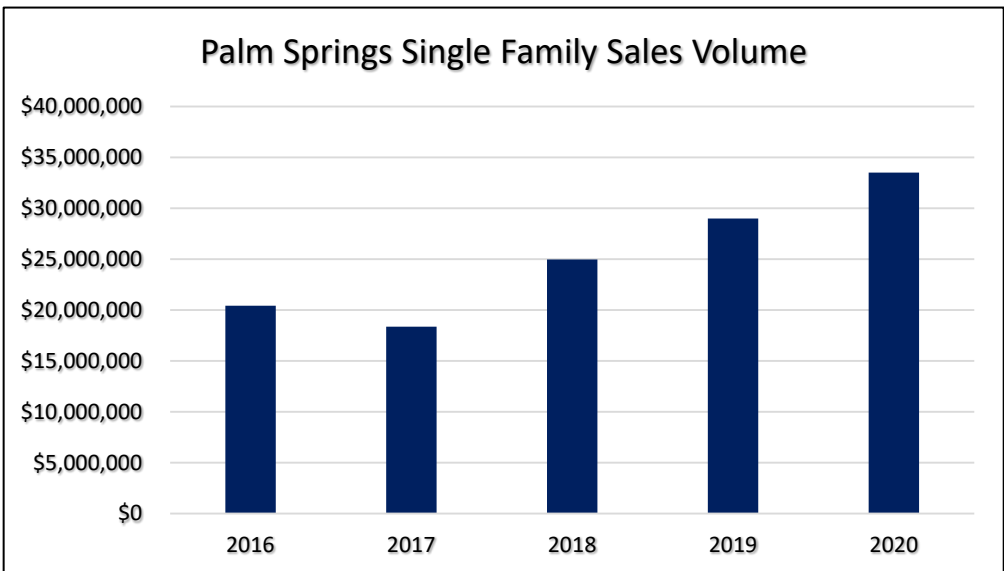
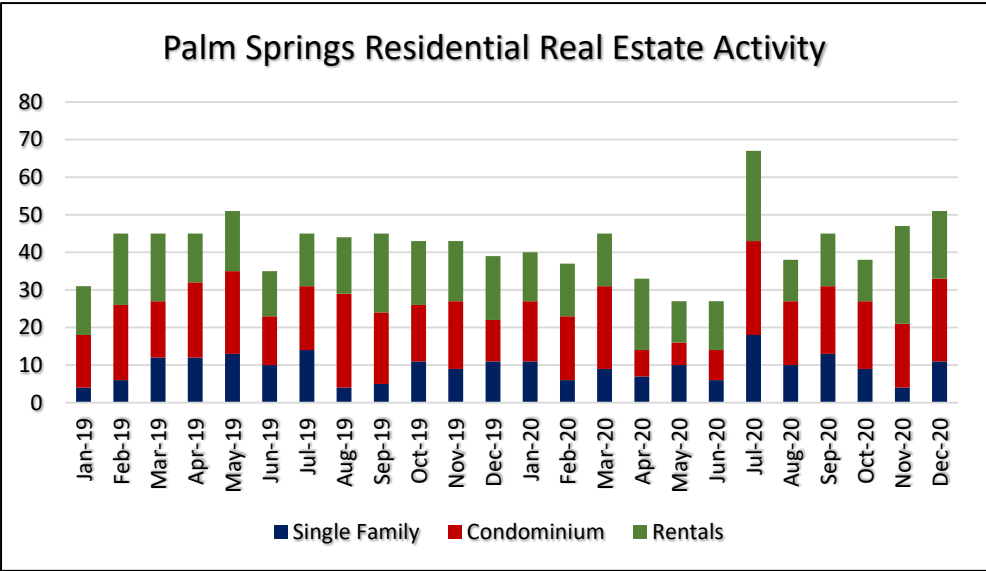


Congress Avenue District is a second CRA district, encompassing an area of approximately 221 acres. In general, the study area is along Congress Avenue from approximately Lilian Road on the south to Summit Boulevard on the north, a distance of 1.47 miles.

Residential Real Estate

Description: The residential real estate overview covers rental and sales activity. Within the Lake Worth Road CRA, there are 477 housing units. The Congress Ave CRA district is comprised of 289 housing units.

Observations: Palm Springs has a stable residential market with sales volumes and listings, indicating no outside market pressures forcing housing price escalation.



Congress Ave. Commercial Real Estate - Retail

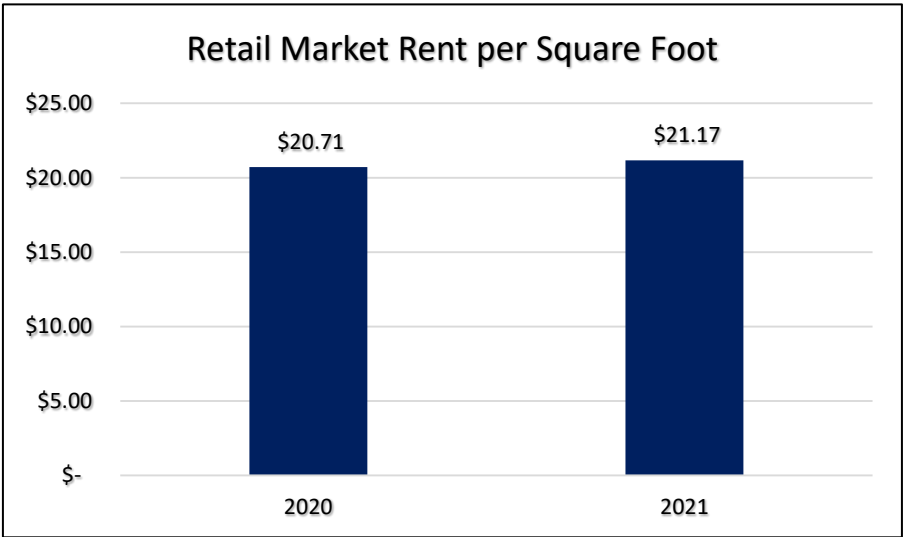
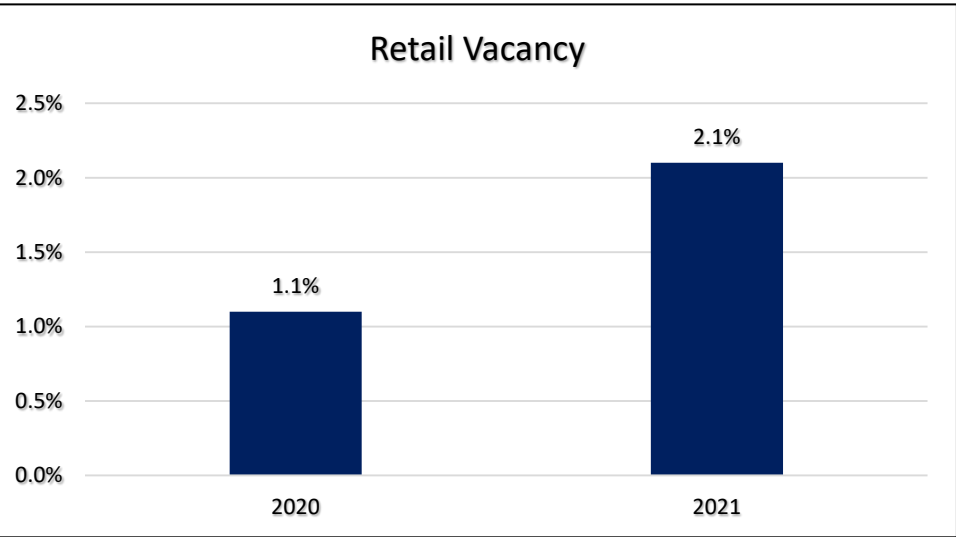
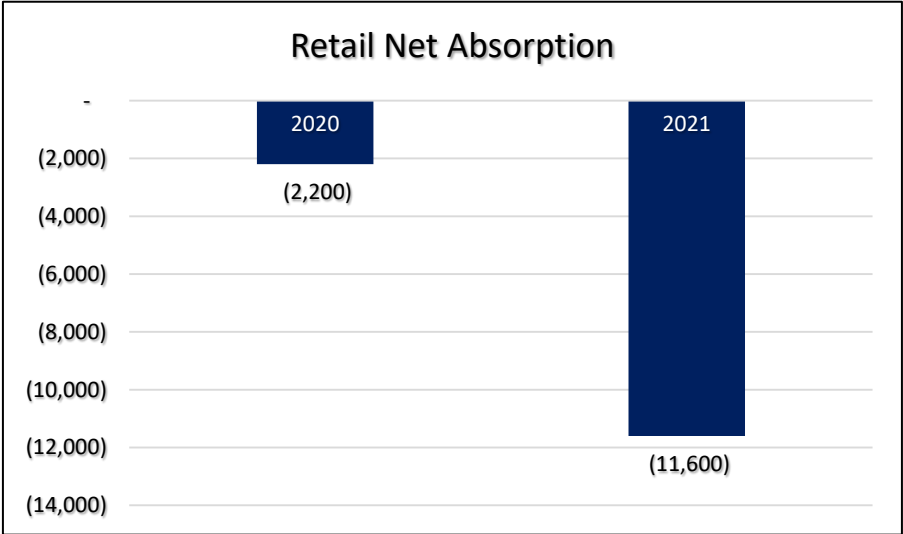
Description:

- **Capitalization (Cap) Rate** indicates the rate of return that is expected on a real estate investment property. A **lower** value of **cap rate** corresponds to better valuation and a better prospect of returns with a lower level of risk. A **higher** value of **cap rate** implies prospects for a relatively lower return on investment, and hence a **higher** level of risk.
- Absorption** measures how much space is occupied during a given time period.

Observations:

- Rising rents on Congress Avenue signals increasing retail demand. Currently, rents are stable.
- Market rent is below asking rent.

Congress Retail		
	2020	2021
Properties		122
Inventory	1,200,000	1,200,000
Under Construction	-	-
12 Mo Net Absorption	(2,200)	(11,600)
Vacancy	1.1%	2.1%
Market Rent per square foot	\$20.71	\$21.17
Asking Rent		\$24.52
Sale Price per Square Foot	\$246.00	\$253.00
Cap Rate	6.1%	6.1%



Source: CoStar 2020

Lake Worth Rd. Commercial Real Estate - Retail

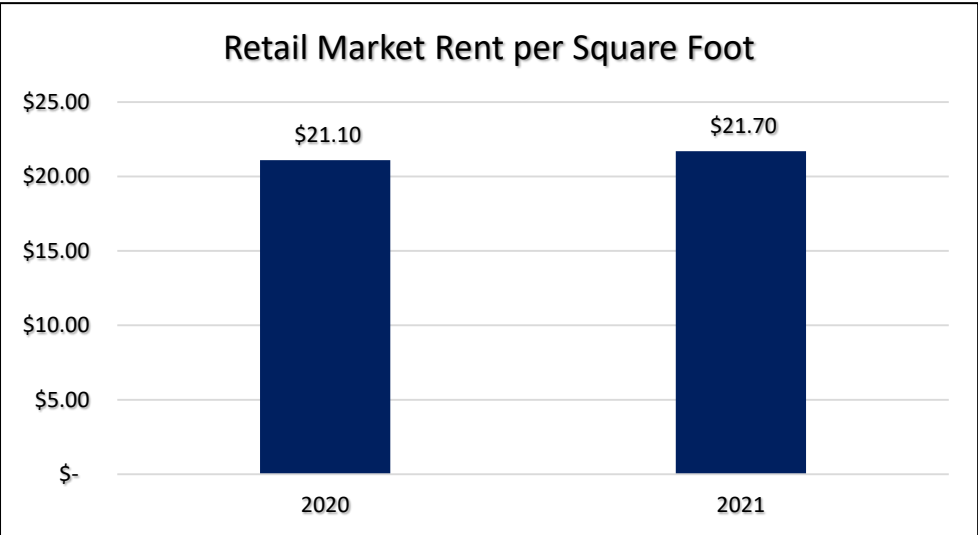
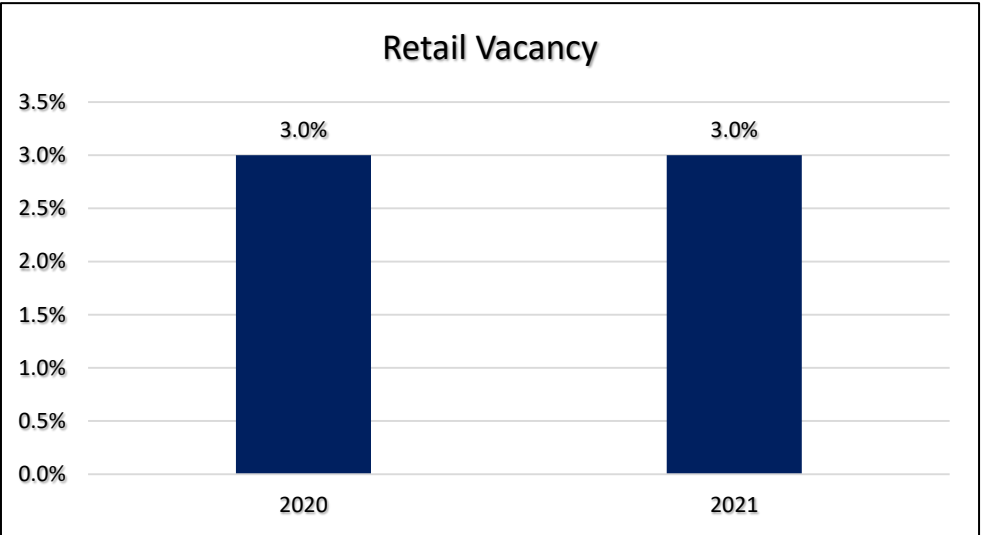
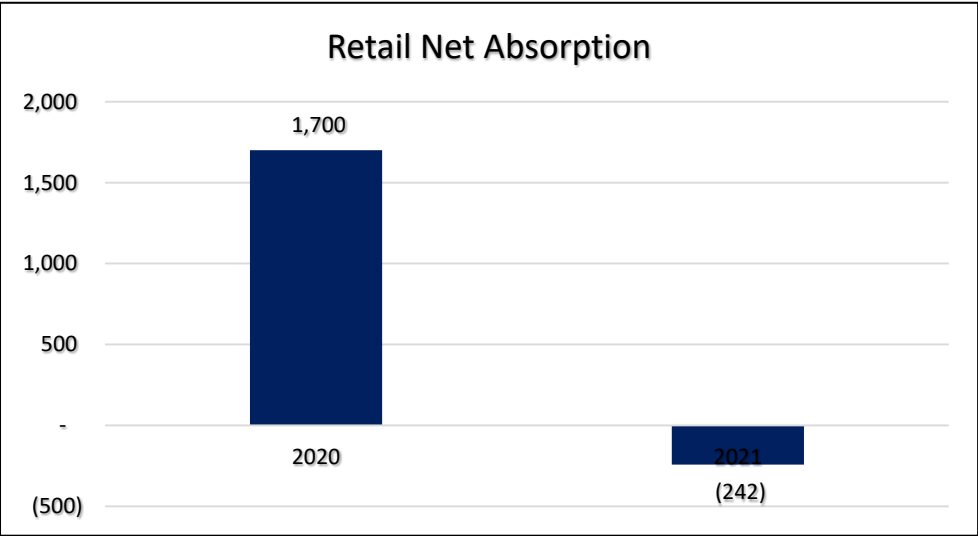
Description:

The commercial retail snapshot provides an overview of existing inventory, how much of it is vacant, and average price per square foot.

Observations:

From 2020 to 2021 there has been a slight drop in the cap rate for Lake Worth Rd retail, with prices remaining steady showing no signs of external market pressure.

Lake Worth Retail		
	2020	2021
Properties		75
Spaces		2
Inventory	709,000	709,000
Under Construction	-	-
12 Mo Net Absorption	1,700	(242)
Vacancy	3.0%	3.0%
Market Rent per square foot	\$ 21.10	\$ 21.70
Asking Rent		\$ 21.87
Sale Price per Square Foot	\$ 210.00	\$ 219.00
Cap Rate	6.4%	6.3%



Congress Ave. Commercial Real Estate - Office

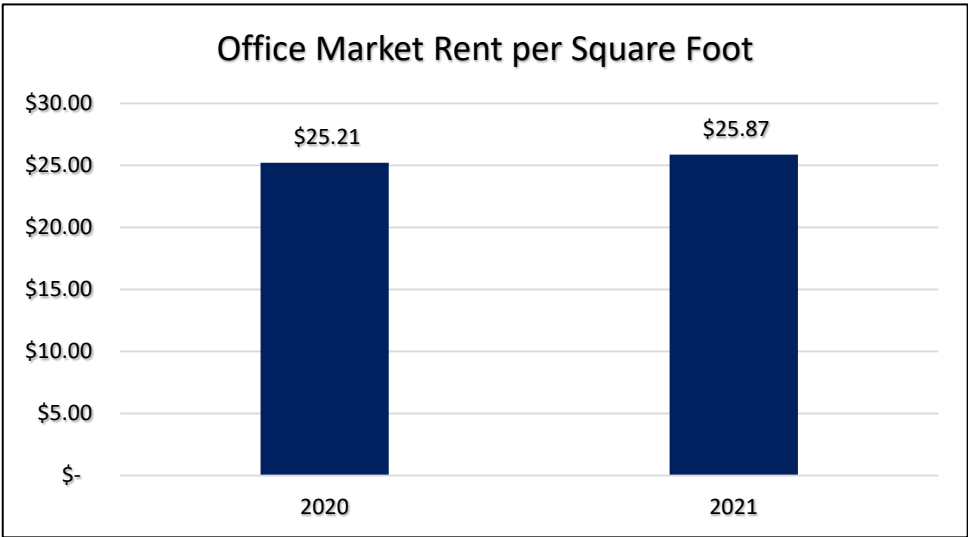
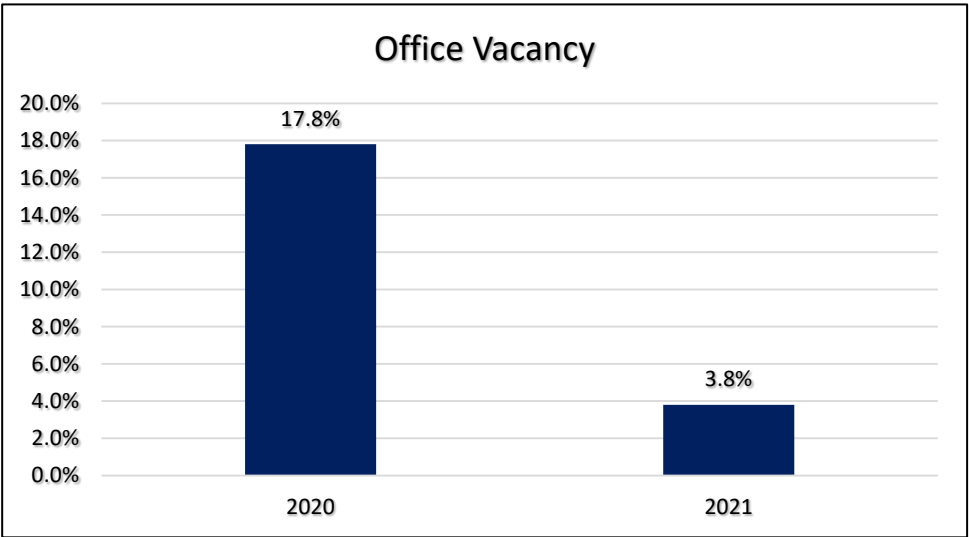
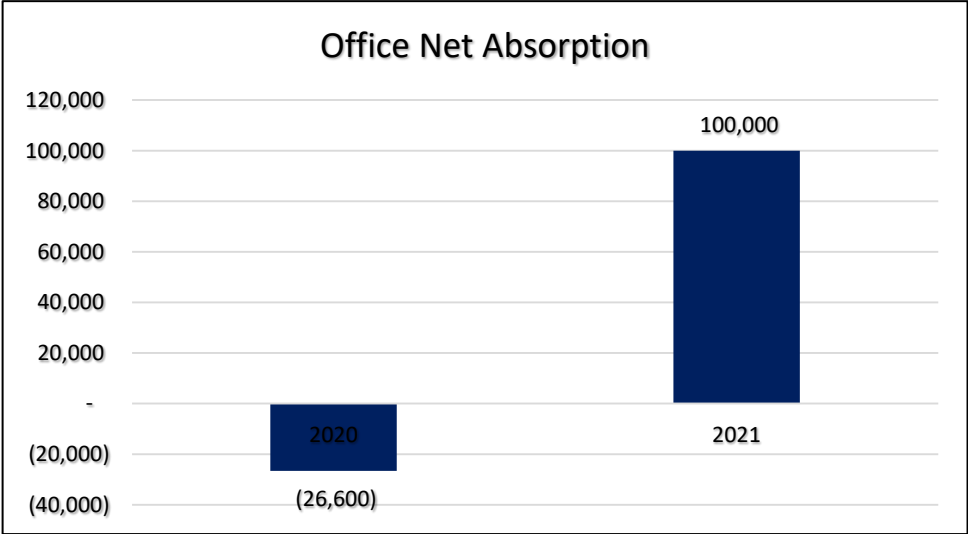
Description:

The commercial office snapshot provides an overview of existing inventory, how much of it is vacant, and average price per square foot.

Observations:

- There is quite a bit of medical office available.
- Market rent is above asking rent.

Congress Office		
	2020	2021
Properties		75
Spaces		15
Inventory	721,000	721,000
Under Construction	-	-
12 Mo Net Absorption	(26,600)	100,000
Vacancy	17.8%	3.8%
Market Rent per square foot	\$25.21	\$25.87
Asking Rent		\$23.13
Sale Price per Square Foot	\$192.00	\$199.00
Cap Rate	7.3%	7.2%



Source: CoStar 2020



Lake Worth Rd. Commercial Real Estate - Office

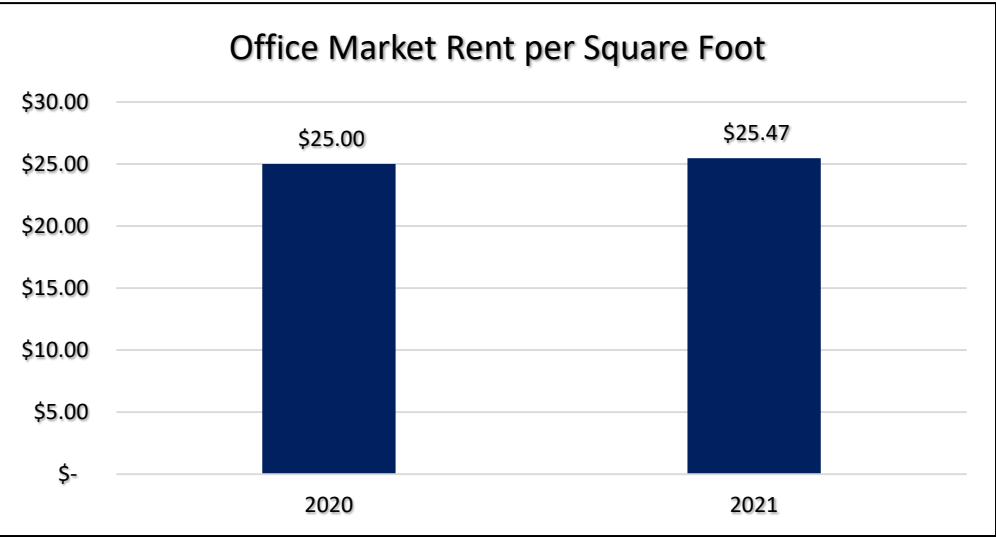
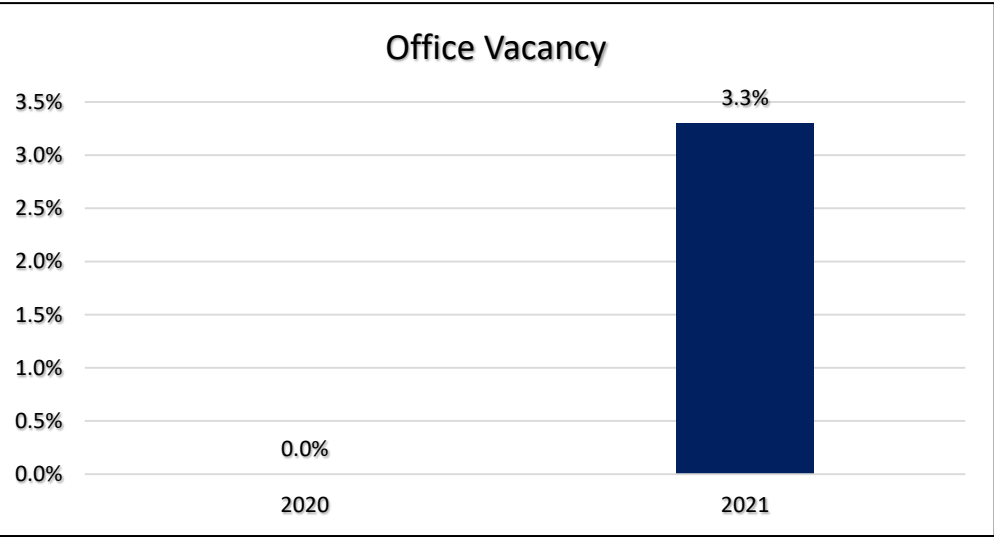
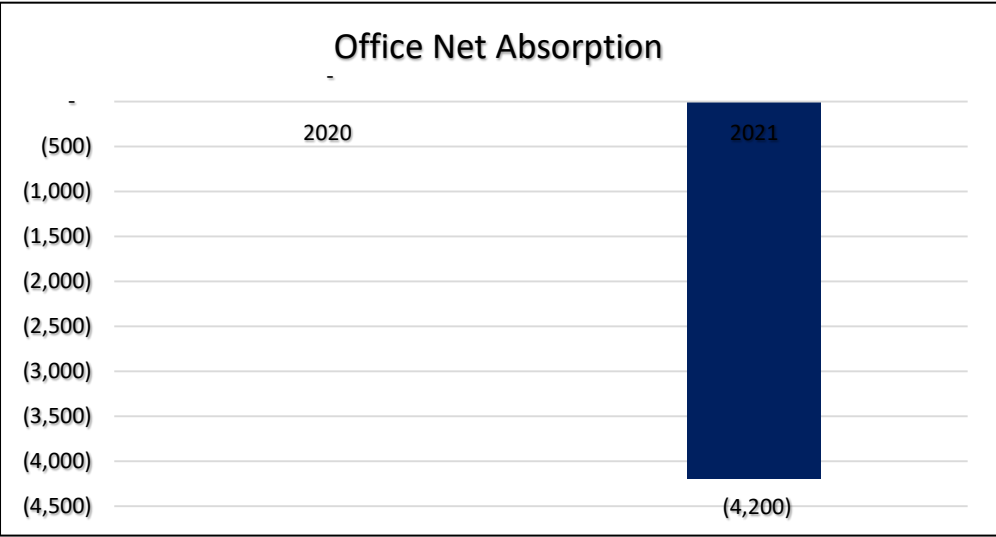
Description:

The commercial office snapshot provides an overview of existing inventory, how much of it is vacant, and average price per square foot.

Observations:

- Market rent is well above asking rent
- The minor decrease in cap rate indicates stable performance and less risk.

Lake Worth Office		
	2020	2021
Properties		24
Spaces		1
Inventory	126,000	126,000
Under Construction	-	-
12 Mo Net Absorption	-	(4,200)
Vacancy	0.0%	3.3%
Market Rent per square foot	\$25.00	\$25.47
Asking Rent		\$20.04
Sale Price per Square Foot	\$176.00	\$183.00
Cap Rate	7.6%	7.4%





Real Estate SWOT

Residential & Commercial:

Strengths

- Stable residential housing market
- Good price appreciation for existing stock
- Opportunities for residential development
- Strong commercial corridors

Weaknesses

- Much of the commercial real estate space is outdated
- Housing stock is aging which limits potential housing value

Opportunities

- Destination retail
- Demand for office space
- Workforce housing

Threats

- Residential parking requirements

B

Labor Market Assessment

CONTENTS

Labor market trends

Labor shed

Employment shed

Workforce industries

Job market

Workforce SWOT



Source: Unsplash. Sams Solutions

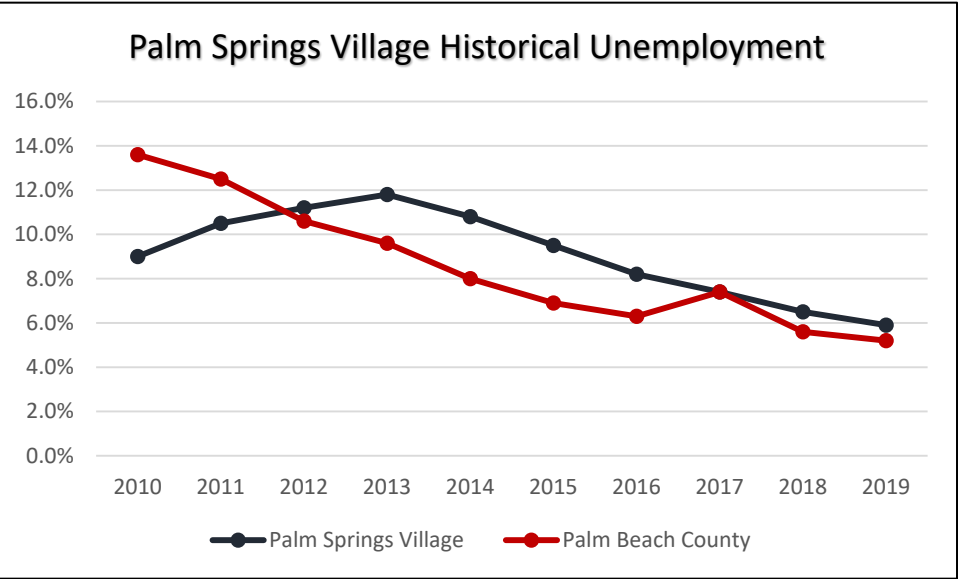
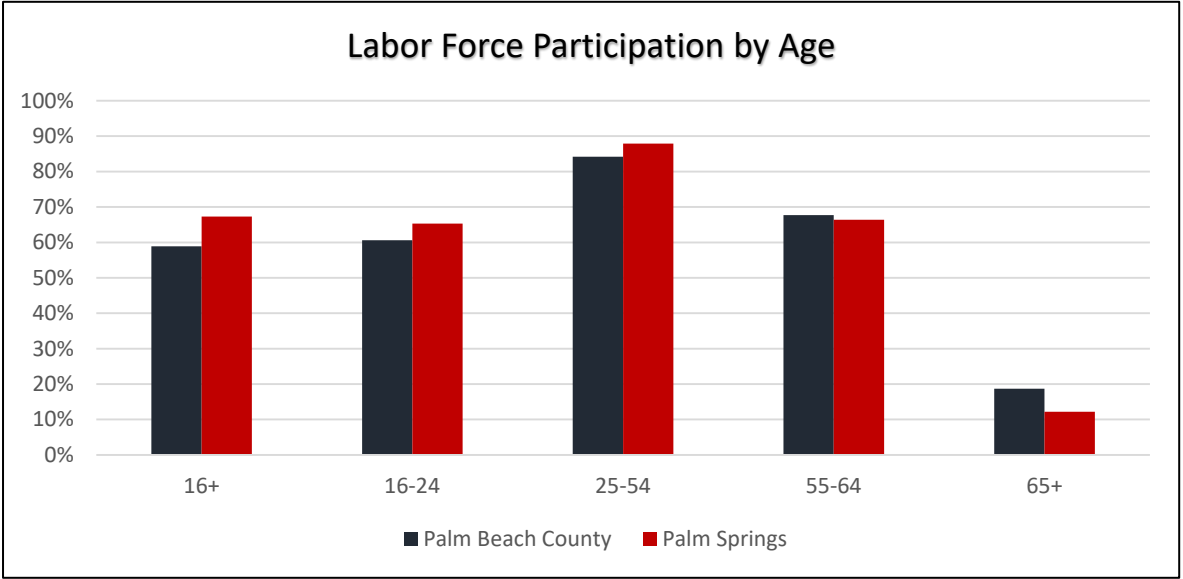
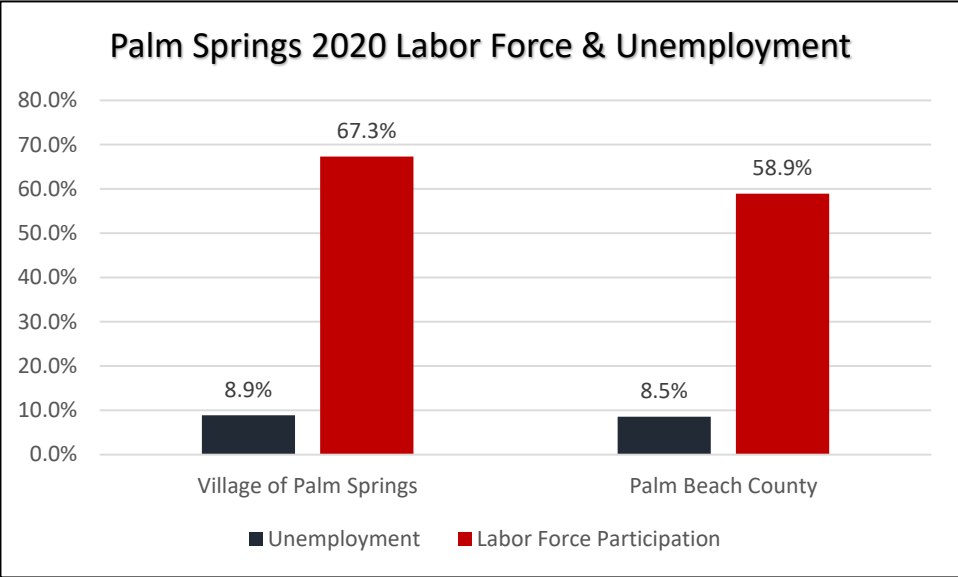


Description: The *Labor Force Participation* rate is a measure of an economy’s active workforce, the percentage of all people of working age who are employed or are actively seeking work.

Labor Market Trends

- Observations:
- Palm Springs unemployment is slightly higher when compared to Palm Beach County. While the Labor Force Rate is higher- this indicates less students, retirees and discouraged workers (those not actively seeking work) in Palm Springs.
 - Palm Springs Labor Force is generally younger compared to the Palm Beach County average.
 - Palm Springs unemployment rate had been trending down before jumping up in 2020 due to COVID-19.

2020 Labor Force				
	Population	Employed	Unemployed	Labor Force
Village of Palm Springs	19,933	12,225	1,188	13,413
Palm Beach County	1,231,274	663,459	61,857	725,316



Workforce Shed

Description:

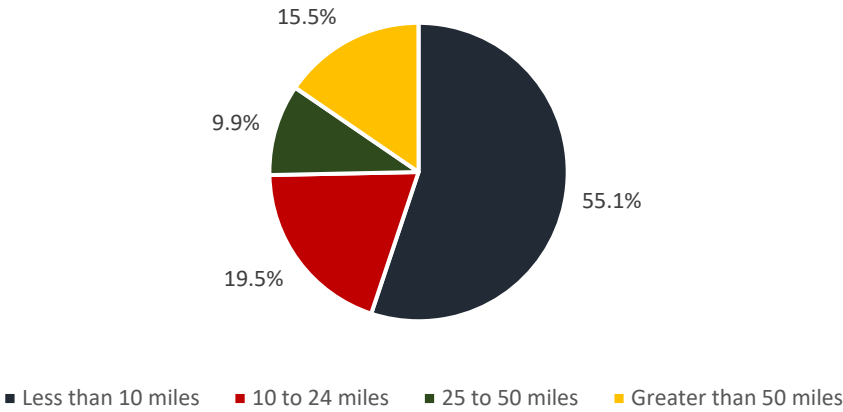
Workforce Shed defines the movement of *resident workforce*, in this case workers who live in Palm Springs.

Observations:

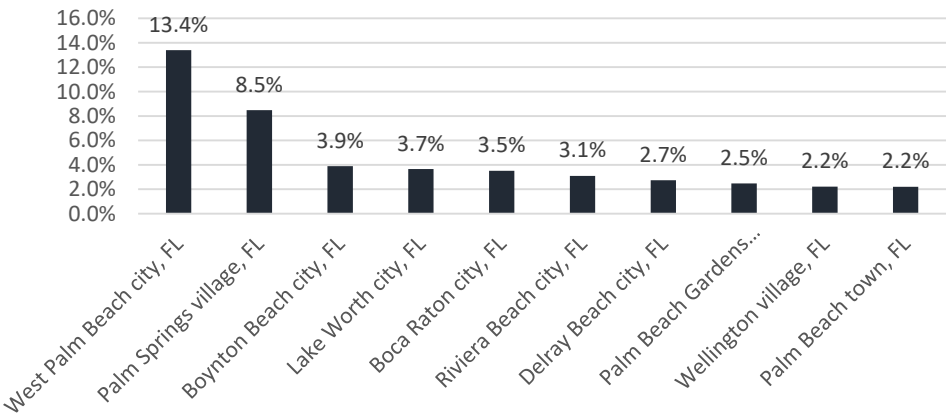
- 1. Most Palm Springs residents work close to home (less than 10 miles).
- 2. Only 8.5% of Palm Springs resident workforce works in Palm Springs.
- 3. Nearly 13.4% of Palm Springs resident workforce works in West Palm Beach.



Palm Springs Resident Workforce Distance to Work



Palm Springs Resident Workforce Top Employment Destinations



Employment Shed

Description:

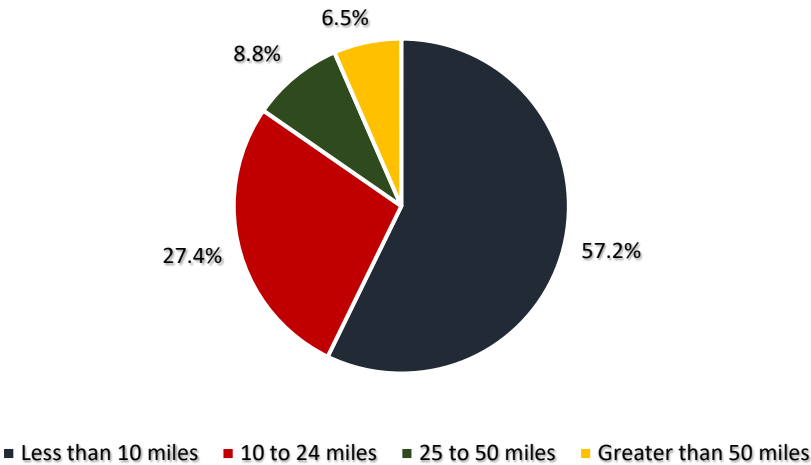
Employment Shed illustrates the movement of workers commuting to Palm Springs for employment. In other words, the jobs offered in Palm Springs which brings other into the area.

Observations:

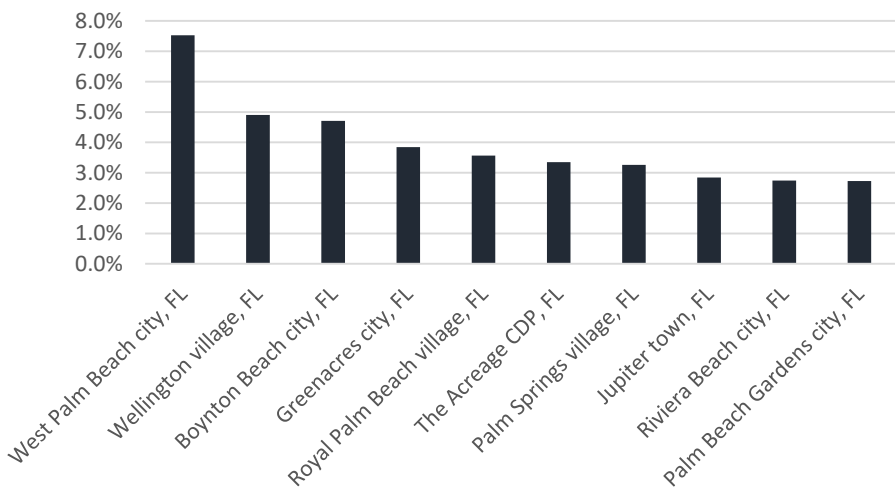
- 1. Only 3.3% of the jobs offered in Palm Springs are held by Palm Springs residents.
- 2. The most popular home destinations for Palm Springs employees are West Palm Beach, Wellington, and Boynton Beach.



Palm Springs Employees Distance to Home



Palm Springs Employees Top Home Destinations



Source: US Census Bureau, 2018

Workforce Industries

Description:

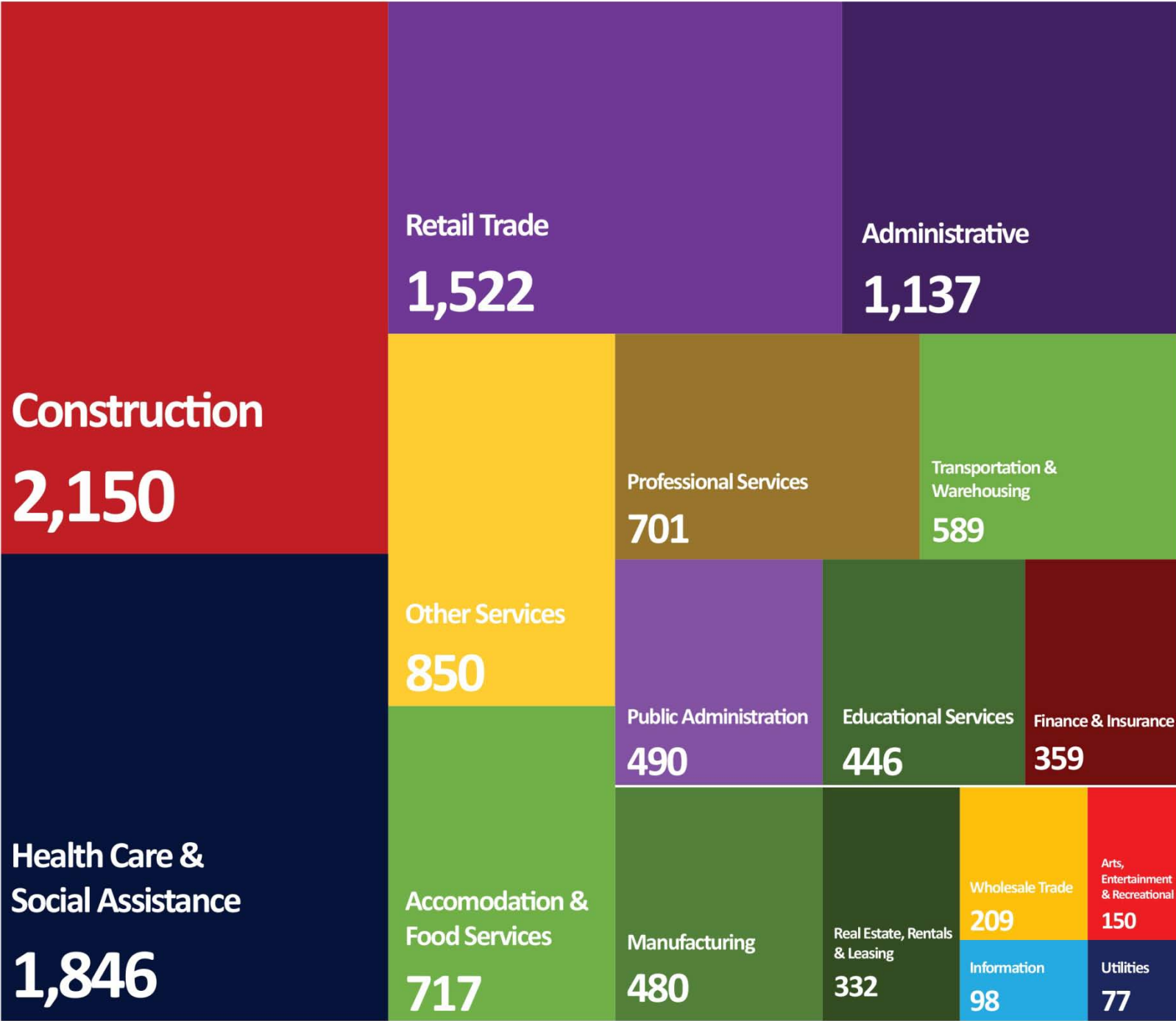
Resident workforce industries are the specific industries in which Palm Springs residents work. The tree map displayed here represents the number of workers within each industry. The tree map flows from the largest workforce industries (top left) to the smallest (bottom right).

Observations:

- 1. Approximately 12,225 of Palm Springs 19,933 residents are currently employed.
- 2. The top resident workforce Industries in Palm Springs are in Construction, Health Care & Social Assistance, Retail Trade, Administrative and Other Services plus Professional Services, followed by Accommodation & Food Services.

Source: ESRI, Inc. 2020

RESIDENT WORKFORCE EMPLOYMENT BY INDUSTRY



Job Market

Description:

Job Market describes the jobs offered by industries in Palm Springs. The tree map displayed here represents the number of jobs within each industry. The tree map flows from the largest job industries (top left) to the smallest (bottom right).

Observations:

1. At the time of this study, there were approximately 1,429 businesses providing 9,877 jobs in Palm Springs.
2. The top employment industries are Retail Trade, Health Care & Social Assistance, Other Services, Accommodation & Food Services, and Educational Services.

*Other services can include but are not limited to Equipment and Machinery Repairing, Religious Activities, Grantmaking, Advocacy, Dry-cleaning and Laundry Services, Personal Care Services, Death Care Services, and Pet Care Services.

PALM SPRINGS JOB MARKET



Source: ESRI, Inc. 2020

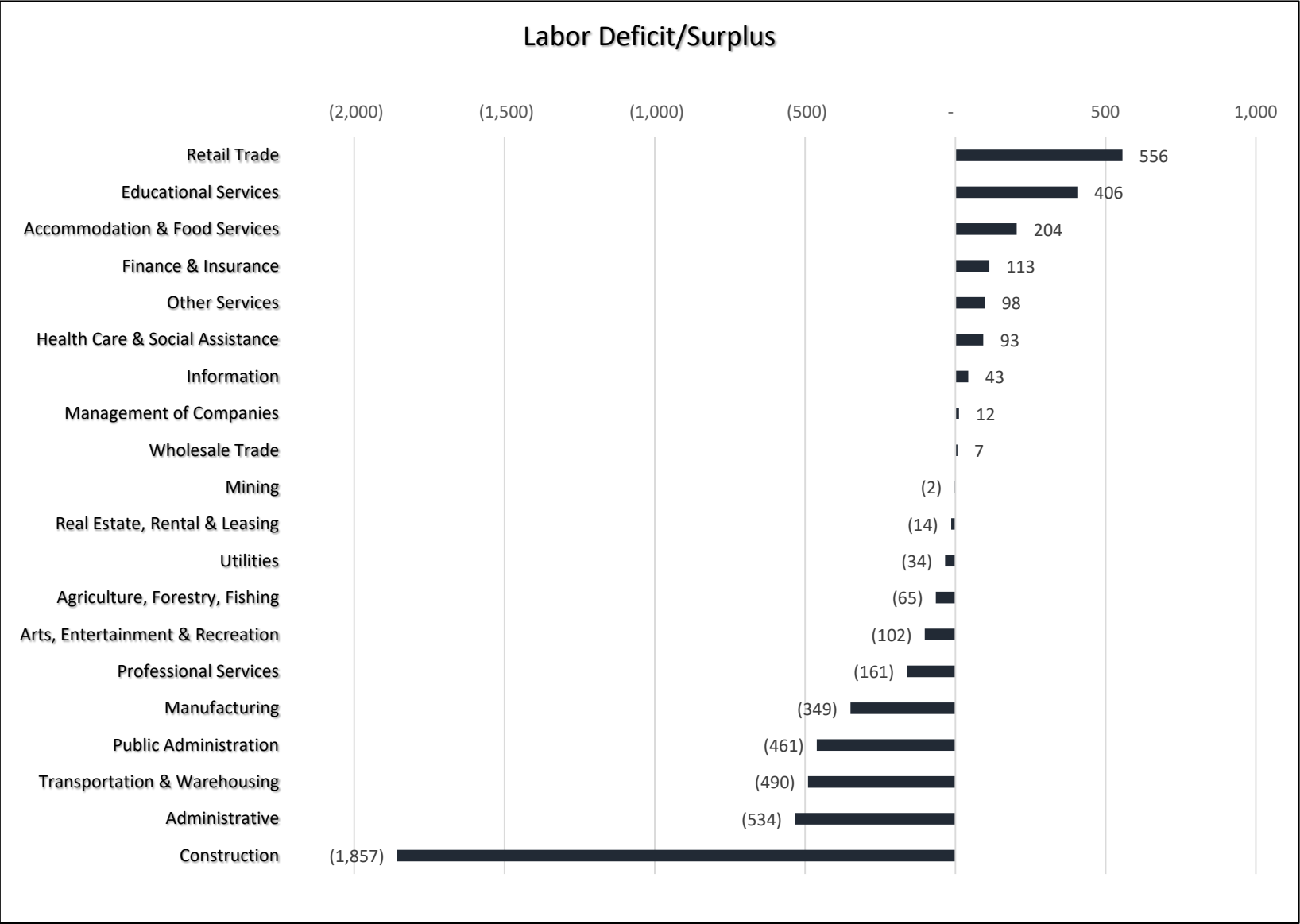
Workforce Gaps

Description:

Job Deficit/Supply defines the number of jobs offered within each industry in a certain area minus the number of residents who live in the area and work in those industries. A negative number represents a job deficit, meaning there are more workers than jobs available. A positive number represents a job surplus, meaning there are more jobs available than workers.

Observations:

- The industries with the highest job surplus in Palm Springs are Retail Trade, Educational Services, and Accommodation & Food Services.
- The industries with the highest job deficit in Palm Springs are Construction, Administrative Support & Waste Management, Transportation and Warehousing, and Public Administration.



Transportation

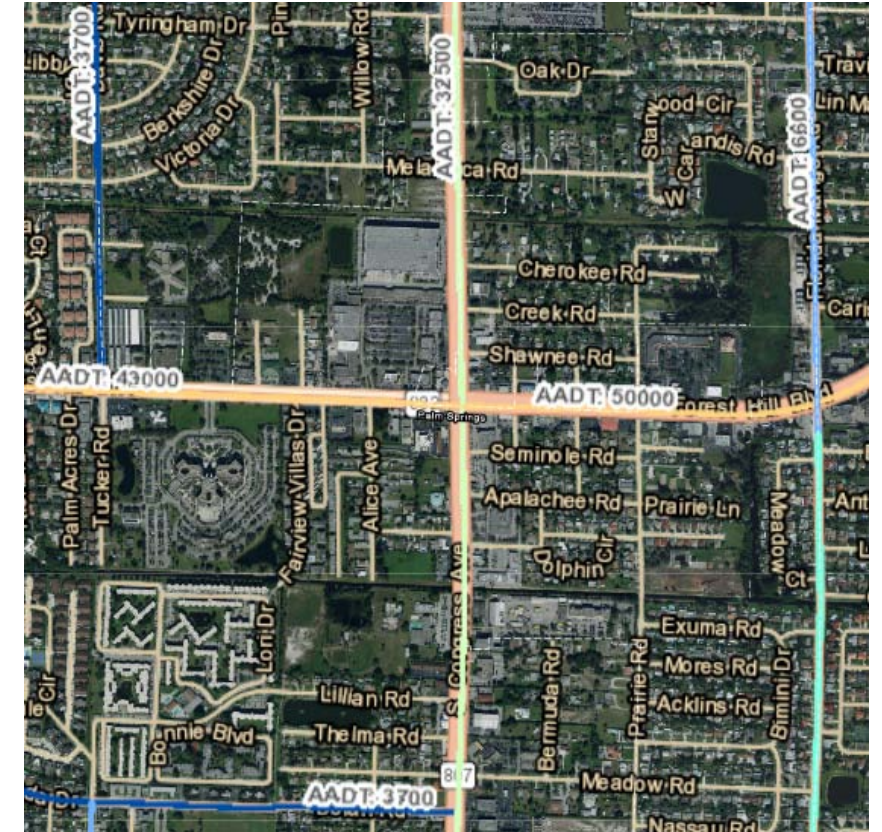
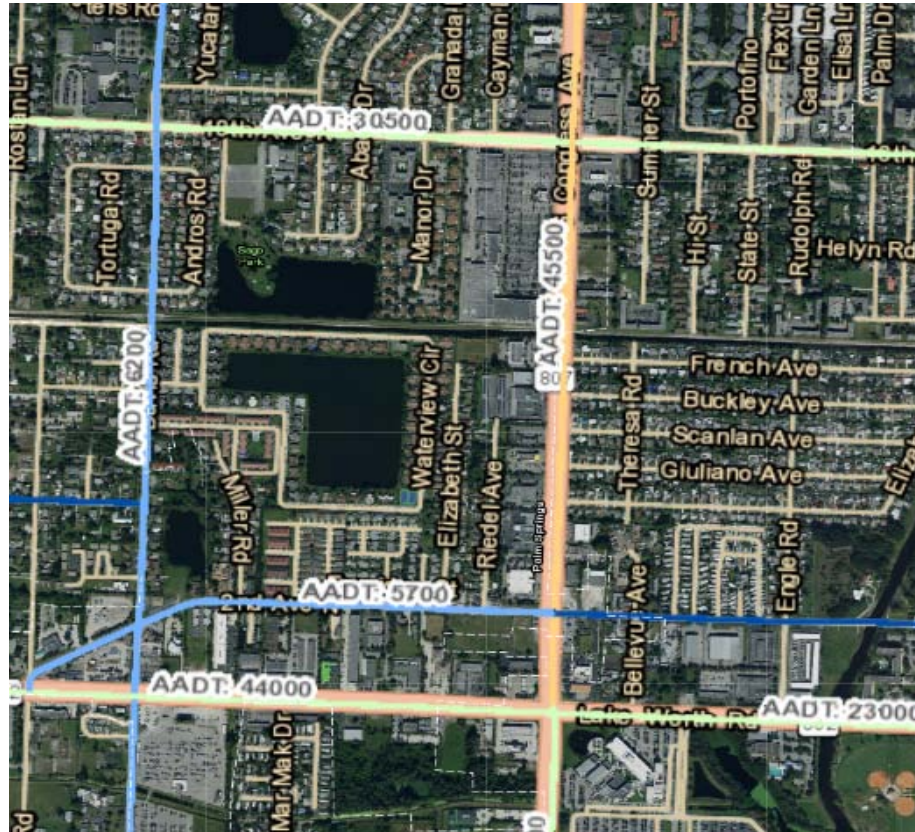
Description:

Traffic count maps represent the average daily traffic (ADT), or number of vehicles that cross a certain point of a street location.

Observations:

Average Daily Traffic Counts in Palm Springs:

- Congress: 32,500-45,000
- Lake Worth Rd: 23,000-46,000
- Military Trail 38,000-41,000
- Forrest Hill- 43,000-50,000



Education

Description:

The chart below shows the schools in Palm Springs and their associated scores from the Florida Department of Education as well as public Google Reviews.

Observation:

- 1. Palm Springs is home to well-known and highly rated public schools.
- 2. G-Star High School of the Arts for Film, Animation and Performing Arts is one of the most highly regarded schools in Florida and ranked in the top 1.4% of schools nationwide according to the Washington Post.
- 3. G-Star is the only high school located on a working movie studio backlot and features the largest film production studio in South Florida.
- 4. An additional education and recreation asset is the YMCA of the Palm Beaches, which is located within the Village of Palm Springs. YMCA of the Palm Beaches offers Health and Fitness Programs, Educational Classes, Social Activities, Free Child Care, Youth Sports, and more.

Palm Springs School Grades 2018		
	Florida Department Of Education	Google
Palm Springs Elementary School	"A"	4
Palm Springs Community Middle School	"B"	4.2
G-Star School of the Arts	"A"	4.4
Clifford O. Taylor Elementary School	"C"	4.3

The Palm Beach Post
REAL NEWS STARTS HERE

Former G-Star teacher
launches digital art school
for kids, teens

By Wilkine Brutus

Posted Jul 31, 2019 at 12:01 AM

Updated Aug 1, 2019 at 12:53 PM





Workforce SWOT

Strengths

- Transportation- Proximity to Palm Beach International Airport, Interstate 95, Florida Turnpike, Tri-Rail
- Education- Palm Springs is home to highly regarded public schools.
- Large employment centers- Oxygen Development, Fulton Holland Educational Services Center
- Healthcare Industry- Proximity to JFK Medical Center

Weaknesses

- Workforce Gaps
- Labor Shed- Many residents leave the Village for work
- Employment Shed- Many employees commute from outside of the Village for work.

Opportunities

- G-Star as an asset to grow Film, Entertainment, and the Arts
- Medical Industry
- Understanding changing demographics and new workforce needs

Threats

- COVID-19
- Lack of citizenship among workers
- Aging population
- Lack of affordable housing options for essential workforce



C

Capital

CONTENTS

A review of public and private revenue and capital trends and identification of financial resources for Redevelopment implementation and economic growth.

Identification of infrastructure and public service strengths and gaps.

Evaluation of the Village's business mix.

Finance SWOT

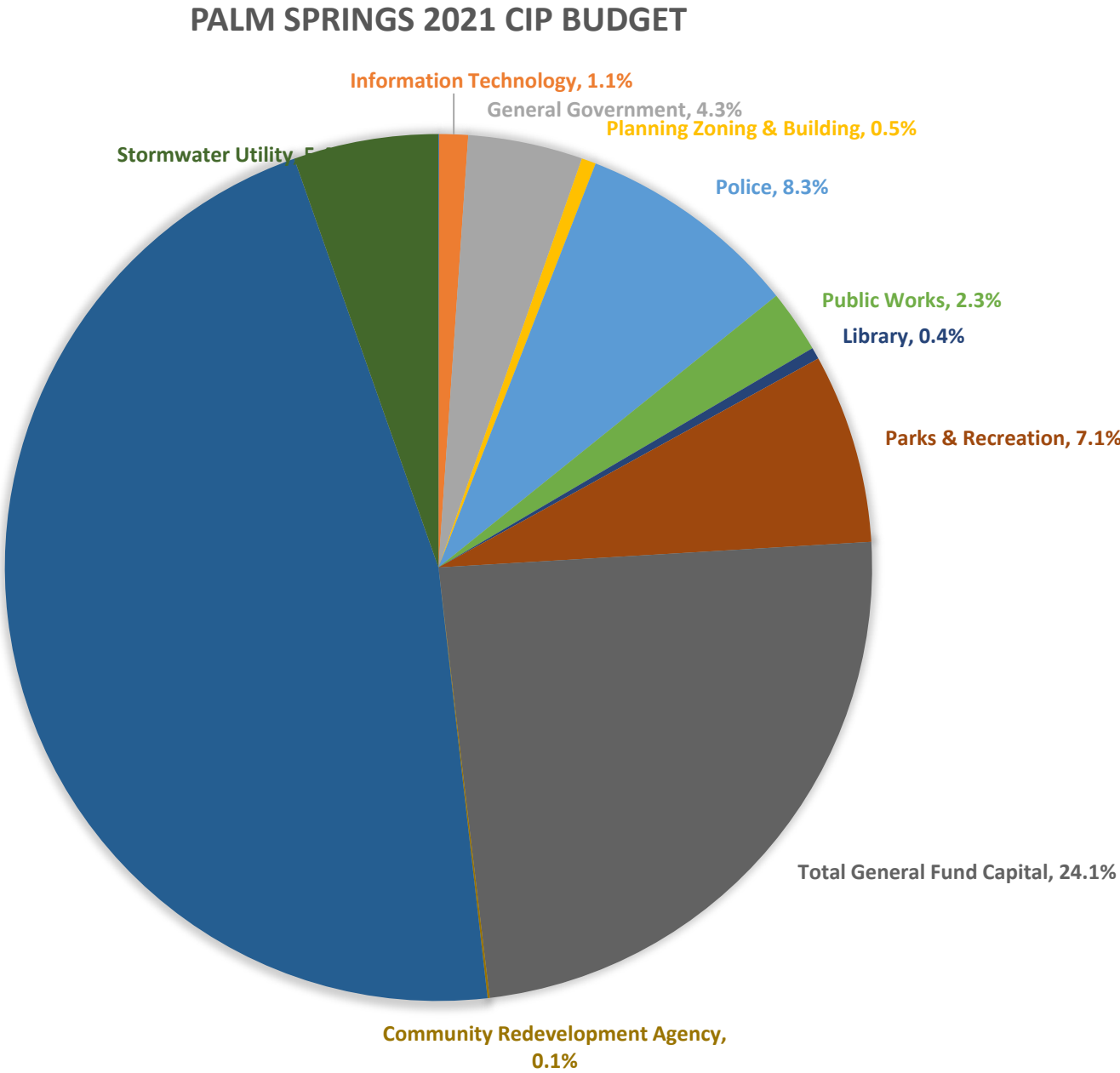
Public Capital Trends

Palm Springs 5 Year CIP Plan Totals						
Department	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Finance	\$5,000					
Information Technology	\$203,125	\$112,800	\$105,800	\$114,000	\$275,500	\$126,500
General Government	\$811,800					
Planning Zoning & Building	\$102,000	\$25,000	\$25,000		\$500,000	
Police	\$1,579,250	\$2,988,280	\$380,500	\$334,000	\$342,500	\$330,500
Public Works	\$444,500	\$1,323,000	\$1,660,000	\$216,000	\$25,000	\$171,000
Library	\$82,645	\$85,252	\$46,816	\$56,270	\$55,800	\$52,800
Parks & Recreation	\$1,342,187	\$2,564,034	\$2,717,500	\$5,300,000	\$3,010,000	
Total General Fund Capital	\$4,570,507	\$7,098,366	\$4,935,616	\$6,020,270	\$4,208,800	\$680,800
Community Redevelopment Agency	\$15,000					
Water & Sewer Utilities	\$8,817,393	\$13,531,962	\$12,708,000	\$7,355,000	\$9,497,000	\$6,810,000
Stormwater Utility	\$1,025,411	\$1,889,050	\$1,857,000	\$350,000	\$3,340,000	\$1,410,000
Total CIP Budget	\$18,998,818	\$29,617,744	\$24,436,232	\$19,745,540	\$21,254,600	\$9,581,600

Source: Village of Palm Springs

Public Capital Trends (2)

Source: Village of Palm Springs

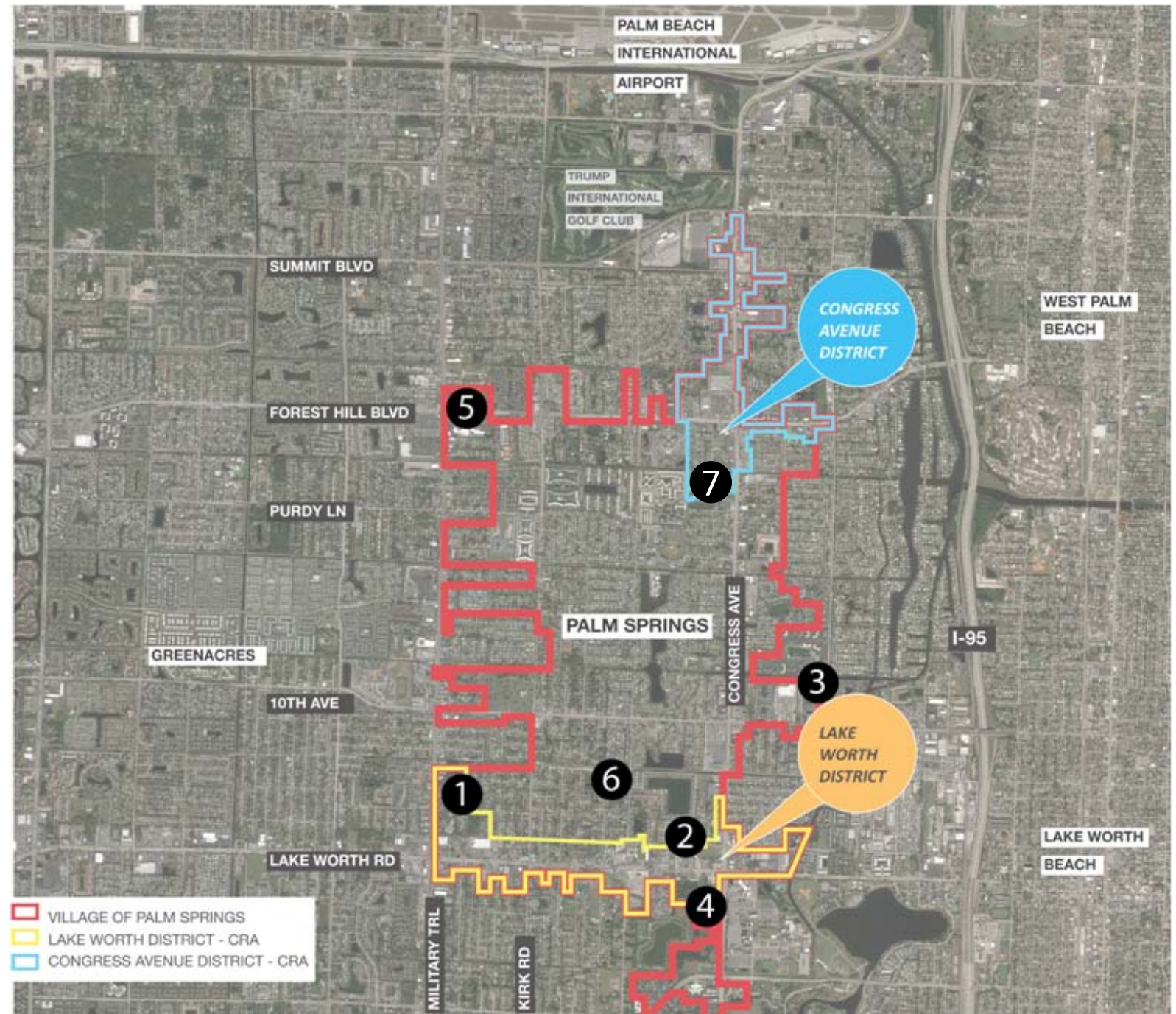


Source: Village of Palm Springs

Private Capital Trends

Current economic development and redevelopment projects in Palm Springs include:

1. **Vacant lot on Patio Court** - Patio Court Townhomes: The developer is requesting a site plan to construct 11 two-story fee simple townhomes.
2. **3172 2nd Avenue North** - Atlantic Cay: This is a new mixed-use project consisting of 14 residential dwelling units and 1,575 square footage office/warehouse space.
3. **2407 10th Avenue North** - Waterside Plaza: This is a remodeling of the existing plaza and includes adding two fast food restaurants with drive-throughs.
4. **4177 South Congress Avenue** - Jacob's Garden: This project is converting the existing 16-unit rental apartment to a 29-bed assisted living facility.
5. **4236 Forest Hill Boulevard & 1761 Forest Avenue** - Integrity Commons: This project is redeveloping the properties into a new mixed-use project, consisting of four residential dwelling units and a 3,200 square footage medical office building.
6. **3575 Coconut Road** - Coconut Road Triplex: This involves the construction of a one-story triplex residential building.
7. **YMCA Site**: This proposed project is in Planning for 264 units of multifamily residential development.



Source: Village of Palm Springs

Millage Rate

Millage Rate		100%	95%
Current Village	3.5	\$72,190.77	\$68,581.23
From PBC	3.5	\$72,190.77	\$68,581.23

	2019- PBC Baseline	2020 PBC 1st Year Valuation	2020- 1st Year Valuation Increase	2020- Proposed TIF
Lake Worth Road District	\$161,860,986.30	\$171,184,347.00	\$9,323,360.70	\$32,631.76
Congress Avenue District	\$127,292,669.70	\$135,595,242.00	\$11,302,572.30	\$39,559.00
Total	\$289,153,656.00	\$306,779,589.00	\$20,625,933.00	\$72,190.76

From the millage rate and taxable value within Palm Springs Community Redevelopment areas, we are able to calculate the proposed Tax Increment Funding to the CRA's. During the CRA's baseline year (2019) the taxable value was \$161,860,986 for the Lake Worth Road District and \$127,292,669 for the Congress Avenue CRA. Using the 3.5 local millage rate, a total budget of \$72,190.76 is realized. This total is split between the two CRA areas.

Palm Beach County 2020 Final Millage Rates

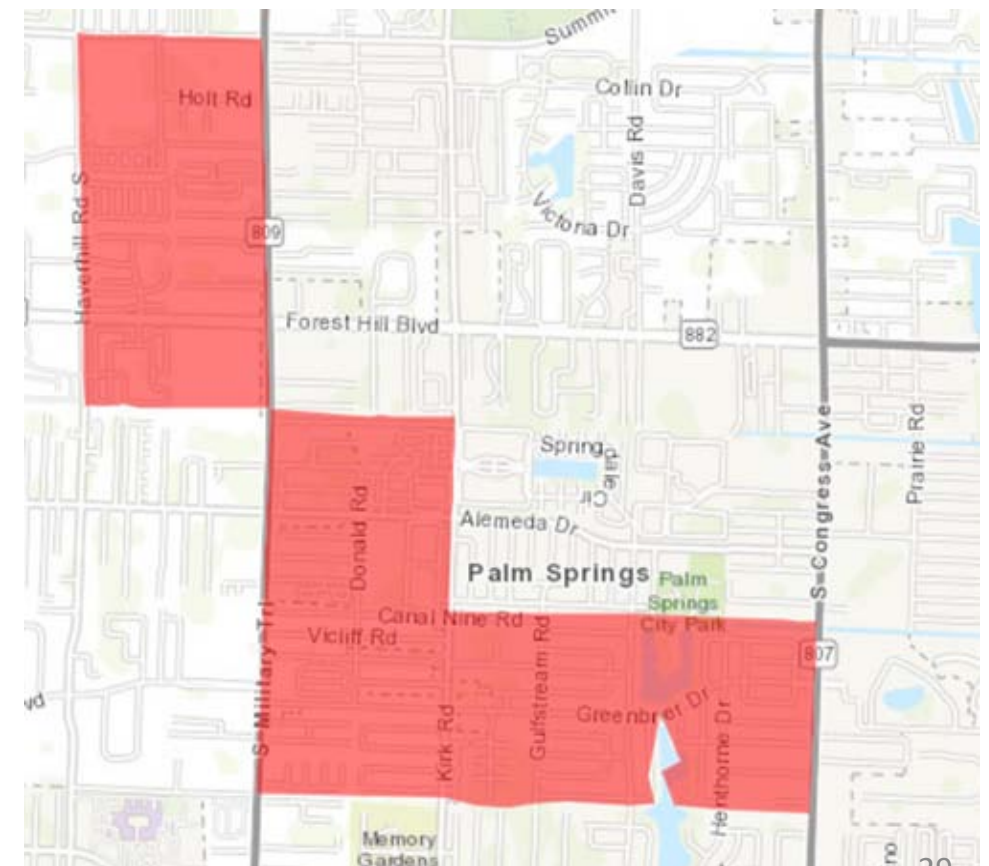
Taxing District Codes	County or Municipality	Total Tax Rate	Taxing District Codes	County or Municipality	Total Tax Rate
00071 - 00076	Unincorporated	17.5391	32461 - 32461	Jupiter Inlet Beach Colony	19.7374
00111 - 00116	Unincorporated	17.5391	34523 - 34523	Lake Clarke Shores	23.8189
00141 - 00141	Unincorporated	17.6355	36501-36507	Lake Park	22.3032
00164 - 00165	Unincorporated	18.4209	38452 - 38457	Lake Worth	23.5603
00173 - 00176	Unincorporated	17.5391	40533 - 40537	Lantana	20.4558
00191 - 00197	Unincorporated	17.5391	41486 - 41486	Loxahatchee Groves	20.5391
00202 - 00207	Unincorporated	17.5391	42984 - 42984	Manalapan	16.6672
00221 - 00227	Unincorporated	17.5391	44407 - 44407	Mangonia Park	23.9810
00283 - 00357	Unincorporated	17.5391	46984 - 46984	Ocean Ridge	19.4310
00361 - 00366	Unincorporated	17.5391	48486 - 48486	Pahokee	24.0810
00591 - 00596	Unincorporated	17.5391	50411 - 50447	Town of Palm Beach	16.4939
00601 - 00606	Unincorporated	17.5391	52401 - 52407	Palm Beach Gardens	19.6310
			52461 - 52461	Palm Beach Gardens	19.7274
02983 - 02983	Atlantis	21.6910	52981 - 52981	Palm Beach Gardens	19.6310
04486 - 04486	Belle Glade	24.0810	54401 - 54401	Palm Beach Shores	20.8600
06154 - 06155	Boca Raton	18.0581	56401 - 56407	Riviera Beach	21.9497
06625 - 06625	Boca Raton	17.1763	58486 - 58486	South Bay	23.8480
08983 - 08987	Boynton Beach	21.3977	60461 - 60461	Tequesta	20.8064
09984 - 09984	Briny Breezes	24.0810	62524 - 62524	South Palm Beach	21.0758
10522 - 10523	Cloud Lake	17.5391	66983 - 66984	Village of Golf	20.0429
12983 - 12987	Delray Beach	20.3474	68401 - 68401	North Palm Beach	20.9977
14522 - 14523	Glenridge	17.5391	70452 - 70453	Palm Springs	20.7662
18982 - 18986	Greenacres	20.4810	72486 - 72486	Royal Palm Beach	19.4591
20984 - 20984	Gulf Stream	17.2568	73482 - 73486	Wellington	20.0091
22486 - 22487	Haverhill	22.0391	74402 - 74407	West Palm Beach	21.9703
24984 - 24984	Highland Beach	17.2855	74982 - 74983	West Palm Beach	21.9703
26984 - 26987	Hypoluxo	17.2810	77486 - 77486	Westlake	22.6641
28471 - 28471	Juno Beach	19.6354	84407 - 84407	West Palm Beach - DDA	22.9703
30571 - 30571	Jupiter	18.7209	88984 - 88987	Delray Beach - DDA	21.3474

Identification of Financial Resources for Redevelopment Implementation and Economic Growth

New Markets Tax Credits (NMTC). This program provides low interest, private-sector financing for commercial and mixed-use projects in low-income areas. Eligible projects must meet a minimum capital investment of \$5 million and varying job creation thresholds for consideration. Tax credits totaling 39 percent of the original investment amount are issued to individual and corporate investors making one-time, upfront equity contributions to qualified development projects through community development entities and claimed over a period of seven years.



Opportunity Zones. Opportunity Zones and associated area designations were created under the Tax Cuts and Jobs Act of 2017. They are used as an economic development tool that allows people to invest in distressed areas in the United States. Opportunity Zones seek to spur economic growth and job creation in low-income communities while providing tax benefits to investors.



Identification of Financial Resources for Redevelopment Implementation and Economic Growth.

Local Incentives:

Palm Beach County Tax Exemption Program. With this program, a new or expanding business may apply for an "economic exemption" for improvements to real property and/or tangible personal property not already on the Palm Beach County Tax Roll. The applicant must create and maintain the required number of new full-time jobs. The business project must have a positive impact on the local economy of Palm Beach County.

Palm Beach County Film & Television Grant. The Palm Beach County Film and Television Commission offers various grants and incentives. Included in the incentive package is the use of Palm Springs-based G-Star Academy's 84,000 square foot facility, featuring the 25,500 square foot G-Star Motion Picture Studio facility, set on three-acres including a 17,000 square foot warehouse for shooting and set construction. Students from G-Star have a high -level experience in a variety of production related jobs and can be utilized as interns or actors in productions.

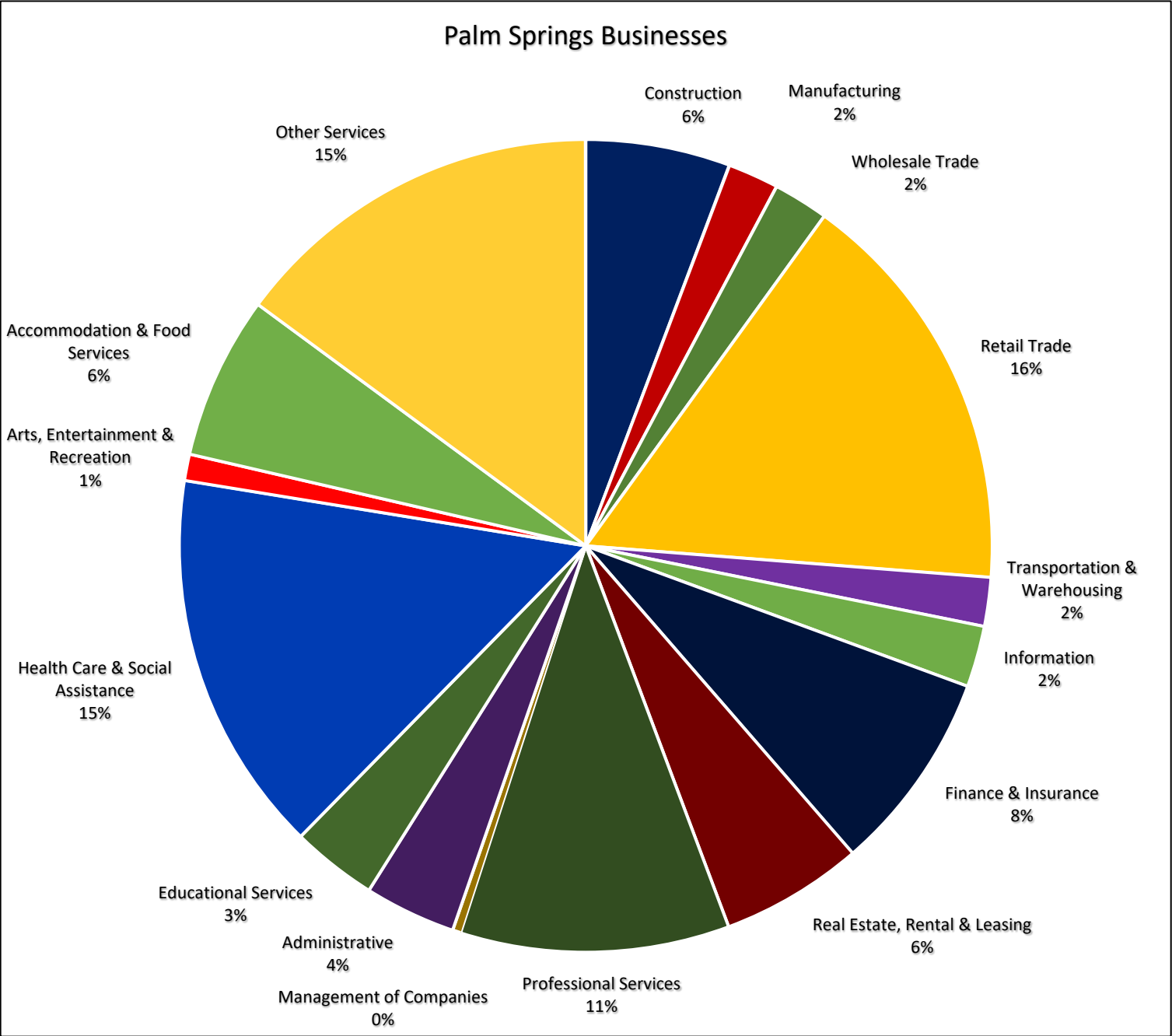
Village of Palm Springs Property Improvement Program. The Village of Palm Springs offers 50% matching grant (up to \$5,000) for construction projects that enhance the visual appeal and value of the businesses/residence.

Federal Funding:

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act; P.L. 116-136), signed into law on March 27, 2020, created the Coronavirus Relief Fund (CRF), which provided \$150 billion in direct assistance for state and local governments.

American Rescue Plan. The American Rescue Plan Act of 2021, also called the COVID-19 Stimulus Package or American Rescue Plan, is a \$1.9 trillion economic stimulus bill signed into law on March 11, 2021, to speed up the United States' recovery from the economic and health effects of the COVID-19 pandemic and the ongoing recession. Palm Beach County is slated to receive \$290 million to be used on projects and programs, including infrastructure projects. The Village of Palm Springs will receive \$10.6 million.

Evaluation of the Village of Palm Springs Business Mix



Source: ESRI, Inc. 2020



Finance SWOT

Strengths

- CRA- Ability to leverage TIF funding

Weaknesses

- Limited population growth
- Over-reliance on residential tax base
- Infrastructure issues- Particularly water & sewer within the Congress Avenue CRA

Opportunities

- Opportunity Zone
- New Markets Tax Credits
- CARES Act
- American Rescue Act

Threats

- Competition from new communities in Western Palm Beach County- Arden, West Lake, Etc.

D

Markets

CONTENTS

Demographics

Consumer spending trends

Retail gap analysis

Supply and demand
projections and Market
potential estimates

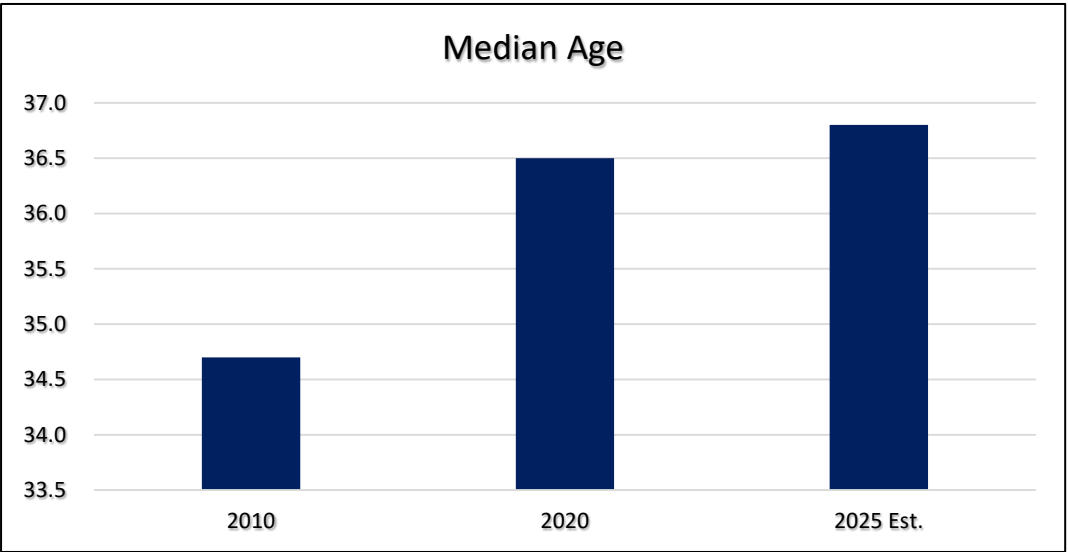
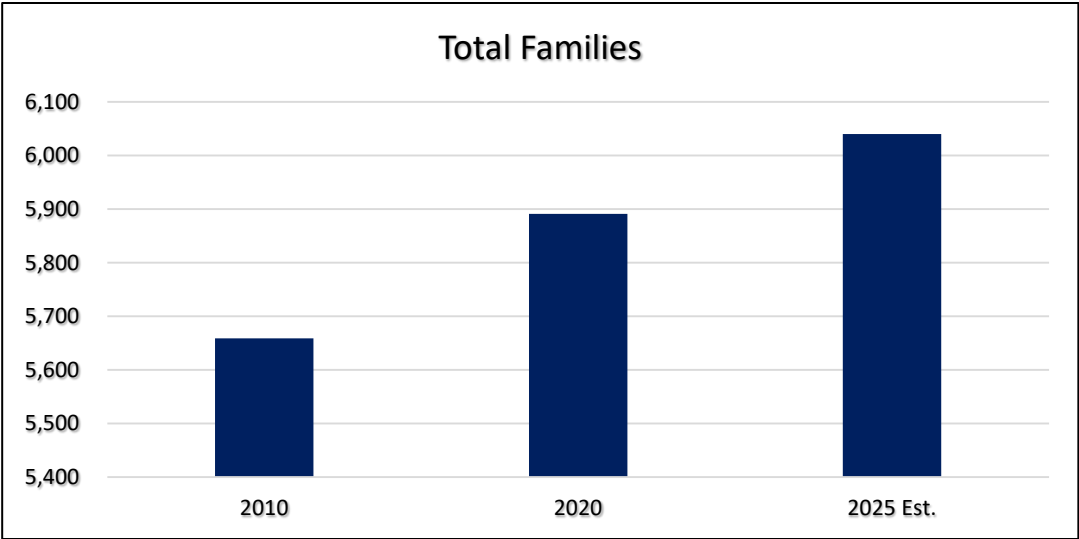
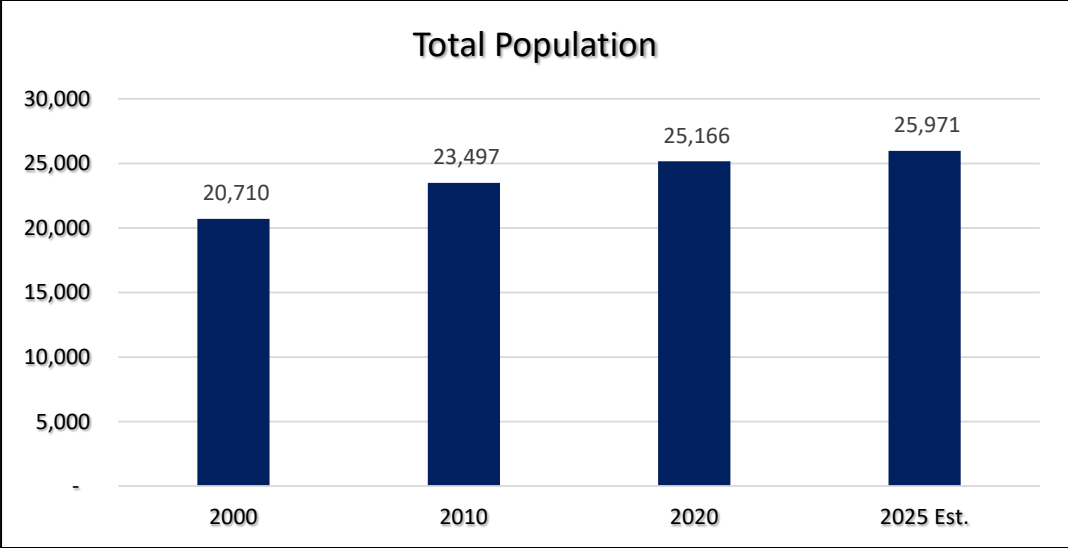
Preparation of a Consumer
SWOT



Demographics

Observations:

- Palm Springs population has grown at a moderate pace (7.1%) since 2010.
- ESRI estimates Palm Springs population to grow 3.2% to 25,971 residents in 2025.
- The median age for Palm Springs residents is 36.5 years, up nearly two years from 2010.



Source: ESRI, Inc. 2020



Description:

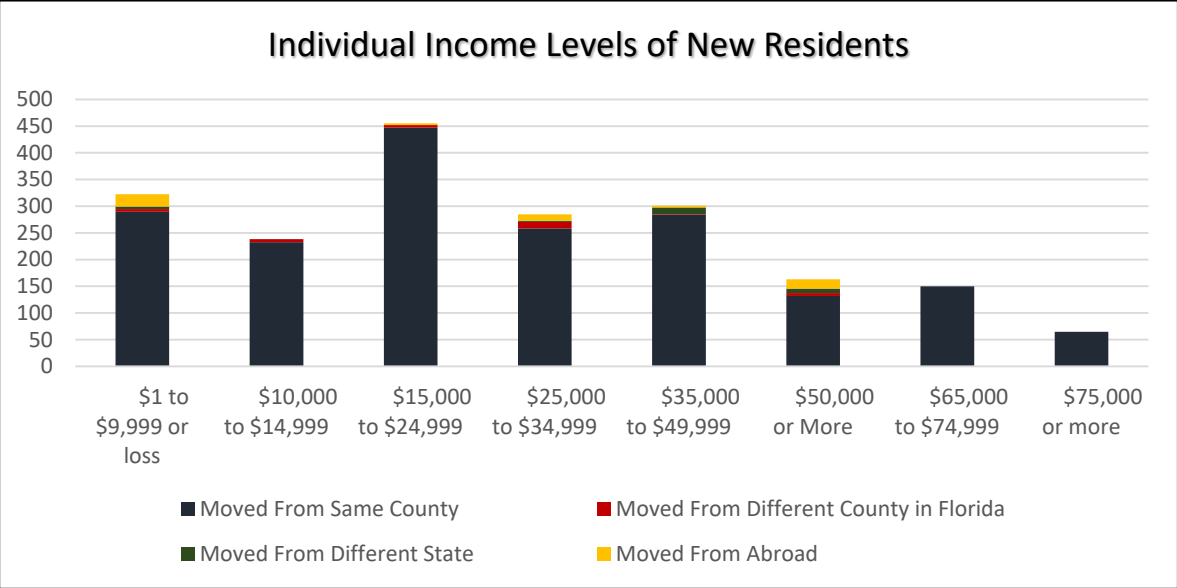
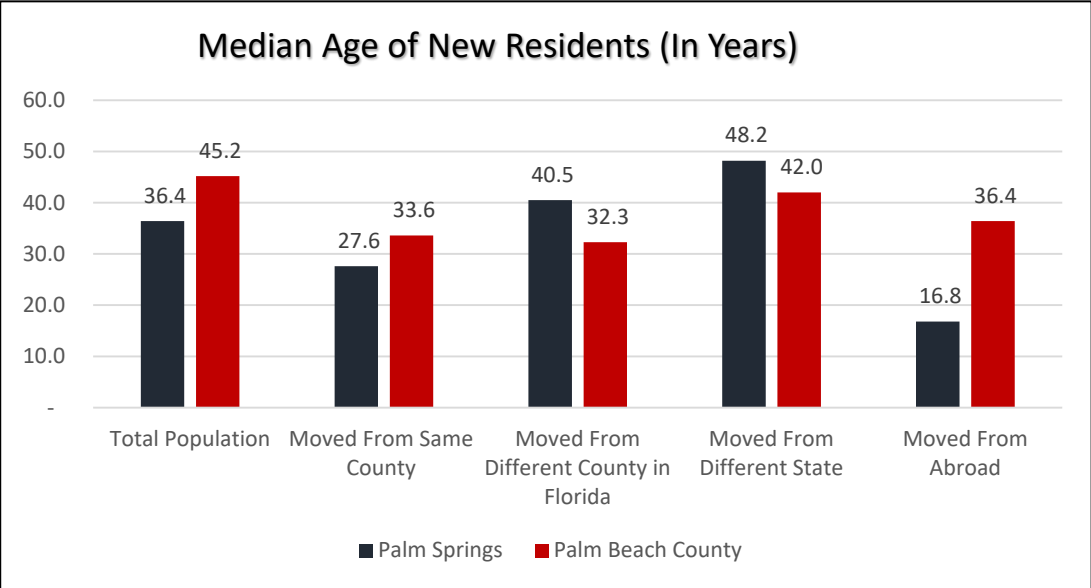
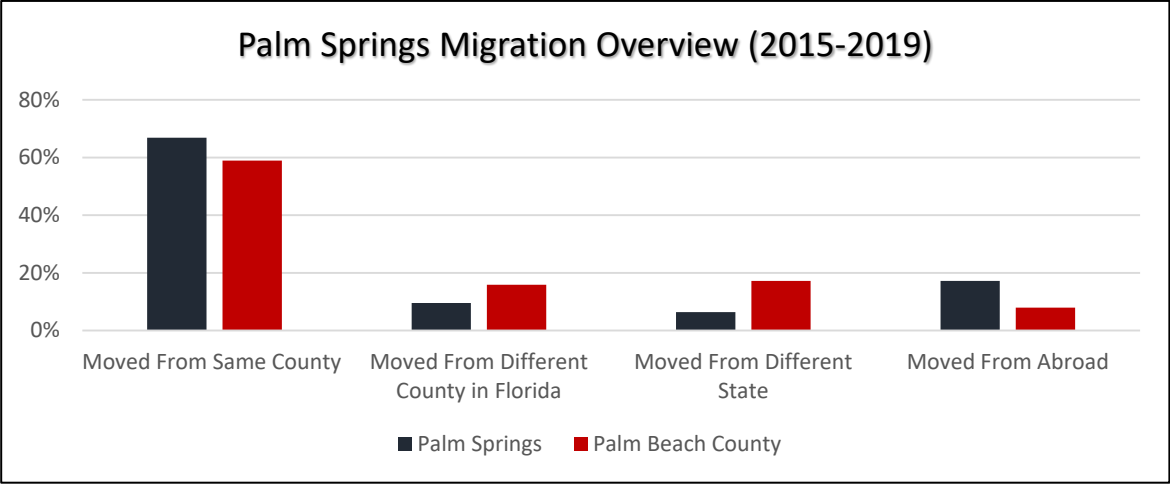
This migration analysis details new residents moving to Palm Springs during the period 2015-2019.

Demographics - Migration

Observations:

- The majority of new residents (66.9%) moved to Palm Springs from another location in Palm Beach County.
- 17.2% of new residents moved from abroad.
- New residents moving to Palm Springs from other areas of Palm Beach County and especially abroad were much younger compared to those that moved from other areas of Florida or the U.S.
- Majority (51.4%) of the new residents moving to Palm Springs earn less than \$25,000 in annual individual income.

Palm Springs Migration Overview (2015-2019)		
	Palm Springs	Palm Beach County
Moved From Same County	2,585	131,946
Moved From Different County in Florida	369	35,581
Moved From Different State	246	38,546
Moved From Abroad	665	17,790
Total New Residents	3,865	223,863



Ancestry

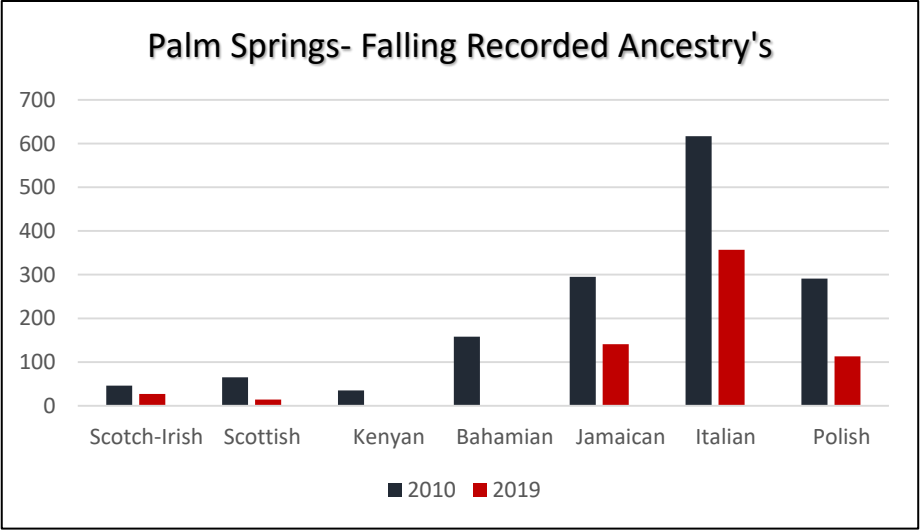
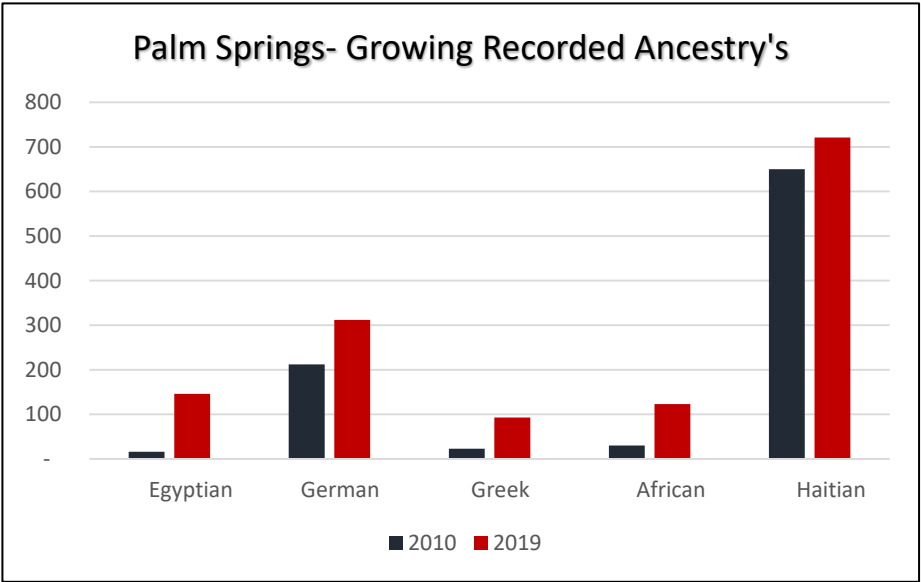
Description:

This table provides estimates for Palm Springs residents reporting a single ancestry.

Observations:

- Palm Springs is growing increasingly diverse, with residents of varied ancestries.
- During the period 2010-2019, residents reporting Egyptian, German, Greek, African and Haitian ancestry grew the most.
- During the same period, residents reporting Italian, Jamaican, Bahamian, and Polish ancestry fell the most.

Palm Springs Residents Reporting Single Ancestry					
	2010	2019		2010	2019
Total:	12,724	18,186			
Albanian	123	-	Lithuanian	7	3
American	437	315	Macedonian	-	12
Arab:	44	288	Northern European	49	-
Egyptian	16	146	Norwegian	24	-
Lebanese	28	-	Pennsylvania German	13	8
Moroccan	-	142	Polish	291	113
Armenian	22	34	Portuguese	9	-
Brazilian	-	10	Russian	9	10
British	9	-	Scandinavian	10	8
Canadian	8	-	Scotch-Irish	46	27
Danish	12	-	Scottish	65	14
Dutch	16	25	Slovak	12	35
Eastern European	-	15	Subsaharan African:	65	123
English	268	230	Kenyan	35	0
European	13	49	African	30	123
Finnish	57	8	Swedish	40	52
French (except Basque)	57	73	Turkish	13	0
French Canadian	81	16	Welsh	30	20
German	212	312	West Indian	1103	868
Greek	23	93	Bahamian	158	0
Hungarian	29	-	Haitian	650	721
Irish	375	377	Jamaican	295	141
Israeli	-	21	West Indian	0	6
Italian	617	357	Other groups	8535	14637



Customer Spending Trends

Description:

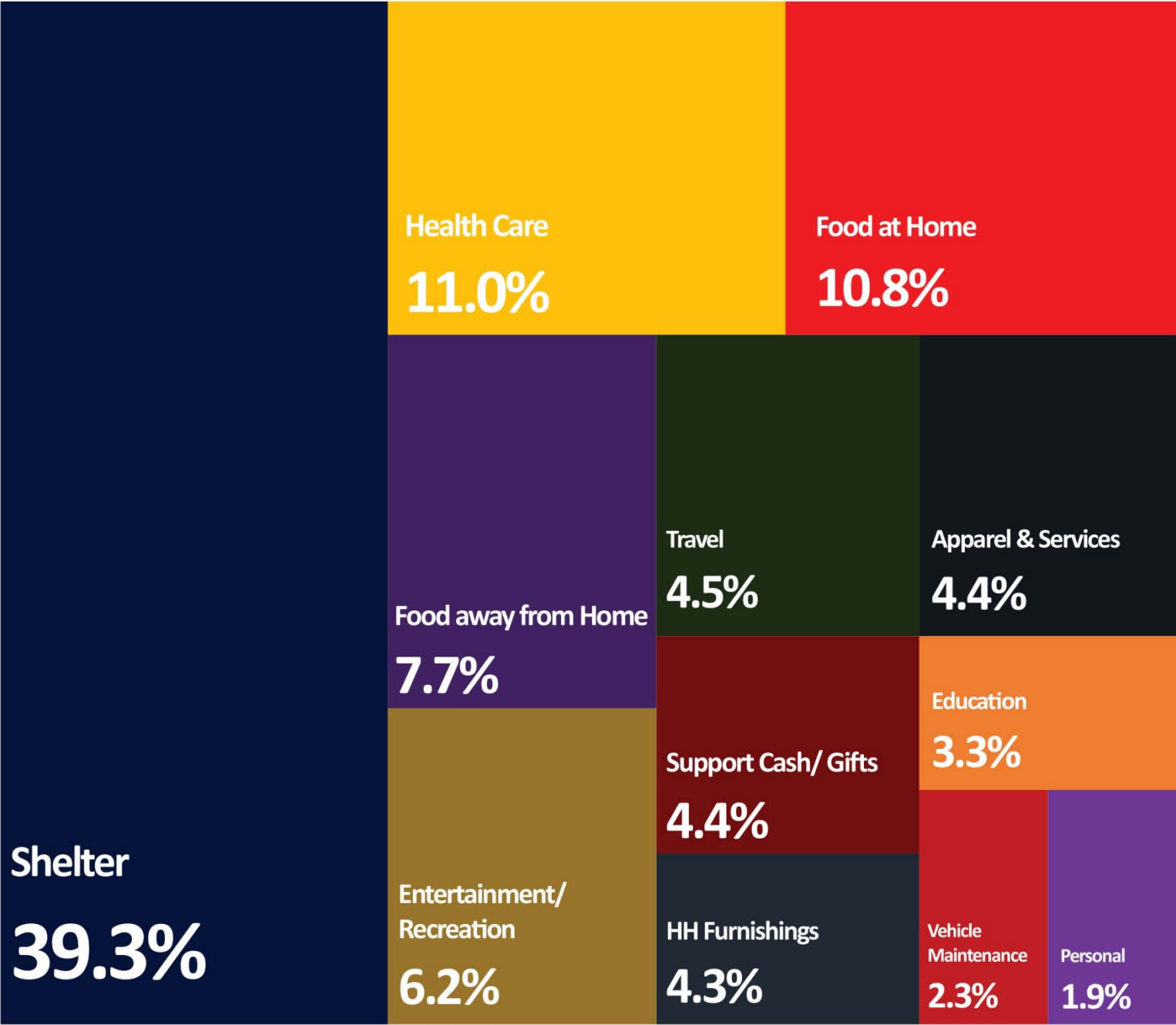
The Household Spending chart provides a detailed breakdown of spending by category for Palm Springs residents.

Observations:

According to ESRI estimates, the breakdown of spending (on average) for Palm Springs households is:

- Shelter (39% of total spending)
- Food at Home (11%)
- Healthcare (11%)
- Food away from Home (8%)
- Entertainment/Recreation (6%)

HOUSEHOLD SPENDING



Source: ESRI, Inc. 2020

Trade Area

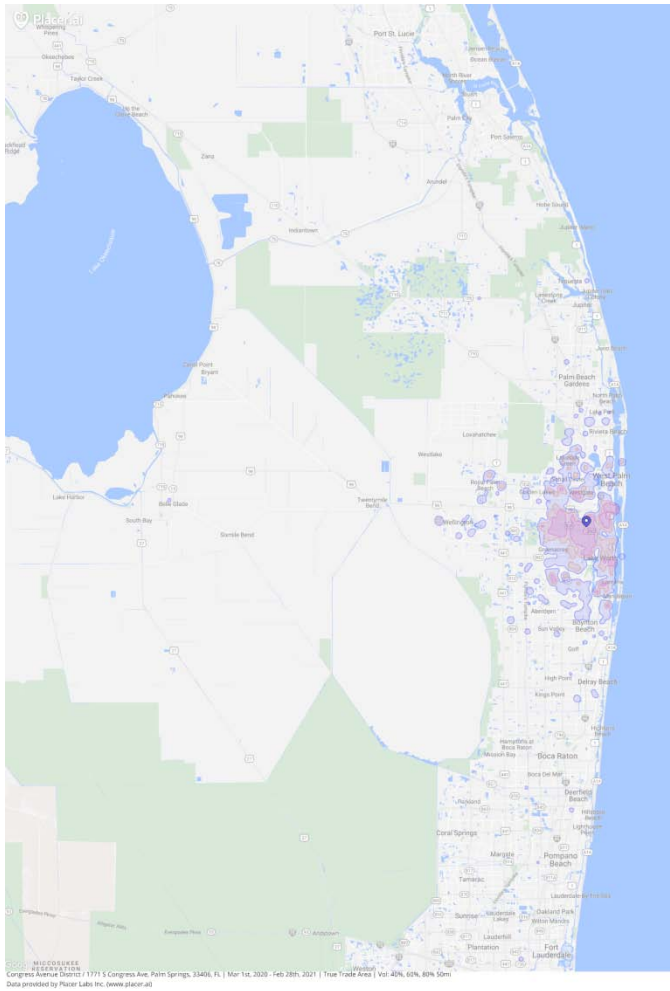
	Trade Area Size (Square Miles)		
District/Destination	40%	60%	80%
Lake Worth Rd District	13.52	28.62	71.54
Congress Ave District	10.39	25.07	68.62
Swap Shop/Drive-in	14.35	34.9	81.43
Off Lease Only	22.33	57.2	126.79

Description: The trade area represents the home locations of customers coming to the location. A trade area of 40% means 40% of customers coming the location live within that market area. The data shows that the Swap Shop and especially Off-Lease Only have a large trade area, drawing customers from across the region.

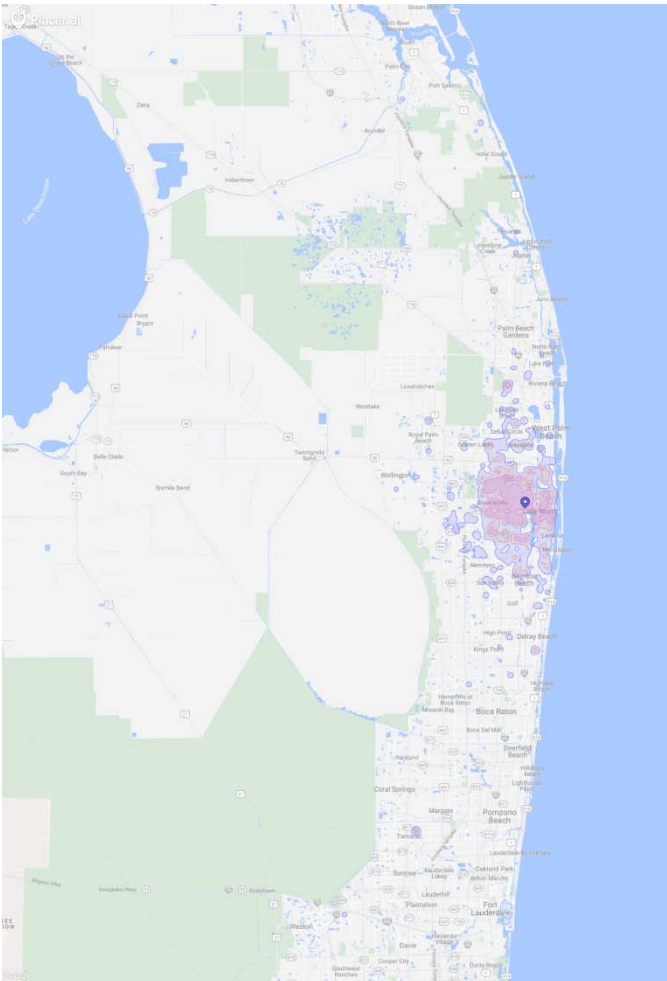
Observations: The Lake Worth Swap Shop/Drive-in and particularly the Off-Lease Only car dealership attract customers regionally where the Congress Avenue and Lake Worth Road District are much more local.

Source: Placer.ai 2021

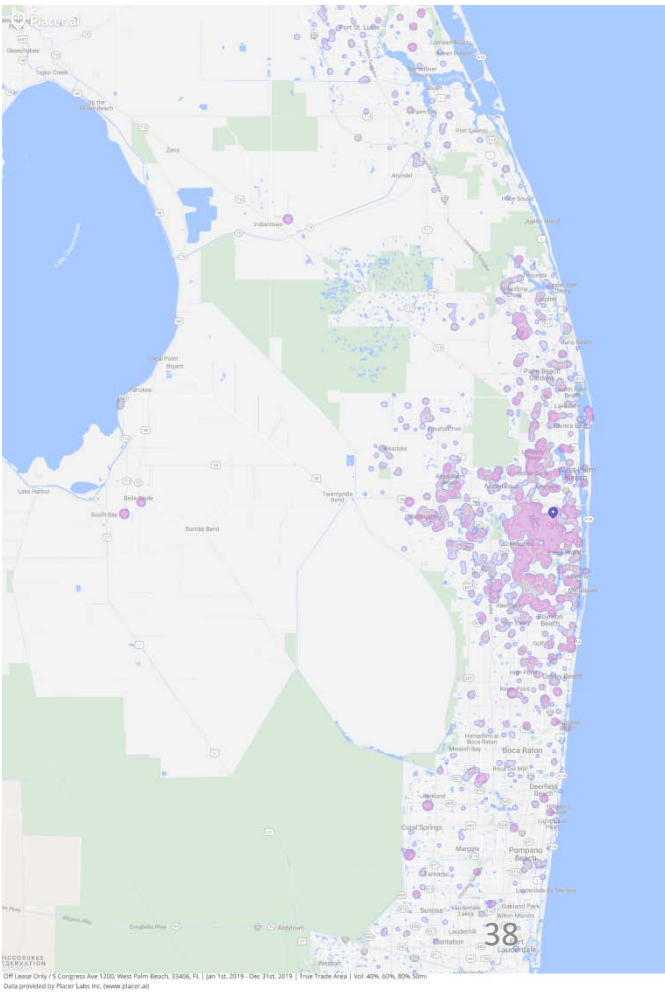
Congress Ave District



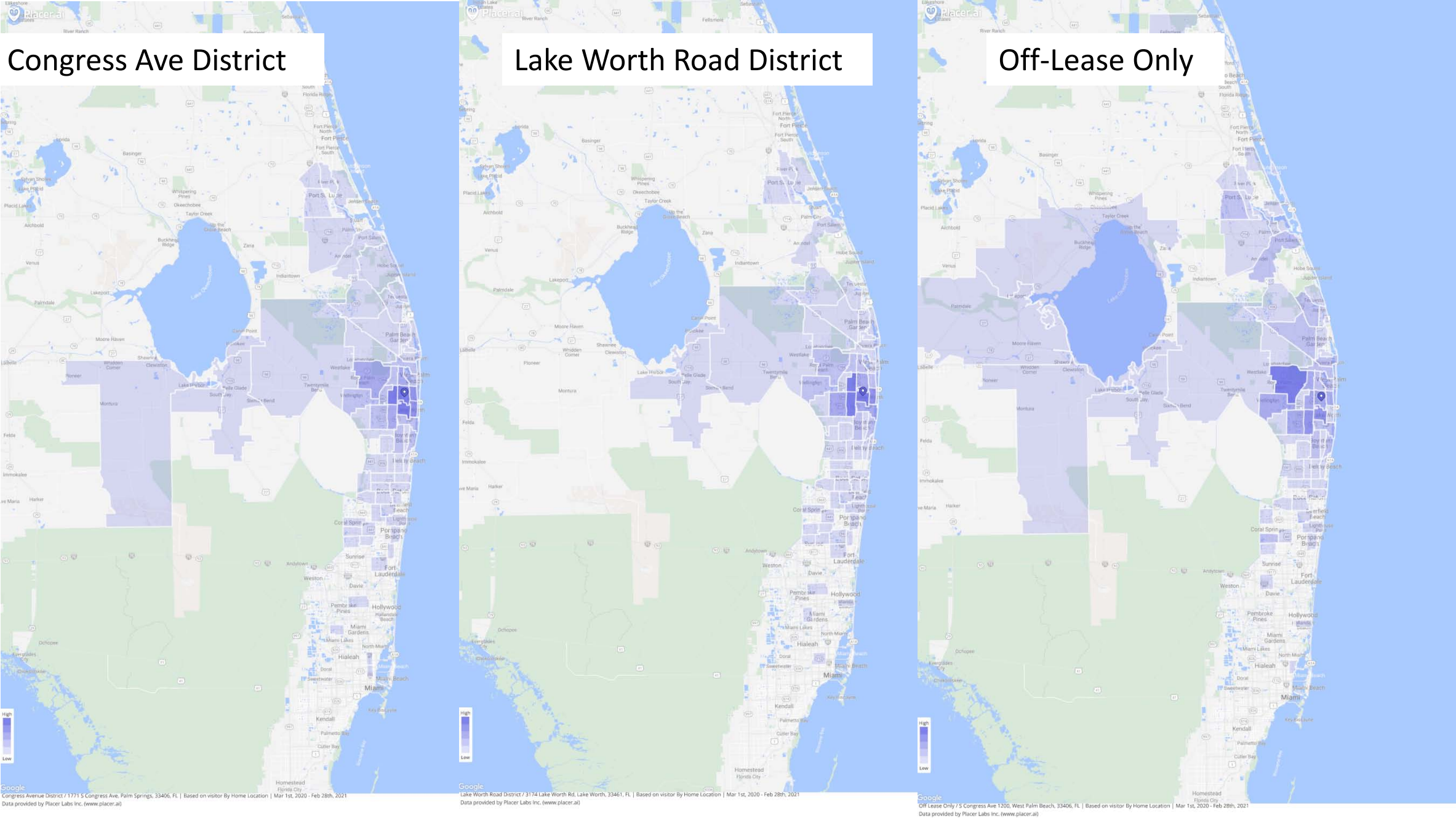
Lake Worth Road District



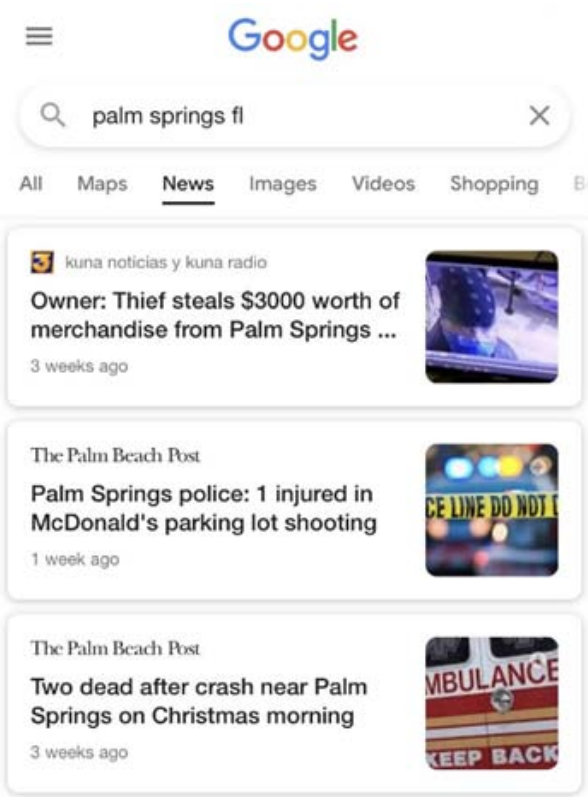
Off-Lease Only



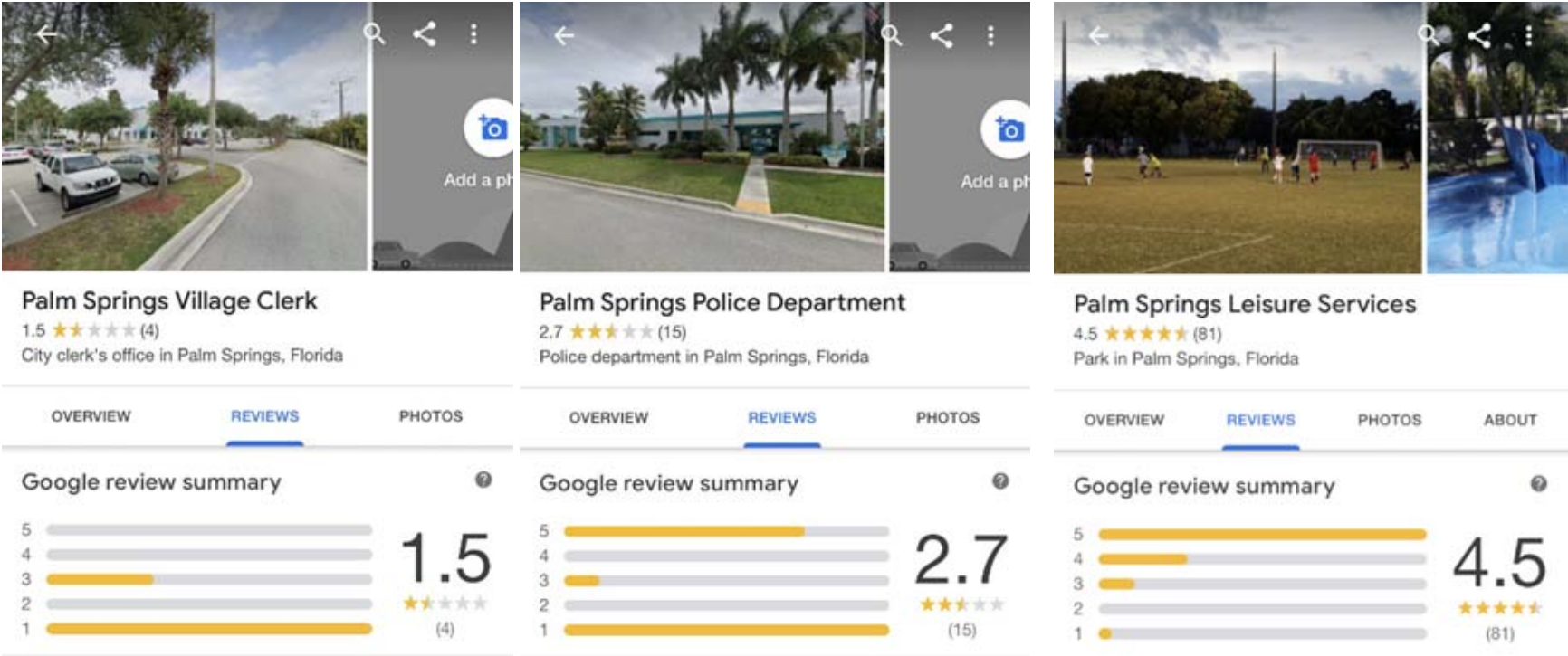
Trade Area- Top Customer Zip Codes



Digital Analysis- Google



Source: Google



Cities are increasingly turning to digital media as a means for increasing communications and messaging to its residents and business community. Likewise, residents and businesses are more and more using social media to communicate, receive news, promote business, etc.

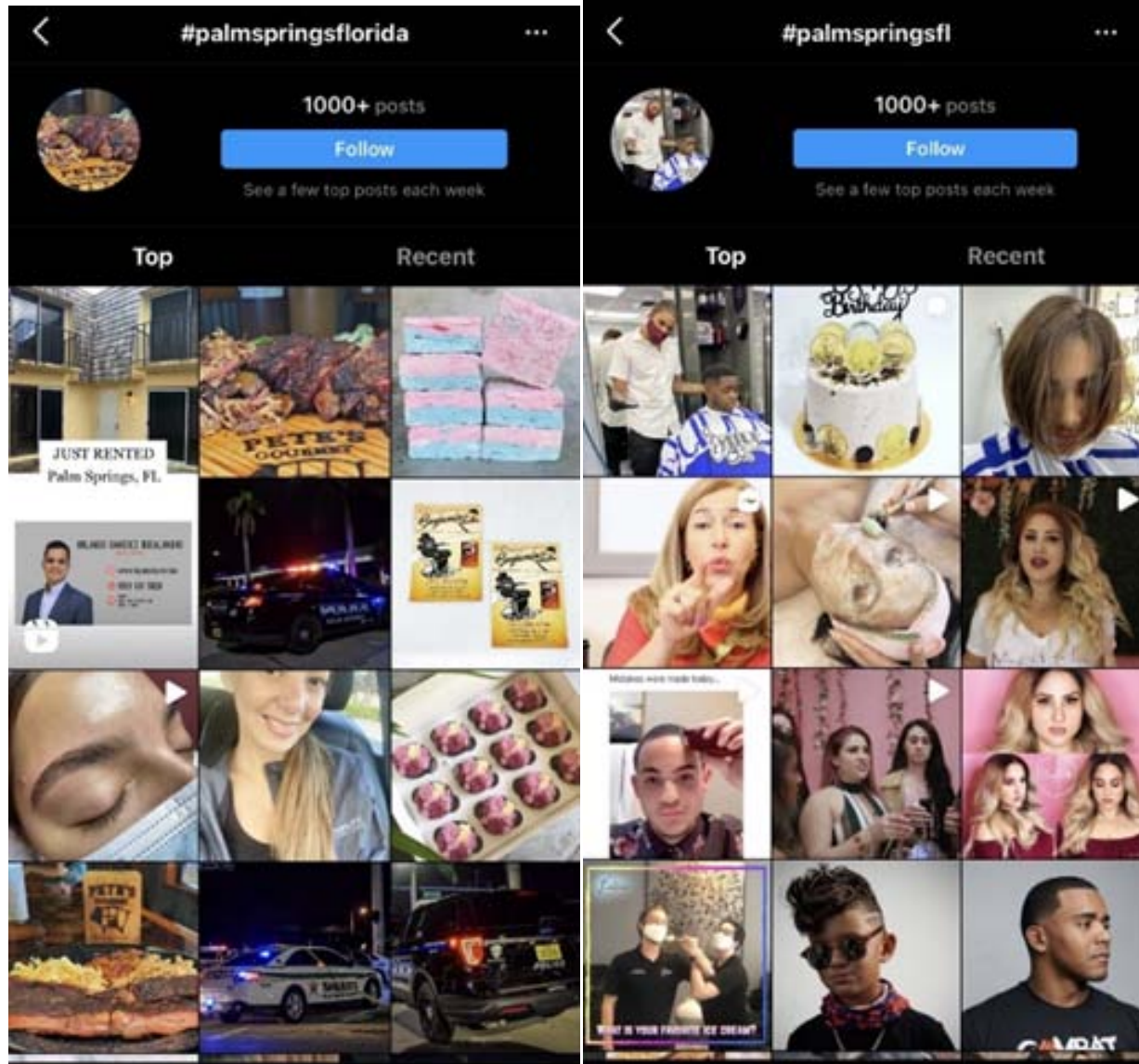
Google Search:

A google new search of “palm springs fl” performed on January 11, 2021 uncovered mostly negative and very little positive press.

Google Reviews:

People are using internet searches more and more to gather information. In Palm Springs, the Village Clerks office received unfavorable reviews, while the Police Department received mixed reviews. Palm Springs Leisure Services and parks received very positive reviews.

Digital Analysis- Social Media



Source: Google, Instagram,

Another great way to get in tune with the heartbeat of a community is to browse Social Media to see what people are saying about the area. Social media hashtag searches can also give an accurate reflection of what it's like to live in, do business in, or visit an area. In addition, Many cities and government agencies are utilizing Social Media to interact with residents and businesses as well as share vital information on events and other news. Just as businesses use social media for business development, cities are using social media as a tool for economic development.

BusinessFlare completed a hashtag search for the keywords #PalmSpringsFL and #PalmSpringsFlorida. Majority of the posts were from local businesses (mainly eateries, beauty salons and real estate professionals). Palm Springs maintains an active Facebook page, however, reach and engagement is limited.

Active social media accounts tagging Palm Springs

- Wing Diva, Palm Springs
- Emerald Lake Apartments, Palm Springs
- Maybelle Beauty Bar, Palm Springs
- Pete's BBQ (Greenacres)

Retail Gap Analysis

Palm Springs Retail Gap				
	Spending Demand	Area Sales	Surplus/Gap	Add'l SqFt
Motor Vehicle & Parts Dealers	\$44,524,486	\$49,471,605	\$4,947,119	
Automobile Dealers	\$35,526,381	\$34,810,722	-\$715,659	36
Other Motor Vehicle Dealers	\$5,113,771	\$1,368,156	-\$3,745,615	187
Auto Parts, Accessories & Tire Stores	\$3,884,334	\$13,292,727	\$9,408,393	-
Furniture & Home Furnishings Stores	\$7,469,230	\$2,640,937	-\$4,828,293	
Furniture Stores	\$4,236,023	\$1,809,824	-\$2,426,199	4,852
Home Furnishings Stores	\$3,233,207	\$831,113	-\$2,402,094	4,804
Electronics & Appliance Stores	\$5,986,596	\$4,332,770	-\$1,653,826	3,308
Bldg Materials, Garden Equip. & Supply Stores	\$13,160,136	\$38,473,053	\$25,312,917	
Bldg Material & Supplies Dealers	\$12,231,588	\$37,453,558	\$25,221,970	-
Lawn & Garden Equip & Supply Stores	\$928,548	\$1,019,495	\$90,947	-
Food & Beverage Stores	\$37,564,603	\$58,894,473	\$21,329,870	
Grocery Stores	\$34,208,246	\$55,673,973	\$21,465,727	-
Specialty Food Stores	\$1,586,539	\$1,234,515	-\$352,024	704
Beer, Wine & Liquor Stores	\$1,769,818	\$1,985,985	\$216,167	-
Health & Personal Care Stores	\$13,592,445	\$26,048,285	\$12,455,840	-
Gasoline Stations	\$22,190,654	\$32,779,412	\$10,588,758	-
Clothing & Clothing Accessories Stores	\$10,554,585	\$9,395,418	-\$1,159,167	
Clothing Stores	\$7,147,785	\$4,112,678	-\$3,035,107	10,117
Shoe Stores	\$1,662,549	\$2,473,158	\$810,609	-
Jewelry, Luggage & Leather Goods Stores	\$1,744,251	\$2,809,582	\$1,065,331	-
Sporting Goods, Hobby, Book & Music Stores	\$5,121,393	\$6,544,812	\$1,423,419	
Sporting Goods/Hobby/Musical Instr Stores	\$4,207,281	\$6,544,812	\$2,337,531	-
Book, Periodical & Music Stores	\$914,112	\$0	-\$914,112	1,828
General Merchandise Stores	\$34,680,409	\$42,825,801	\$8,145,392	
Department Stores Excluding Leased Depts.	\$24,254,057	\$37,064,850	\$12,810,793	-
Other General Merchandise Stores	\$10,426,352	\$5,760,951	-\$4,665,401	15,551
Miscellaneous Store Retailers	\$8,331,576	\$9,147,422	\$815,846	
Florists	\$315,817	\$0	-\$315,817	632
Office Supplies, Stationery & Gift Stores	\$1,819,698	\$894,258	-\$925,440	1,851
Used Merchandise Stores	\$1,892,785	\$2,194,612	\$301,827	-
Other Miscellaneous Store Retailers	\$4,303,276	\$6,058,552	\$1,755,276	-
Nonstore Retailers	\$5,238,450	\$51,697	-\$5,186,753	
Electronic Shopping & Mail-Order Houses	\$4,512,912	\$0	-\$4,512,912	
Vending Machine Operators	\$92,731	\$0	-\$92,731	
Direct Selling Establishments	\$632,807	\$51,697	-\$581,110	
Food Services & Drinking Places	\$22,437,312	\$32,411,377	\$9,974,065	
Special Food Services	\$372,554	\$301,433	-\$71,121	142
Drinking Places - Alcoholic Beverages	\$1,699,737	\$1,419,331	-\$280,406	561
Restaurants/Other Eating Places	\$20,365,021	\$30,690,613	\$10,325,592	-

- **A retail gap**, by definition, is the difference between supply (retail potential) and demand (retail sales). If the demand is greater than supply, a leakage occurs. Retail leakage refers to the amount of money that residents are spending on retail goods and services at stores located outside the community. If supply is greater than demand, a surplus occurs and indicates that retailers are selling more than is demanded within the region. This information is critical because it can be used to recruit appropriate retailers to the community.
- **Spending Demand** estimates the expected amount spent by Palm Springs consumers at retail establishments.
- **Area Sales** estimates sales to consumers by establishments. Sales to businesses are excluded.
- **Surplus/Gap** is calculated by subtracting sales (supply) from demand.
 - A **positive** value represents leakage of retail opportunity outside of the trade area.
 - A **negative** value represents a surplus of retail sales, a market where customers are drawn in from the outside the trade area.
- **Additional Square Feet** represents the additional square footage that could be supported based on the current market surplus.

**Please note that “supportable square feet” is purely based on market demand and not the discretion of BusinessFlare.

Retail Gap Analysis

Description: Utilizing Placer Analytics data, we are able to determine Palm Springs residents favorite chains and places . The tables represent the top chains and places that Palm Springs residents visit outside of the Village’s boundary.

Palm Springs Residents- Favorite Chains not Located in Palm Springs (2020)			
Name	Category	% of Palms Springs Residents Who Visited	Estimated Visits from Palm Springs Residents
The Home Depot	Home Improvement	51%	18,711
Target	Superstores	42%	15,390
Costco Wholesale	Superstores	30%	11,010
Wendy's	Dining	26%	9,380
Starbucks	Dining	25%	9,195
Marshalls	Apparel	21%	7,813
US Post Office	Other	20%	7,467
T.J. Maxx	Apparel	20%	7,383
Chick-fil-A	Dining	19%	6,964
Lowe's Home Improvement	Home Improvement	19%	6,913
Pollo Tropical	Dining	19%	6,800
Taco Bell	Dining	18%	6,448
IHOP	Dining	16%	6,062
Burlington	Apparel	16%	6,043
JCPenney	Apparel	15%	5,518
Best Buy	Electronics	14%	5,167
Office Depot	Office Supplies	14%	5,014
Olive Garden	Dining	13%	4,853
Flanigan's Seafood Bar & Grill	Dining	13%	4,681
Big Lots	Superstores	12%	4,555
Petco	Shop & Service	12%	4,451
Chipotle Mexican Grill	Dining	12%	4,350
Sam's Club	Superstores	11%	4,172
Winn-Dixie	Groceries	11%	4,097
Planet Fitness	Fitness	10%	3,767

Palm Springs Residents- Favorite Places not Located in Palm Springs (2020)			
Name	City	% of Palms Springs Residents Who Visited in Last Year	Estimated Visits from Palm Springs Residents
The Home Depot	Lake Worth	43%	15,889
Mall at Wellington Green	Wellington	39%	14,219
Palm Beach Outlets	West Palm Beach	36%	13,352
Strawberry Fields	West Palm Beach	34%	12,679
Target	Greenacres	32%	11,665
West Palm Plaza	West Palm Beach	30%	11,169
River Bridge Center	West Palm Beach	29%	10,837
Shoppes At Cresthaven	West Palm Beach	29%	10,696
Waterside Plaza	Lake Worth	27%	10,049
Walmart Supercenter	Greenacres	25%	9,257
Polo Market Place	West Palm Beach	25%	9,234
Pinewood Square	Lake Worth	24%	9,186
Costco Wholesale	Lantana	24%	8,811
Pine Trail Shopping Center	West Palm Beach	23%	8,358
Walmart Supercenter	West Palm Beach	21%	7,558
Lake Worth Beach Park	Lake Worth	19%	7,043
Cross County Plaza	West Palm Beach	18%	6,790
El Bodegon Grocery 4	Lake Worth	18%	6,786
El Bodegon Grocery	West Palm Beach	18%	6,771
Westward	West Palm Beach	18%	6,637
Lake Worth Plaza West	Lake Worth	18%	6,610
Southern Palm Crossing	West Palm Beach	17%	6,256
Mil Lake Plaza	Greenacres	17%	6,073
The Beach on Palm Beach Island	Palm Beach	16%	6,050
Presidente Supermarkets	West Palm Beach	16%	5,943

Source: Placer.ai



Consumer SWOT

Strengths

- Clusters of medical related businesses
- Clusters of beauty related businesses- cosmetics and spa
- Moderate to high income visitor traffic
- Destinations- Swap Shop, Off Lease Only

Weaknesses

- Lack of brand identity/awareness
- Large percentage of residents are not U.S. citizens

Opportunities

- Celebrate increasing diversity through events
- Capitalize on Car Dealerships ability to draw regional customers to Palm Springs
- Create a brand identity (Citywide as well as for the CRA districts) that capitalizes on existing assets and themes:
 - Cluster of medical and cosmetic businesses
 - TV, Film, & Production- G Star Academy, Drive-in Theater,
 - Education- Quality public schools, proximity to Palm Beach State College, and Palm Springs Public Library
- Connect with residents and businesses and promote Palm Springs Village via social media.
- Hotel development- proximity to airport

Threats

- Google news search “Palm Springs, FL” shows mostly crime and negative press
- Little to no night-time economy

E

Regulatory Review

CONTENTS

Review of future land use and zoning designations within context of the market and financial feasibility.

Development capacity estimates for targeted redevelopment sites.

Regulatory SWOT



Future Land Use and Zoning Designations

The major land use designation in Lake Worth and Congress Avenue District is CG-Commerical General which for the most part is intended for retail sales and services. Any type of residential dwelling unit or accessory use is a prohibit use.

Congress Avenue District has a MU-Mixed-Use zoning designation which allows for a height up to 70 ft and a mix of uses complimentary to surroundings.

Lake Worth Rd District Land Use District Regulations

Id	Name	Max. Height	Main Uses Permitted
CG	Commercial General	45 ft/ 4 sty	Retail Sales and Services (Consumer Market on Major Roads)
RM	Residential Multiple-Family	35 ft/ 3 sty	Multiple Family Dwellings (Residential Planned Developments)
	Urban Infill		

Congress Ave District Land Use District Regulations

Id	Name	Max. Height	Main Uses Permitted
CG	Commercial General	45 ft/ 4 sty	Retail Sales and Services (Consumer Market on Major Roads)
RM	Residential Multiple-Family	35 ft/ 3 sty	Multiple Family Dwellings (Residential Planned Developments)
LI	Light Industrial	50 ft	Light Industrial Uses/ Showroom/ Warehouse
MU	Mixed Use	75 ft	Mix of Uses Complimentary to Surroundings

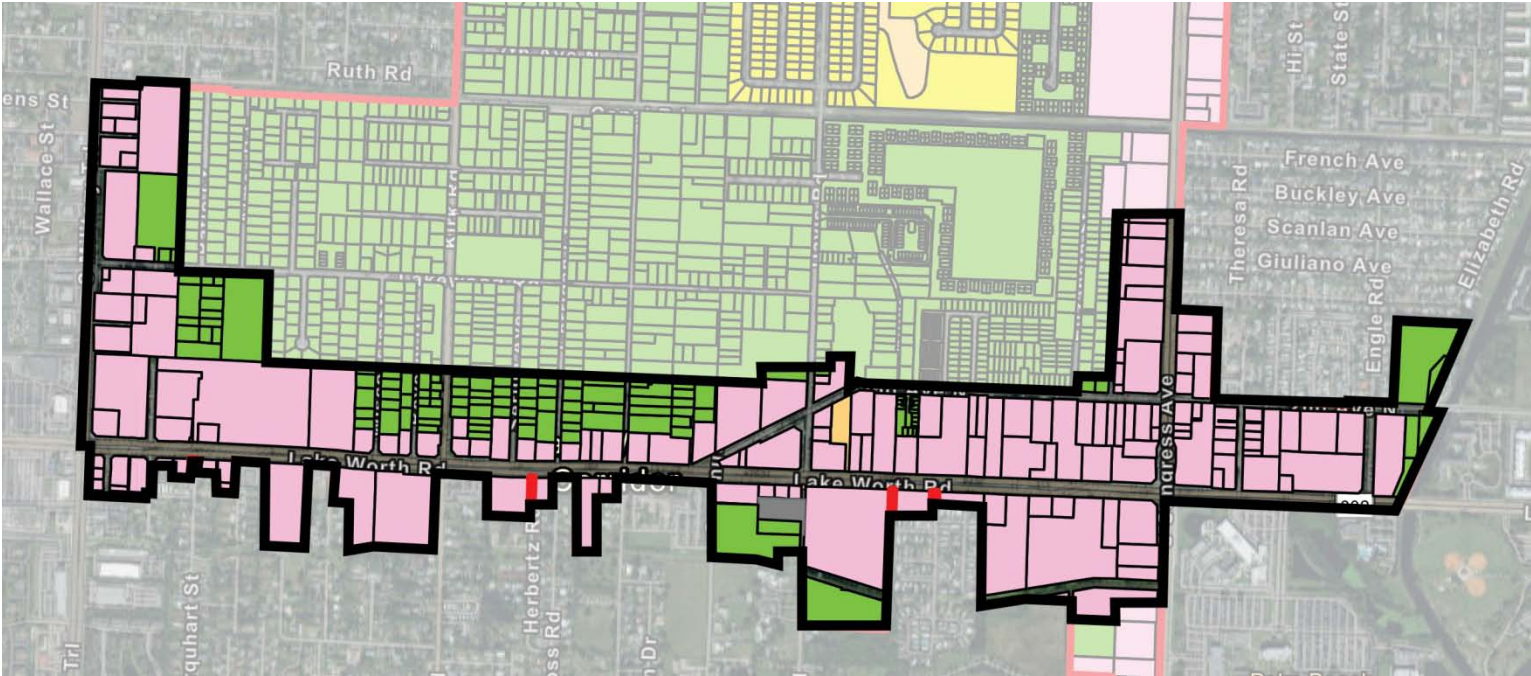
Future Land Use and Zoning Designations (2)

The major land use designation in Lake Worth District is CG-Commercal General, which for the most part is intended for retail sales and services. Any type of residential dwelling unit or accessory use is a prohibit use.

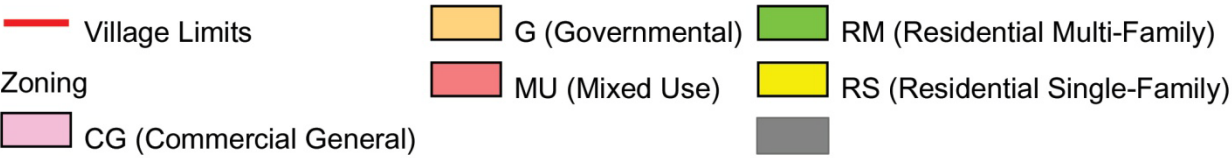
Lake Worth Rd District Land Use District Regulations include:

CG Commercial General
Max. Height: 45 ft/ 4-story
Permitted Uses: Retail Sales and Services (Consumer Market on Major Roads)

RM Residential Multiple-Family
Max. Height: 35 ft/ 3-story
Density: 19 du/ace
Permitted Uses: Multiple Family Dwellings (Residential Planned Developments)



August 10, 2021



Future Land Use and Zoning Designations (3)

The major land use designation in Congress Avenue District is CG-Commercial General, which for the most part is intended for retail sales and services.

Congress Avenue District has a MU-Mixed-Use zoning designation with allows for a height up to 70 ft and a mix of uses complimentary to surroundings. Currently the only land designated for MU is vacant.

Congress Ave District Land Use District Regulations include:

CG Commercial General

Max. Height: 45 ft/ 4-story

Permitted Uses: Retail Sales and Services (Consumer Market on Major Roads)

Maximum gross floor area: 50 percent of total lot area.

RM Residential Multiple-Family

Max. Height: 35 ft/ 3-story | **Density:** 19 du/ac

Permitted Uses: Multiple Family Dwellings (Residential Planned Developments)

LI Light Industrial

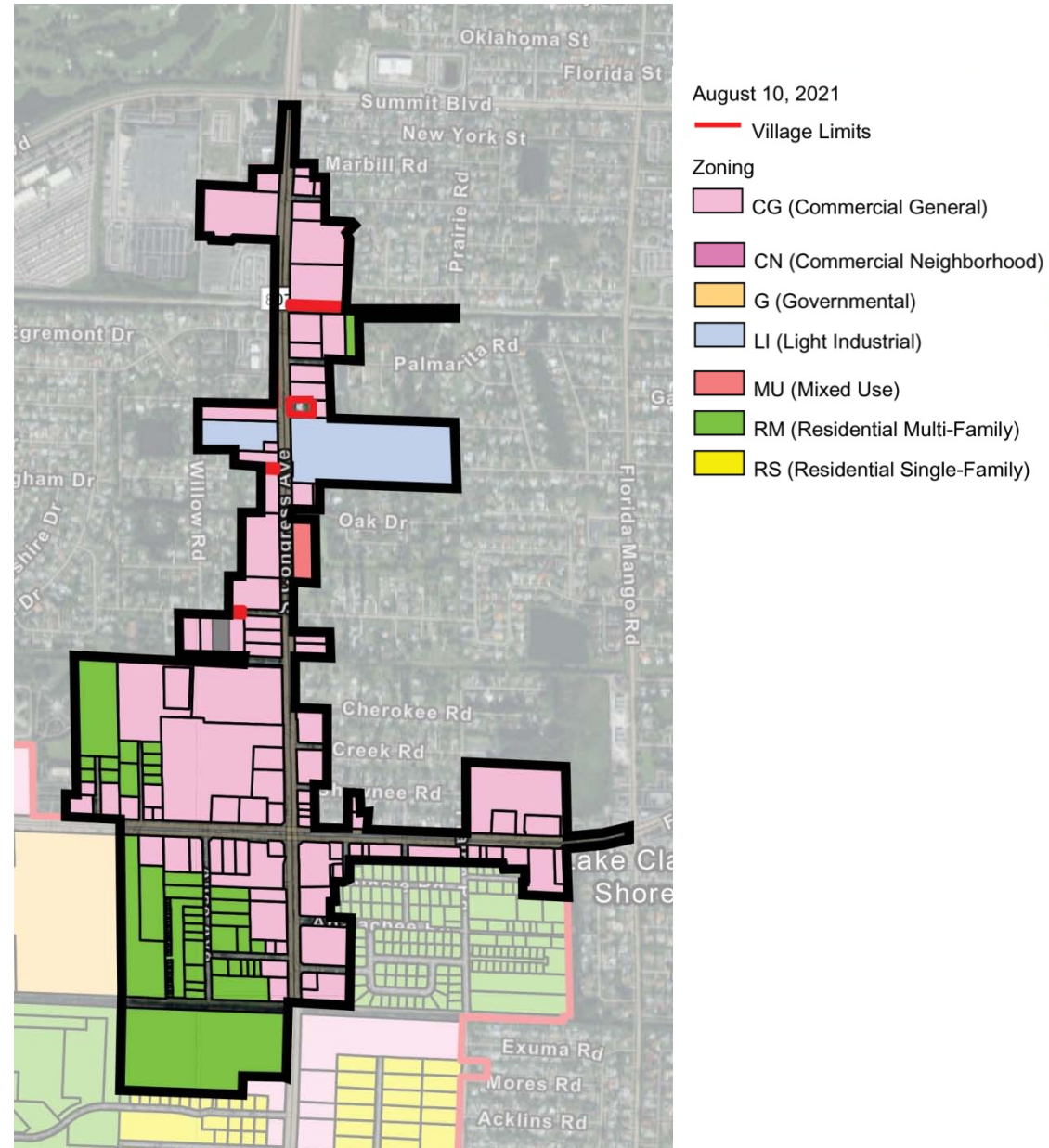
Max. Height: 50 ft

Permitted Uses: Light Industrial Uses/ Showroom/ Warehouse

MU Mixed-Use

Max. Height: 75 ft

Permitted Uses: Mix of Uses Complimentary to Surroundings



Future Land Use and Zoning Designations (4)



CG- Commercial General – Development Along Lake Worth Rd

General Description of Zoning Districts

It is the purpose of the CG commercial general land development district to provide lands within the village for a wide range of goods and commercial services that serve a consumer market that may extend beyond municipal limits. Such areas shall be located convenient to major roads and automotive traffic. However, it is not the intent of this land development district to necessarily create or promote an extension of strip commercial areas.

Permitted Uses:

All permitted uses in the CN commercial neighborhood land development district, Financial institutions, Retail sales and services, Personal services, Commercial Planned Developments.

Prohibited Uses:

Any use not specifically, provisionally or by reasonable implication permitted, or permitted by special exception, **Any type of residential dwelling unit or accessory use**, Motels and hotels, Time share uses, Theaters, outdoor, Flea markets and swap shops, Bottle clubs, Medical marijuana dispensary.



RM – Residential Multiple-Family – Development at Military Trl and Lakewood Rd

General Description of Zoning Districts

It is the purpose of the RM residential multiple-family land development district to provide an emphasis on multiple-family residences, while preserving and protecting the residential character of the village. A clustering of units and a variety of housing design and styles is encouraged in the RM district, while maintaining an appropriate density that will complement the surrounding development in the village. The gross density shall not exceed 5.8 dwelling units per acre for single-family detached dwelling developments. Gross density shall not exceed 19.0 dwelling units per acre for attached multiple-family developments, such as apartments and condominiums, and planned developments.

Permitted Uses:

Single-family detached dwellings, Duplex dwellings, Multiple family dwellings, Residential Planned Developments, Minor community residential homes, subject to the provisions of subdivision XI of this division, Home occupations.

Prohibited Uses:

Any use not specifically, provisionally or by reasonable implication permitted, or permitted by special exception, Time share uses.



LI – Light Industrial – Development along Congress Ave – Off Lease Only – Car Dealer

General Description of Zoning Districts

It is the purpose of the LI light industrial land development district to provide lands within the village for the retention and expansion of economic activities associated with manufacturing, processing, fabricating, compounding, treatment, packaging and/or assembly of materials or goods, warehousing or bulk storage of goods, and their related accessory uses. Such areas shall be located convenient to major roads and vehicular traffic while providing safeguards for adjoining and/or nearby nonindustrial properties and the surrounding community. Other uses shall be permitted which are more appropriate to the LI land development district due to environmental impacts related to noise, vibration, light, traffic, and general aesthetics.

Permitted Uses:

Light industrial uses which do not process/store flammable materials, Professional offices, Business offices, Public uses and facilities, Public utilities, Self-storage units, Warehouse, Showroom/warehouse, Industrial planned developments.

Prohibited Uses:

Any use not specifically, provisionally or by reasonable implication permitted, or permitted by special exception, Any type of residential dwelling unit, Heavy industrial uses, Dumps/recycling centers, Junk/salvage yards, Flea markets/swap shops, Medical marijuana dispensary.

Future Land Use and Zoning Designations (5)

Existing Conditions

This entire length of the study area may be characterized simply as typical suburban commercial development, which includes strip shopping centers as well as stand alone, single use retail structures. Many structures are older and parcels are underutilized and lack adequate landscaping. A lack of cross-access easements between commercial properties forces an unnecessary amount of local traffic onto Lake Worth Rd and Congress Ave.



Intersection at Lake Worth Rd and Congress Ave



Abandoned Building at Davis Rd and 2nd Ave



Off Lease Only – Car Dealer – Congress Ave



Vacant Lot for Sale at Davis Rd and 2nd Ave



Vacant Lot for Sale at 2nd Ave and E-4 Canal



Swap Shop – Lake Worth Rd



Oxygen Development – Congress Ave

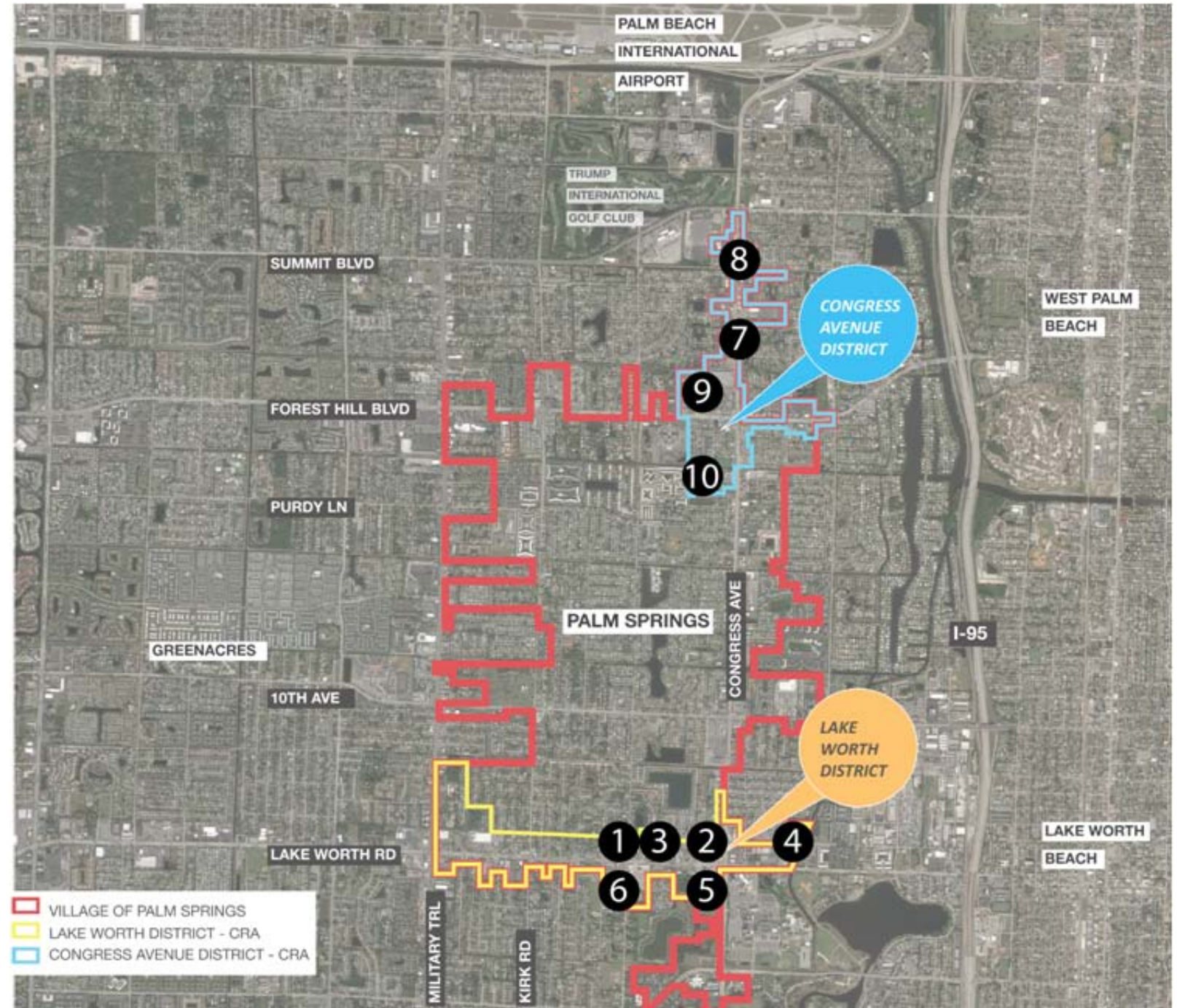


Palm Beach State College – Lake Worth Rd and Congress Ave

Redevelopment Opportunity Sites

Potential economic development and redevelopment projects in Palm Springs include:

1. **Triangle Area** – Mixed use main street redevelopment – Destination
2. **2nd Avenue and Congress Avenue** – Infill development – Live/work or Office
3. **2nd Avenue and Davis Road** – Infill development
4. **2nd Avenue and Canal** – Multifamily development – housing diversity
5. **Lake Worth Road near Congress Avenue** – SW corner – Institutional development – Office/ commercial
6. **Flea Market** property and adjacent overflow parking
7. **Congress Avenue** – Mixed Use vacant land – Live/work - Commercial corridor
8. **Congress Avenue and Holly Road** – Commercial development
9. **Congress Avenue and Forest Hill Boulevard (Oxygen Site)** - Master Planned District Development – Destination
10. **YMCA Site** – High Density Residential – Destination –This site is currently in Planning.



Source: BusinessFlare

Redevelopment Opportunity Sites

LAKE WORTH DISTRICT

Triangle Area – 2nd Ave 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

--
Ownership: Private (single owner)ADVANCED GLOBAL 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 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

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 Ave

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

Size: 3.7 acres

Zoning/ Land Use: CG – Commercial General

Potential: 75k sf + commercial space

Lake Worth Rd Near 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 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-Use

Potential: 57 residential units (attached multifamily development) @ 19 du/ac

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

Congress Ave (Oxygen Site)

--
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

BusinessFlare Contact:

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3052812279

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Tate Executive Building
North Miami, FL 33161

2021 Palm Springs CRA Research
BusinessFlare

Thank You



APPENDIX 2

Public Engagement Survey (Q1-2 2021)

General Observations:

- Such a large response rate is not typical in a Suburban community like Palm Springs
- Like the small town, quiet feel
- Significant number of spanish responses as well
- Spanish speaking more likely to take bus (Question 11)
- Spanish speaking more comfortable walking along LWR and Congress

Question 1

Palm Springs CRA Survey

Do you live in Palm Springs?		
Yes	89.0%	121
No	11.0%	15

Answered 136

Skipped 1

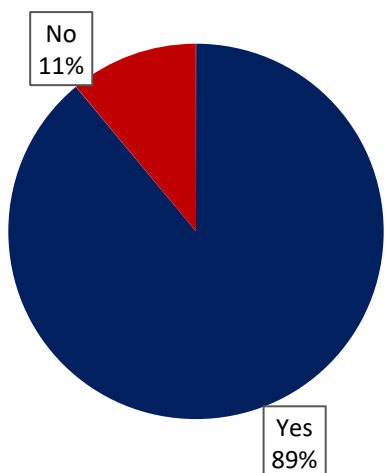
Encuesta Comunitaria de Palm Springs

¿Usted vive en Palm Springs?		
Si	95.24%	20
No	4.76%	1

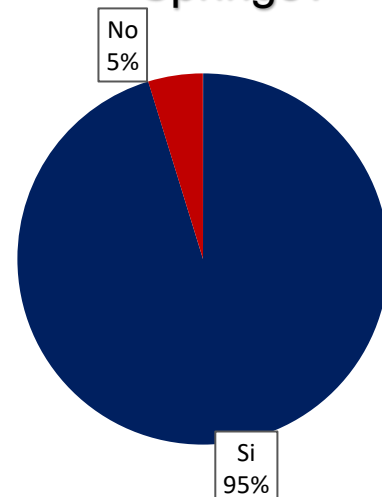
Answered 21

Skipped 0

Do you live in Palm Springs?



¿Usted vive en Palm Springs?



APPENDIX 2

Public Survey (2)

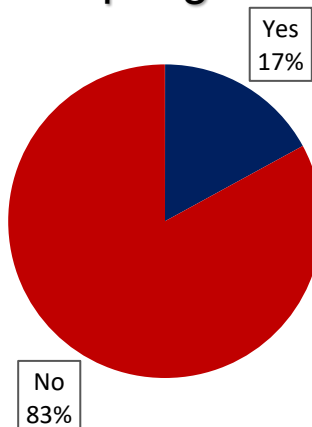
Question 2

Palm Springs CRA Survey

Do you work in Palm Springs?

Yes	17.0%	23
No	83.0%	112

Do you work in Palm Springs?

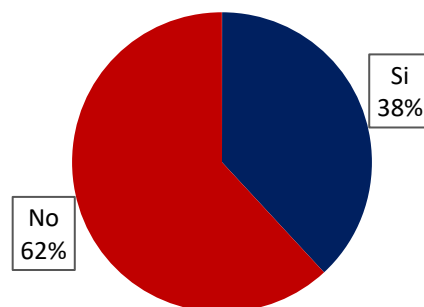


Encuesta Comunitaria de Palm Springs

¿Usted trabaja en Palm Springs?

Si	38.10%	8
No	61.90%	13

¿Usted trabaja en Palm Springs?



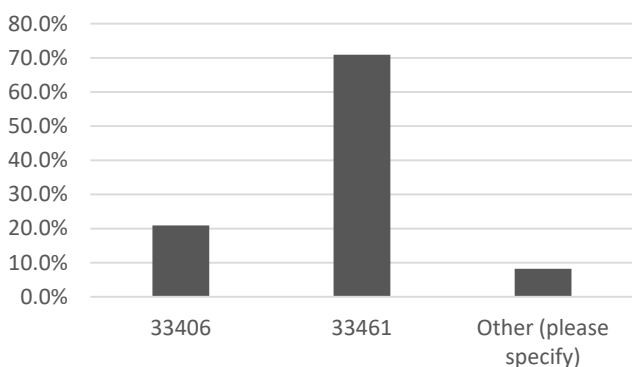
Question 3

Palm Springs CRA Survey

What is your home zip code?

33406	20.9%	28
33461	70.9%	95
Other (please specify)	8.2%	11

What is your home zip code?

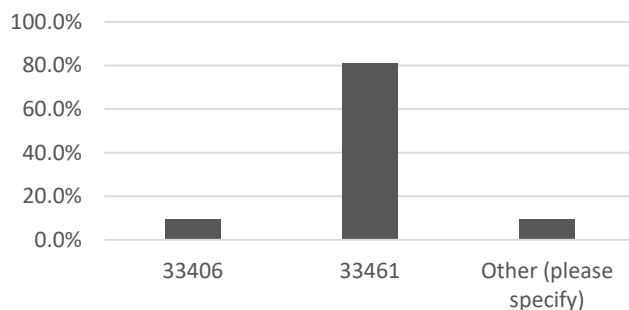


Encuesta Comunitaria de Palm Springs

¿Cual es el codigo postal ("zipcode") de su hogar?

33406	9.5%	2
33461	81.0%	17
Other (please specify)	9.5%	2

¿Cual es el codigo postal ("zipcode") de su hogar?



Question 4

117 Responses



Si es un nuevo residente / propietario de un negocio, ¿qué lo atrajo a Palm Springs? Si es un residente o propietario de un negocio desde hace mucho tiempo, ¿qué lo mantiene en Palm Springs?

15 Responses



Question 5

126 Responses



¿En su opinion cuales son las tres cosas valiosas y/o importantes que tiene la comunidad de Palm Springs?

21 Responses



Question 6

What do you like the most about Dubai?

124 Responses

21 Responses



Question 7

16 Responses



21 Responses



Question 8

What can be exposed (something that already exists in Palm Springs) that would make a positive difference if the world only knew it was here?

19 Responses

ACTIVIDADES NIÑOS. COMUNIDAD

Word cloud terms: POLICIA, LIMPIEZA, ESTADIO, PRESENTAN, TENEMOS, NEGOCIOS, PROPIA, UNICO, SCHOOL, DISMINUIR, CINE, AREAS, ACCIÓN, BOMBEROS, ILUMINACIÓN, BIBLIOTECA, TV, ENSEÑAN, PROBLEMAS, STAR, MUCHOS, IGLESIAS, RÁPIDA, PARQUE, CUIDADOR, CRIAR, ADMINISTRACIÓN, HIGH, TRANQUILIDAD, RENTAS, FAMILIAS, ABUELOS.

Question 9

109 Responses



21 Responses

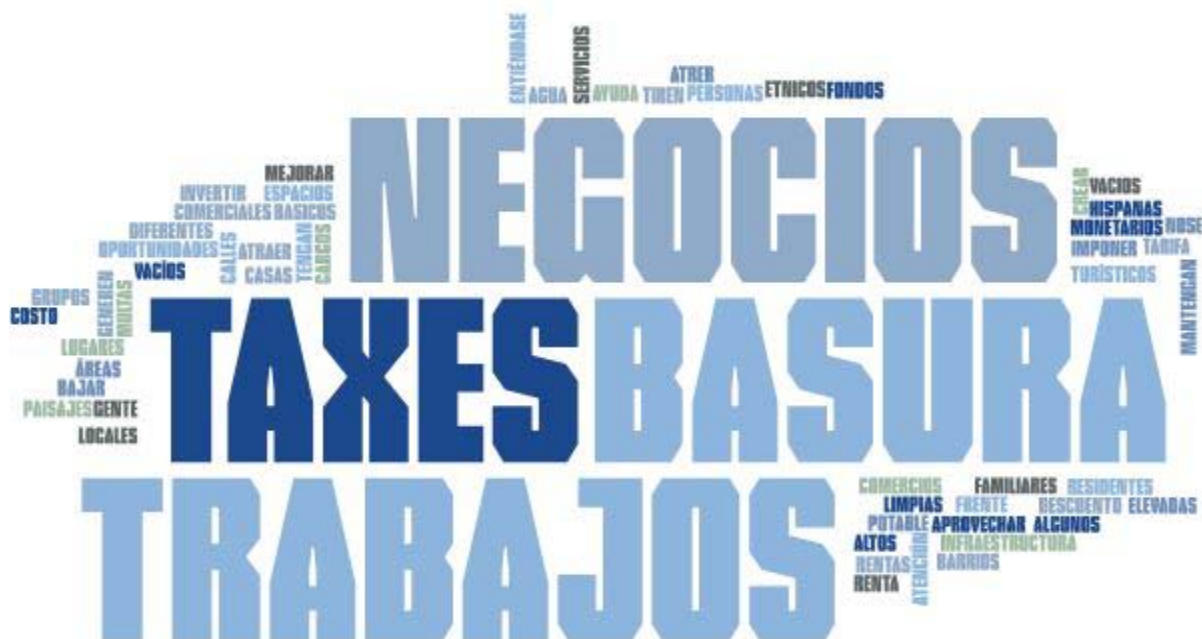


Question 10

98 Responses



17 Responses

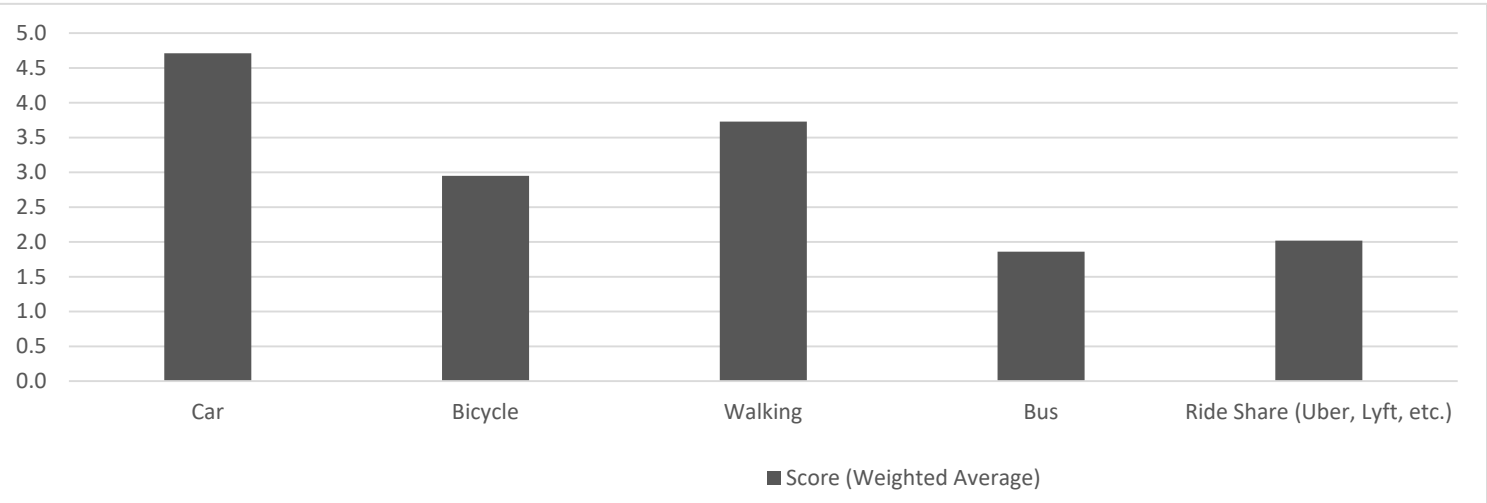


APPENDIX 2

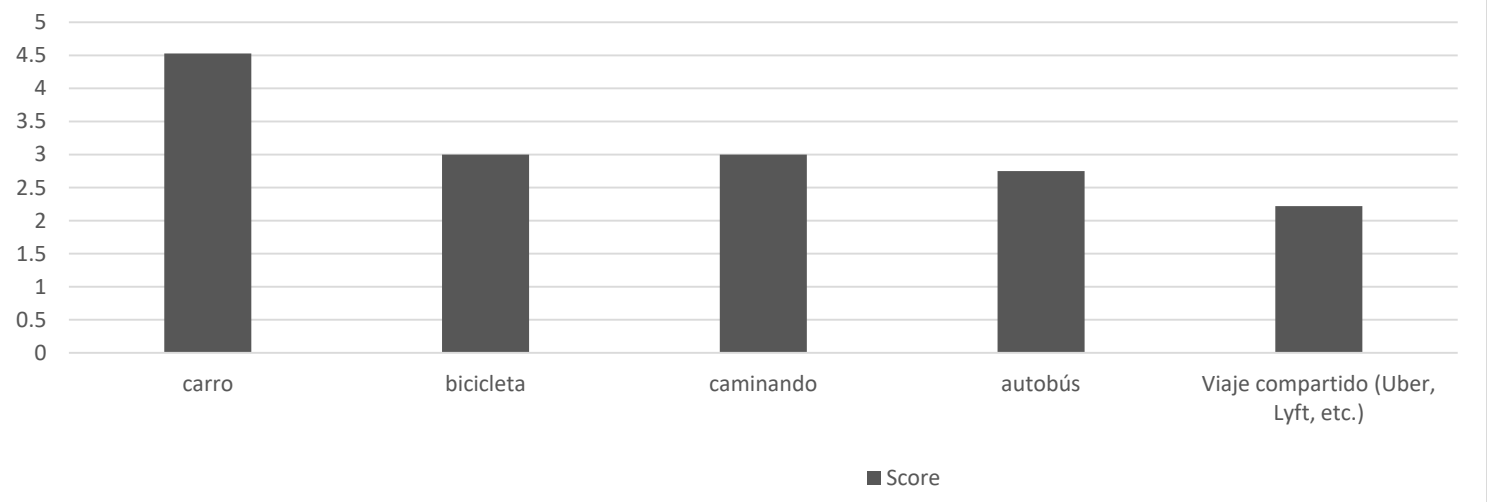
Public Survey (10)

Question 11

Please rank your most used form of transportation (from most to least)												
	1		2		3		4		5		Total	Score (Weighted Average)
Car	89.8%	114	1.6%	2	3.2%	4	0.8%	1	4.7%	6	127	4.7
Bicycle	3.0%	2	30.3%	20	39.4%	26	13.6%	9	13.6%	9	66	3.0
Walking	9.0%	7	61.5%	48	23.1%	18	6.4%	5	0.0%	0	78	3.7
Bus	1.6%	1	6.4%	4	9.5%	6	41.3%	26	41.3%	26	63	1.9
Ride Share (Uber, Lyft, etc.)	1.6%	1	6.5%	4	22.6%	14	30.7%	19	38.7%	24	62	2.0



Por favor, clasifique su forma de transporte más utilizada (de mayor a menor)												
	1		2		3		4		5		Total	Score
carro	86.67%	13	0.00%	0	0.00%	0	6.67%	1	6.67%	1	15	4.53
bicicleta	0.00%	0	28.57%	2	57.14%	4	0.00%	0	14.29%	1	7	3
caminando	0.00%	0	25.00%	2	50.00%	4	25.00%	2	0.00%	0	8	3
autobús	12.50%	1	37.50%	3	0.00%	0	12.50%	1	37.50%	3	8	2.75
Viaje compartido (Uber, Lyft, etc.)	22.22%	2	0.00%	0	0.00%	0	33.33%	3	44.44%	4	9	2.22

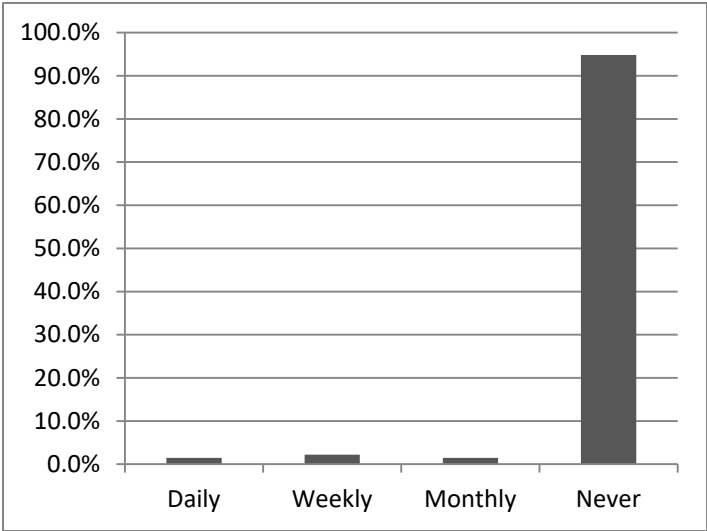


APPENDIX 2

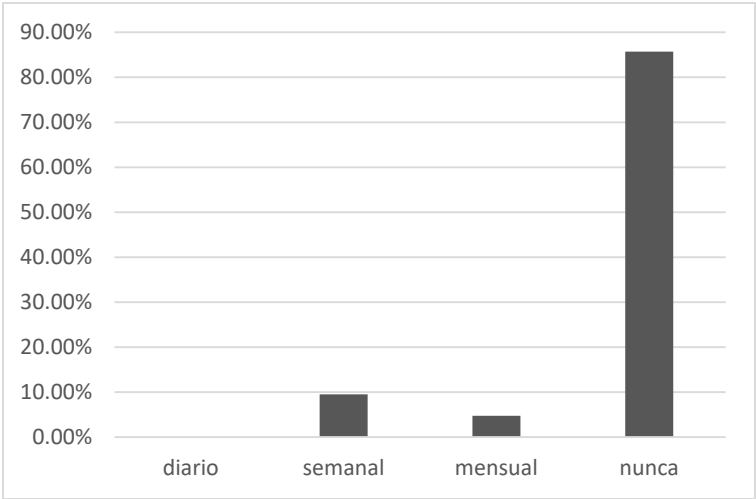
Public Survey (11)

Question 12

How often do you use public transportation?		
	Responses	
Daily	1.5%	2
Weekly	2.2%	3
Monthly	1.5%	2
Never	94.8%	128

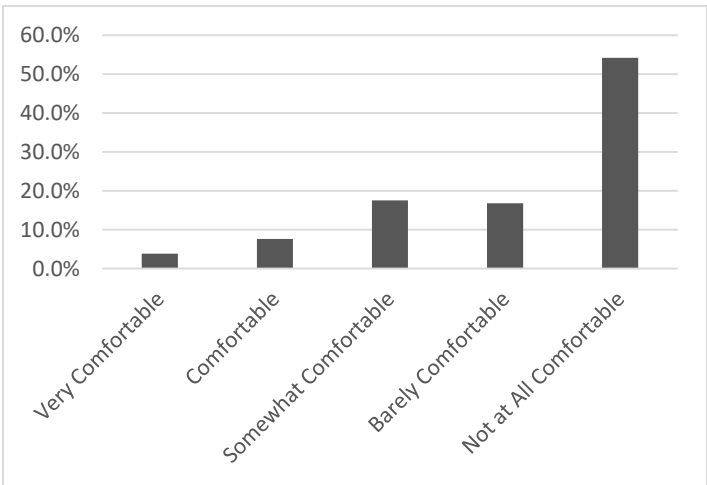


¿Que tan menudo utiliza transporte público, como el autobús o tren?		
	Responses	
diario	0.0%	0
semanal	9.5%	2
mensual	4.8%	1
nunca	85.7%	18

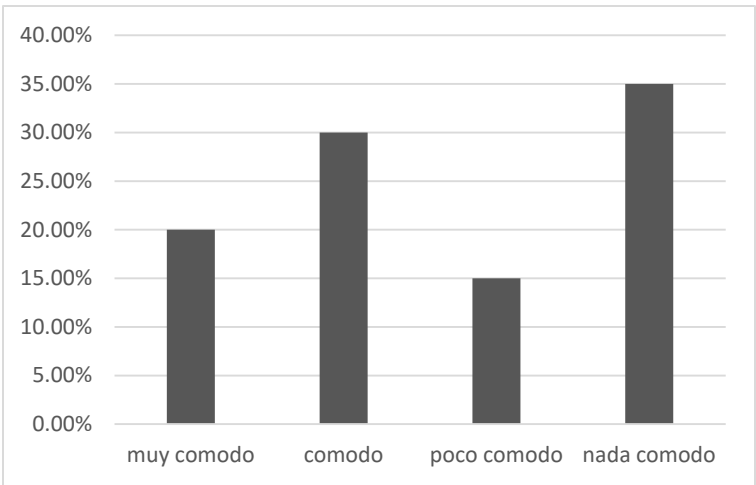


Question 13

How comfortable are you walking along Lake Worth Road?		
	Responses	
Very Comfortable	3.8%	5
Comfortable	7.6%	10
Somewhat Comfortable	17.6%	23
Barely Comfortable	16.8%	22
Not at All Comfortable	54.2%	71



¿Qué tan cómodo se siente caminando por Lake Worth Road?		
	Responses	
muy comodo	20.0%	4
comodo	30.0%	6
poco comodo	15.0%	3
nada comodo	35.0%	7

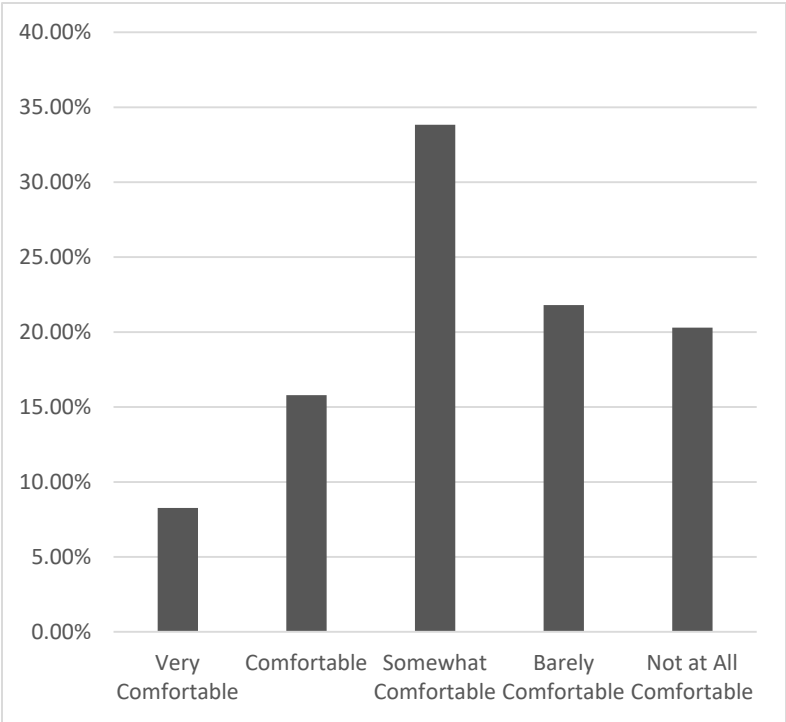


APPENDIX 2

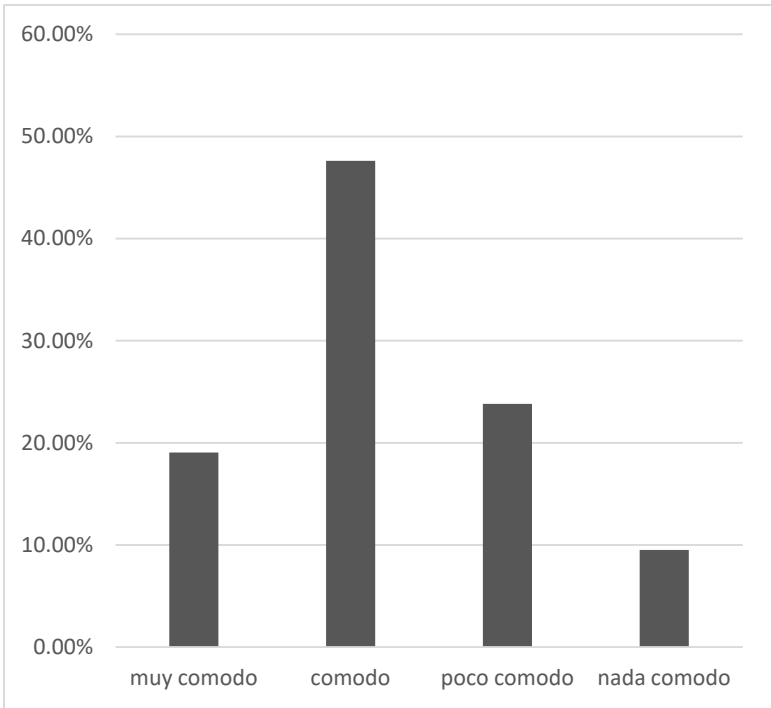
Public Survey (12)

Question 14

How comfortable are you walking along Congress Avenue?		
	Responses	
Very Comfortable	8.27%	11
Comfortable	15.79%	21
Somewhat Comfortable	33.83%	45
Barely Comfortable	21.80%	29
Not at All Comfortable	20.30%	27



¿Qué tan cómodo se siente caminando por Congress Avenue?		
	Responses	
muy comodo	19.05%	4
comodo	47.62%	10
poco comodo	23.81%	5
nada comodo	9.52%	2



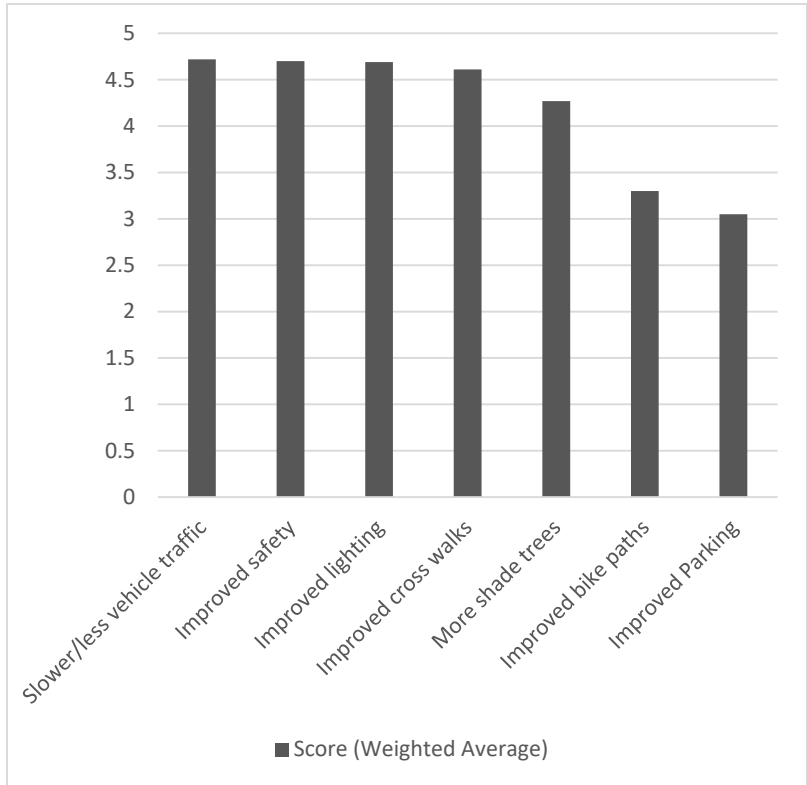
APPENDIX 2

Public Survey (13)

Question 15

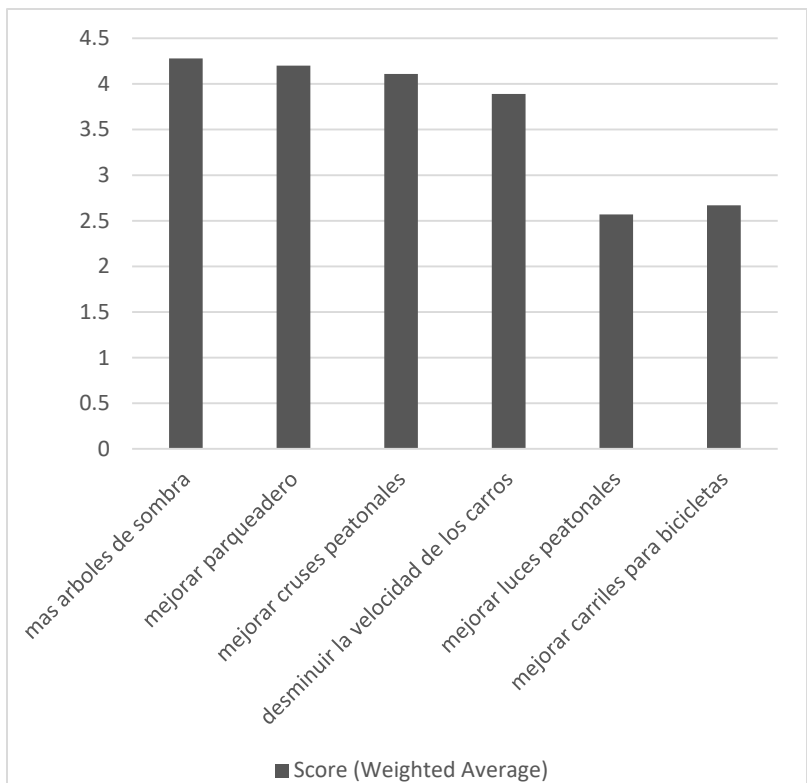
In order of importance, rank the features that would enhance your pedestrian experience in Palm Springs

	Total	Score (Weighted Average)
Slower/less vehicle traffic	100	4.72
Improved safety	109	4.7
Improved lighting	102	4.69
Improved cross walks	99	4.61
More shade trees	98	4.27
Improved bike paths	102	3.3
Improved Parking	87	3.05



En orden de importancia, clasifique las características que mejorarían su experiencia como peatón en Palm Springs

	Total	Score (Weighted Average)
mas arboles de sombra	18	4.28
mejorar parqueadero	15	4.2
mejorar cruces peatonales	18	4.11
desminuir la velocidad de los carros	18	3.89
mejorar luces peatonales	21	2.57
mejorar carriles para bicicletas	18	2.67

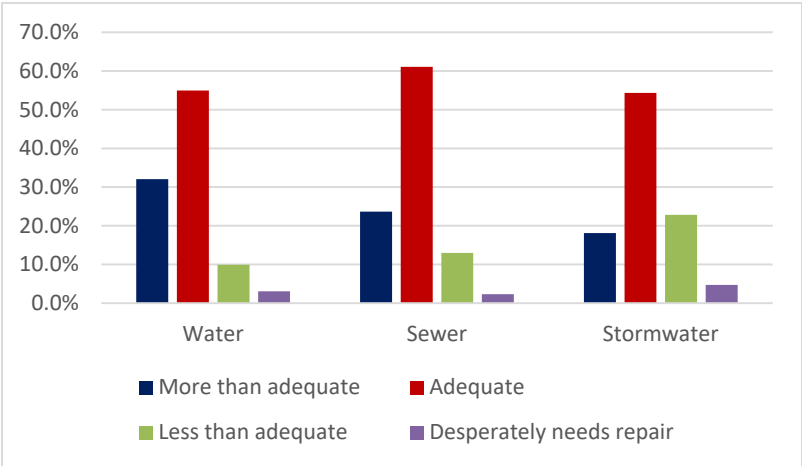


APPENDIX 2

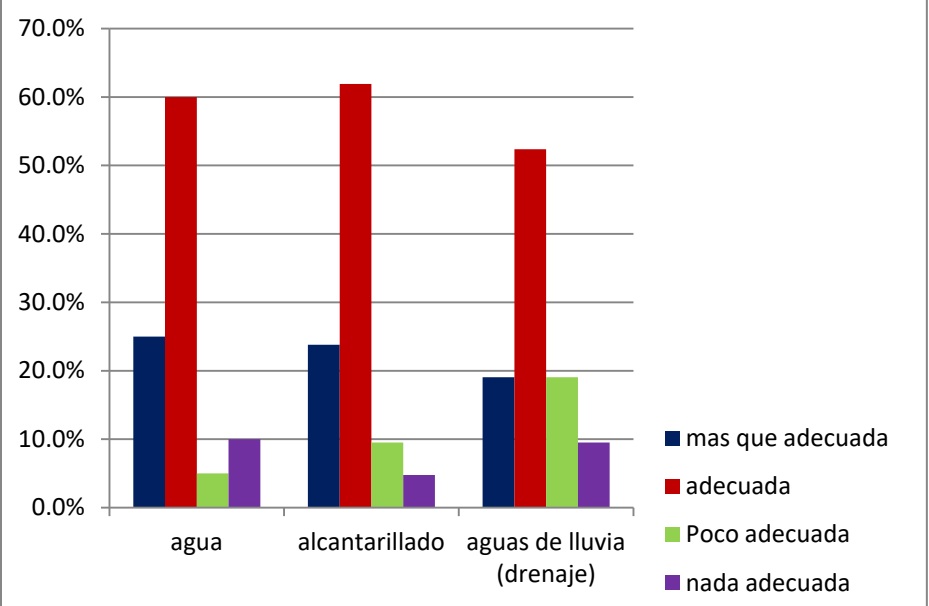
Public Survey (14)

Question 16

How would you rate the quality of infrastructure systems in your area?									
	More than adequate		Adequate		Less than adequate		Desperately needs repair		Total
Water	32.1%	42	55.0%	72	9.9%	13	3.1%	4	131
Sewer	23.7%	31	61.1%	80	13.0%	17	2.3%	3	131
Stormwater	18.1%	23	54.3%	69	22.8%	29	4.7%	6	127



¿Cómo calificaría la calidad de los sistemas de infraestructura en su área?									
	mas que adecuada		adecuada		Poco adecuada		nada adecuada		Total
agua	25.0%	5	60.0%	12	5.0%	1	10.0%	2	20
alcantarillado	23.8%	5	61.9%	13	9.5%	2	4.8%	1	21
aguas de lluvia (drenaje)	19.1%	4	52.4%	11	19.1%	4	9.5%	2	21



Question 17

19 Responses



19 Responses



Question 18

Is there any other feedback (general or specific) that you would like to share regarding Palm Springs?

[illegible]

20 Responses



APPENDIX 3

Select Best Practice Project Examples

1



Neighborhood Walkability: *Infrastructure Improvements*

The Artwalk in Coral Springs, Florida is linear walking path with public art installations, seating, landscaping, infrastructure for public events, and streetscaping. The project originated with the Coral Springs Community Redevelopment Agency's downtown redevelopment focus. The resulting project is a recreational amenity for residents and visitors.

[ArtWalk - City of Coral Springs](#)

2



Complete Streets: *Infrastructure Improvements*

The City of Hollywood, Florida implemented a \$7.6 million Completes Street corridor redesign project through a grant from the Broward Metropolitan Planning Organization. The goal was to improve safety and strengthen commercial activity for residents, visitors, and business owners.

<https://www.safestreetssummit.org/2021-safe-streets-awards-nominees>

3



Healthy Housing Mix: *Infrastructure Improvements*

Lazul North Miami Beach is located along a canal in North Miami Beach, the area's Community Redevelopment agency partnered with the developer to provide a public recreational amenity through a public access easement and the development of a landscaped canal-side walking path for the entire community.

[North Miami Beach Apartments | Home | Lazul Apartments \(livelazul.com\)](#)

4



Retail Center Development: *Retail /Housing / Business Attraction and Recruitment*

The Promenade at Coconut Creek is an open-air shopping center, in Coconut Creek, Florida was designed with a downtown layout in mind. It was completed in 2008 and contained retail, restaurant, and office space. Additional amenities, including a movie-theatre, were added later. The center serves as a gathering space and hosts annual community events.

[Promenade at Coconut Creek](#)

[MainStreet | Economic Development \(coconutcreek.net\)](#)

5



Destination Markets, Farmers' Markets, and Flea Markets: *Placemaking*

More and more, the public, planners, entrepreneurs, and public officials are learning that markets provide an opportunity to stimulate the local economy, revitalize neighborhoods, provide job opportunities for new immigrants, create socially inclusive spaces and enhance the health of the community. The key is leveraging the brand of well-known markets. They are popular local destinations, and many become significant visitor attractions.

[Florida Flea Markets - Find Top Flea Markets Near You \(visitflorida.com\)](#)

[State Farmers' Markets in Florida - Florida Department of Agriculture & Consumer Services \(fdacs.gov\)](#)

APPENDIX 4

CRA Boundary Determinations and Legal Descriptions

In 2019, in order for the Village of Palm Springs to exercise the community redevelopment authority that is granted within Chapter 163, Part III, Florida Statutes, a study or Finding of Necessity (FON) was completed for each of the two (2) identified sub-areas or districts (Congress Avenue, generally north of Forest Hill Boulevard, and Lake Worth Road, between Military Trail and the E-4 Keller Canal). These studies were developed/supported with data and analysis and determined that existing conditions within the study areas are considered slum and/or blight. Such conditions include, but are not limited to, deteriorating structures, infrastructure deficiencies, traffic hazards, faulty lot layout or antiquated building density patterns leading to development hardships or underutilized properties, unsafe conditions, high vacancy rates and crime incidents or fire/emergency calls higher than the rest of the Village. This CRA Plan Update does not provide for the modification of previously approved CRA boundaries.

LEGAL DESCRIPTION

CONGRESS AVENUE DISTRICT, PALM SPRINGS CRA

A parcel of land lying in Sections 5, 6, 7, 8, and 18, Township 44 South, Range 43 East, Palm Beach County, Florida, described as follows:

BEGINNING at the Southwest corner of Tract "A" _of the Plat of CHILDREN'S HOME SOCIETY, MUPD, according to the plat thereof as recorded in Plat Book 97, Pages 49 and 50 of the Public Records of Palm Beach County, Florida; said Southwest corner lying on the North right-of-way line of Forest Hill Boulevard (120 feet wide);

run thence Northerly, along said Westerly line of Tract "A", to the Northerly line of said Tract "A";

thence Easterly, along said Northerly line of said Tract "A", to the Easterly line of Tract "B" _of the plat of said CHILDREN'S HOME SOCIETY, MUPD;

thence Northerly, along said Easterly line of Tract "B", to the Southerly right-of-way line of the Lake Worth Drainage District L-7 Canal;

thence Easterly, along said Southerly right-of-way of the Lake Worth Drainage District L-7 Canal, to the Southerly extension of the Westerly line of Lot 3, Block 3 of the plat of Laguna Park No. 2 as recorded in Plat Book 21, Page 65 of the Public Records of Palm Beach County, Florida;

thence Northerly along said Southerly extension to the Southwesterly corner of said Lot 3 Block 3;

thence Westerly along the Southerly lines of Lots 4,5,6 & 7 Block 3 of said plat of Laguna Park No. 2 to the Southwesterly corner of said Lot 7;

thence Northerly along the Westerly line of said Lot 7 to the Southerly right-of-way line of Melaleuca Road (50 feet wide);

thence Easterly, along the Southerly right-of-way line of Melaleuca Road, to the Southerly extension of the Easterly line of Lot 9, Block 2 of said plat of LAGUNA PARK No. 2;

thence Northerly, across Melaleuca Road to the Southeasterly corner of said Lot 9;

thence Westerly along the Southerly line of said Lot 9, Block 2 to the Northerly line of said Lot 9, Block 2;

thence Easterly, along said Northerly line of said Lot 9, Block 2, to the Westerly line of Lot 6, of said Block 2;

thence Northerly, along the Westerly line of Lots 3 through 6 of said Block 2, LAGUNA PARK NO. 2, to the Northerly line of said Lot 3, Block 2;

thence Easterly, along the Northerly line of said Lot 3, Block 2, to the Westerly line of said lands described in Official Records Book 11373, Page 425 of the Public Records of Palm Beach County, Florida;

thence Northerly, along said Westerly line of said lands describe in Official Record Book 11373; Page 425 to the Southerly line of Riddle Road; thence Easterly along the Southerly right of way line of Riddle Road to Westerly right-of-way line of Congress Avenue South;

thence Northerly along the Westerly right-of-way line of Congress Avenue South to the Northerly right-of-way line of Riddle Road;

thence Westerly, along the Northerly right-of-way line of Riddle Road, to the Easterly line of said Lot C, Block B of said plat of LAGUNA PARK NO. 2;

thence Northerly, along the Easterly line of said Lot C to the Northerly line of said Lot C;

thence Westerly along the Northerly line of Lots C and D, Block B of said plat of LAGUNA PARK NO. 2 to the Northwest corner of said Lot D;

thence Northerly along the Westerly lines of lands described in Official Records Book 18204, Page 1439 and Official Record Book 27452, Page 623 of the Public Records of Palm Beach County, Florida, to the Northwestern corner of said lands described in Official Record Book 27452, Page 623, Public Records of Palm Beach County, Florida;

thence Easterly, along the Northerly line of lands described in Official Record Book 27452, Page 623, to the Westerly right-of-way line of South Congress Avenue;

thence Northerly along the Westerly right-of-way of South Congress Avenue, to the Southerly line of lands described in Official Records Book 30657, Page 416 of the Public Records of Palm Beach County, Florida;

thence Westerly along said Southerly line, to the Westerly line of said lands described in Official Records Book 30657, Page 416;

thence Northerly, along said Westerly line, to the Northerly line of said lands described in Official Records Book 30657, Page 416;

thence Easterly, along said Northerly line, to the Westerly line of lands described in Official Records Book 25232, Page 990 of the Public Records of Palm Beach County, Florida;

thence Northerly, along said Westerly line, to the Northerly line of said lands described in Official Records Book 25232, Page 990;

thence Easterly, along said Northerly line, to the Westerly right-of-way line of South Congress Avenue;

thence Northerly, along the Westerly right-of-way line of South Congress Avenue to the Southerly right of way line of Summit Boulevard;

thence Easterly along said Southerly right-of-way line of Summit Boulevard to the Easterly right-of-way line of South Congress Avenue;

thence Southerly along the Easterly right-of-way line of South Congress Avenue to its intersection with the Southerly right-of-way line of Marbill Road;

thence Easterly, along the Southerly right-of-way line of Marbill Road, to the Easterly line of Lot 4, Amended Plat of LARSON ADDITION, according to the plat thereof as recorded in Plat Book 24, Page 55 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Easterly line of said Lot 4, to the Northerly line of Lot 3, Block 1, CONGRESS MEADOWS, according to the plat thereof as recorded in Plat Book 23, Page 140 of the Public Records of Palm Beach County, Florida;

thence Easterly, along the Northerly line of said Lot 3, Block 1, to the Easterly line of said Lot 3, Block 1;

thence Southerly along said Easterly line, and its Southerly extension, and along the Easterly line of Lot 3, Block 2, of said CONGRESS MEADOWS, to the Southerly line of Block 2 of said CONGRESS MEADOWS;

thence Easterly, along said Southerly line of Block 2, CONGRESS MEADOWS, to the Northwest corner of the plat of FLAMANGO LAKE WEST, according to the plat thereof as recorded in Plat Book 32, Pages 61 and 62 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Westerly line of said FLAMANGO LAKE WEST, to the Northerly right-of-way line of the Lake Worth Drainage District's L-6 Canal;

thence Westerly, along the Northerly right-of-way of the Lake Worth Drainage District's L-6 Canal, to the Easterly right-of-way line of South Congress Avenue;

thence Southerly along said Easterly right-of-way line of South Congress Avenue to the Southerly right-of-way line of the Lake Worth Drainage District's L-6 Canal;

thence Easterly along said Southerly right-of-way line to the Easterly line of lands described in Official Records Book 18522, Page 1742 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Easterly line to the Northerly right-of-way line of Palmarita Road;

thence Westerly, along the Northerly right-of-way line of Palmarita Road, to the Northerly extension of the Westerly line of said lands described in Official Records Book 7722, Page 187 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Northerly extension and along the Westerly line of said lands described in Official Records Book 7722, Page 187, to the Northerly line of the South three-eighths of the Northwest One-Quarter of the Northwest One-Quarter of Section 8, Township 44 South, Range 43 East, Palm Beach County, Florida;

thence Easterly, along said Northerly line, to the Easterly line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 8;

thence Southerly along said Easterly line, to the Southerly line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 8;

thence Westerly, along said Southerly line, to the Easterly line of the West-half of Lot 2A, Block 1, LAGUNA PARK NO. 1, according to the plat thereof as recorded in Plat Book 21, Page 53 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Easterly line of the West-half of Lot 2A, Block 1, to the Northerly right-of-way line of Oak Drive;

thence Westerly, along the Northerly right-of-way line of Oak Drive, to the Easterly right-of-way line of South Congress Avenue;

thence Southerly, along the Easterly right-of-way line of South Congress Avenue, to the Northerly line of lands described in Official Records Book 20199, Page 1050 of the Public Records of Palm Beach County, Florida;

thence Easterly, along said Northerly line, to the Easterly line of said lands described in Official Records Book 20199, Page 1050;

thence Southerly, along said Easterly line, to the Southerly line of said lands described in Official Records Book 20199, Page 1050;

thence Westerly, along said Southerly line, to the Easterly right-of-way line of South Congress Avenue;
 thence Southerly, along the Easterly right-of-way line of South Congress Avenue, to the Northerly line of Lot 2, Block 3, LAGUNA PARK NO. 1, according to the plat thereof recorded in Plat Book 21, Page 53 of the Public Records of Palm Beach County, Florida;
 thence Easterly, along said Northerly line of Lot 2, Block 3, to the Easterly line of said Lot 2, Block 3;
 thence Southerly, along the Easterly lines of Lots 2 and 3 of said Block 3, LAGUNA PARK NO. 1, to the Northerly right-of-way line of the Lake Worth Drainage District L-7 Canal;
 thence Westerly, along said Northerly right-of-way line of the Lake Worth Drainage District L-7 Canal, to the Easterly right-of-way of South Congress Avenue;
 thence Southerly, along said Easterly right-of-way line of South Congress Avenue, to the Southerly right-of-way line of Cherokee Road;
 thence Easterly, along the Southerly right-of-way of line of Cherokee Road, to the Easterly line of Lot 1, Block 2, MEADOW PARK, according to the plat thereof as recorded in Plat Book 22, Page 7 of the Public Records of Palm Beach County, Florida;
 thence Southerly, along the Easterly line of Lots 1, 2 and 3 of said Block 3, MEADOW PARK, to the Northerly right-of-way line of Shawnee Road;
 thence Westerly, along the North right-of-way line of Shawnee Road, to the Northerly extension of the East line of Lot 1, Block 4 of said plat of MEADOW PARK; A-3

thence Southerly, along said Northerly extension and along the Easterly lines of Lots 1, 2, 3, 4, 5 and 6 of said Block 4, to the Southerly line of Lot 6, Block 4;
 thence Easterly, along the Northerly right-of-way line of Forest Hill Boulevard to the Easterly right-of-way line of Choctaw Road;
 thence Northerly along the said Easterly right-of-way line of Choctaw Road, to the Northerly right-of-way line of Shawnee Road;
 thence Easterly along the Southerly right-of-way line of Shawnee Road to the Northeast corner of Lot 1 Block 5 of the Plat of MEADOW PARK;
 thence Southerly along the Easterly line of said Lot 1, Block 5 to the Northerly line of Lot 7 Block 5 of said plat of MEADOW PARK;
 thence Easterly along the Northerly line of said Lot 7, Block 5, MEADOW PARK, to the Easterly line of the Westerly Half of said Lot 7;
 thence Southerly along said Easterly line to the Northerly right-of-way line of Forest Hill Boulevard;
 thence Easterly, along said Northerly right-of-way line of Forest Hill Boulevard to the Easterly right-of-way line of Prairie Road,
 thence Northerly along said Easterly right-of-way line of Prairie Road, also being the Westerly line of the plat of LAKE SHORE PLAZA as recorded in Plat Book 74, Page 106, of the Public Records of Palm Beach County, Florida;
 thence Northerly, along the West line of said Plat of LAKE SHORE Plaza to the Northwest corner of said plat of LAKE SHORE PLAZA;
 thence Easterly along the Northerly boundary of said plat of LAKE SHORE PLAZA to the Northeast corner of said plat of LAKE SHORE PLAZA as recorded in said Plat Book 74, Page 106;
 thence Southerly along the Easterly line of said plat of LAKE SHORE PLAZA to the Northerly right-of-way line of Forest Hill Boulevard;
 thence Easterly along said Northerly right-of-way line of Forest Hill Boulevard to the Westerly right-of-way line of Florida Mango Road;
 thence Southerly, across Forest Hill Boulevard along the Westerly right-of-way line of Florida Mango Road to the Southerly right-of-way line of Forest Hill Boulevard;
 thence Westerly along said Southerly right-of-way line of Forest Hill Boulevard to the Easterly line of lands described in Official Record Book 12073 Page 556 of the Public Records of Palm Beach County, Florida;
 thence Southerly along said Easterly line to the Southerly line of Parcel 1 of lands described in Official Record Book 26535, Page 1743, Public Records of Palm Beach County, Florida;
 thence Westerly along the Southerly line of said Parcel 1 to the Westerly line of said Parcel 1;
 thence Northerly along the Westerly line of said Parcel 1 to the Southerly right-of-way line of Nelson Drive;
 thence Easterly along the Southerly right-of-way line of Nelson Drive to the Easterly terminus of Nelson Drive;
 thence Northerly along the Easterly terminus of Nelson Drive to the Northerly right-of-way line of Nelson Drive;
 thence Westerly along the Northerly right-of-way line of Nelson Drive to its intersection with the Easterly right-of-way line of Prairie Road;
 thence Northerly along the Easterly right of way line of Prairie Road to the Easterly extension of the North line of Lot 5 Block 7, of the plat of MEADOW PARK as recorded in Plat Book 22, Page 7 of the Public Records of Palm Beach County, Florida;
 thence Westerly, along the Northerly line of said Lot 5, Block 7 and its Easterly and Westerly extensions, to the Westerly right-of-way line of Choctaw Road;
 thence Southerly, along said Westerly right-of-way line of Choctaw Road to the Easterly extension of the North line of lands described in Official Record Book 24912, Page 232 of the Public Records of Palm Beach County, Florida;
 thence Westerly, along said North line and its Easterly extension to the Westerly line of lands described in Official Record Book 24912, Page 323 of the Public Records of Palm Beach County, Florida;
 thence Southerly along the Westerly line of lands described in Official Records Book 24912, Page 323 to the Northerly line of lands described in Official Records Book 26649, Page 23, of the Public Records of Palm Beach County, Florida;
 thence Westerly, along said Northerly line to the Northwest corner of said lands described in said Official Records Book 26649, Page 23 Public Records of Palm Beach County, Florida;

thence Southerly along said Westerly line and its Southerly extension to the Southerly right-of-way line of Apalachee Road;
 thence Easterly along the Southerly right-of-way line of Apalachee Road to the Westerly line of that certain 20 foot wide Service Alley adjoining Tracts "A and "B" _shown on the plat of CONGRESS HEIGHTS as recorded in Plat Book 25, Page 192 Public Records of Palm Beach County, Florida;
 thence Southerly along said Westerly line to the Northerly line of the Lake Worth Drainage District's L-8 Canal;
 thence Westerly along said Northerly line and it's Westerly extension to the Westerly right-of-way line of South Congress Avenue;
 thence Southerly along said Westerly right-of-way line of South Congress Avenue to the Northerly line of The Lodges of South Congress Avenue, a Condominium, as recorded in Official Record Book 4966, Page 1233, Public Records of Palm Beach County, Florida;
 thence Westerly, along the Northerly line of said THE LODGES OF SOUTH CONGRESS AVENUE, a Condominium, to the Westerly property line of said THE LODGES OF SOUTH CONGRESS AVENUE, a Condominium;

thence Southerly, along said Westerly line, to the Northerly line of Block 1, FROST PARK, according to the plat thereof as recorded in Plat Book 23, Page 188 of the Public Records of Palm Beach County, Florida;
 thence Westerly, along said Northerly line of Block 1, and the Northerly line of Block A of said Plat of FROST PARK, to the Northeasterly corner of that parcel of land described in Official Record Book 5019, Page 1771 of the Public Records of Palm Beach County, Florida;
 thence Southerly, along the Easterly line of that parcel of land described in Official Record Book, 5019, Page 1771, to the Southeasterly corner of that parcel of land described in Official Record Book 5019, Pg. 1771;
 thence Westerly along the Southerly line of that parcel of land described in Official Record Book 5019, Pg. 1771 to the Southwest corner thereof;
 thence Northerly along the Westerly lines of those two parcels of land described in Official Record Book. 5019, Page 1771 and Official Record Book 1693, Page 1273 its Northerly extension to the Northerly right-of-way line of the Lake Worth Drainage District's L-8 Canal;
 thence Westerly along said Northerly right-of-way line of the Lake Worth Drainage District's L- 8 Canal to the Southwest corner of Fairview Villas Condominium as recorded in Official Record Book 2672, Page 1 and amended in Official Record Book 11735, Page 1390, Public Records of Palm Beach County Florida;
 thence Northerly along the Westerly line of said Fairview Villas Condominium and its Northerly extension to the Northerly right-of-way line of Forest Hill Boulevard;
 thence Westerly along the Northerly right-of-way line of Forest Hill Boulevard to the POINT OF BEGINNING.
 LESS AND EXCEPTING THEREFROM said lands described in Official Records Book 13474, Page 668 of the Public Records of Palm Beach County, Florida.
 Said herein described Congress Avenue District – _Palm Springs CRA containing 221.0 Acres more or less.

LEGAL DESCRIPTION

LAKE WORTH ROAD DISTRICT, PALM SPRINGS CRA

A parcel of land lying in Sections 19, 20 & 30 Township 44 South Range 43 East and in Sections 24 & 25 Township 44 South, Range 42 East, Palm Beach County, Florida.

Beginning at the intersection of the Northerly right-of-way line of Lake Worth Road with the Westerly right-of-way line of South Congress Avenue, thence Southerly, along the Westerly right-of-way line of South Congress Avenue, to the Southerly line of Lot A, Block 32 of PALM BEACH FARMS CO. PLAT NO. 7, according to the plat thereof as recorded in Plat Book 5, Page 72 of the Public Records of Palm Beach County, Florida;
 thence Westerly, along the Southerly line of said Lot A, Block 32, to the Northeast corner of Lot B, Block 31 of said PALM BEACH FARMS CO. PLAT NO. 7;
 thence Southerly, along the Easterly line of said Lot B, Block 31, to the Southeast corner of said Lot B, Block 31;
 thence Westerly, along the Southerly line of said Lot B, Block 31, to the Southwest corner of said Lot B, Block 31;
 thence Northerly, along the Westerly line of said Lot B, Block 31, to the Easterly extension of the Southerly line of Lot A, Block 30 of said PALM BEACH FARMS CO. PLAT NO. 7;
 thence Westerly, along said Easterly extension of the Southerly line of Lot A, Block 30 and along the Southerly line of Lot A, Block 30, to the Southerly right-of-way line of the Lake Worth Drainage District L-12 Canal;
 thence Southwesterly, along said Southerly right-of-way line, to the centerline of that certain 30 foot wide roadway lying between Blocks 28 & 29 of said PALM BEACH FARMS CO. PLAT NO. 7;
 thence Northerly, along said centerline, to the Easterly extension of the Southerly line of Lot A, Block 5 of said PALM BEACH FARMS CO. PLAT NO. 7;
 thence Westerly, along said Easterly extension of the Southerly line of Lot A, Block 5 and along the Southerly line of Lot A, Block 5, to the Easterly right-of-way line of Mar Mak Drive;
 thence Northerly, along the Easterly right-of-way line of Mar Mak Drive, to the Southerly right-of-way of line of Lake Worth Road;
 thence Westerly, along the Southerly right-of-way line of Lake Worth Road, to the Westerly right-of-way line of Mar Mak Drive;
 thence Southerly, along said Westerly right-of-way line of Mar Mak Drive, to the Southerly line of the North 216 feet of Block 6 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence, Westerly along the Southerly line of the Northerly 216 feet of Block 6 and its Westerly extension, to the Westerly line of Block 6 of said PALM BEACH FARMS CO. PLAT NO. 7;
thence Northerly, along said Westerly line of Block 6 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Easterly line of Block 7;
thence Southerly along the Easterly right-of-way lines of Blocks 7 and 26 of said PALM BEACH FARMS CO. PLAT NO. 7, to the Southeasterly corner of Lot C of said Block 26;
thence Westerly, along the Southerly line of said Lot C, Block 26 and along the Southerly line of Lot C, Block 25 of said PALM BEACH FARMS CO. PLAT NO. 7, to the Easterly right-of-way line of Davis Road;
thence Northerly, along the Easterly right-of-way line of Davis Road, to the Southerly right-of-way of Lake Worth Road;

thence Westerly along the Southerly right-of-way line of Lake Worth Road to the Westerly right-of-way line of Davis Road ;
thence Southerly along the Westerly right-of-way line of Davis Road to the Northeasterly corner of lands described in Official Record Book 13379, Page 498 of the Public records of Palm Beach County, Florida;
thence Westerly, along the Northerly line of said lands described in Official Record Book 13379, Page 498 of the Public Records of Palm Beach County, Florida, to the Northwesterly corner of said lands described in said Official Record Book 13379, Page 498;
thence Southerly, along said Westerly line of lands described in Officials Record Book 13379, Page 498 to the Northerly right-of-way line of the Lake Worth District's L- 12 Canal;
thence Westerly along said Northerly right-of-way line to the Easterly right-of-way line of Coconut Road;
thence Northerly, along the Easterly right-of-way line of Coconut Road to the South right-of-way line of Lake Worth Road;
thence Westerly, along said Southerly right-of-way line of Lake Worth Road to the Easterly line of lands described in Official Record Book 23455, Page 1724;
thence Southerly along said Easterly line to the Southeast corner thereof;
thence Westerly along the Southerly line of lands described in said Official Record Book 23455, Page 1724 to the Easterly line of lands described in Official Record Book 27416, Page 1568;
thence Southerly, Westerly and Northerly along the boundaries of said lands described in Official Record Book 27416, Page 1568 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northerly extension of the East line of lands described in Official Record Book 29124, Page 1085;
thence Southerly along said East line and its Northerly extension to the Southeast corner of lands described in Official Record Book 29124, Page 1085;
thence Westerly, and Northerly along the boundaries of lands described in Official Record Book 29124, Page 1085, to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northeast corner of lands described in Official Record Book 25162, Page 175;
thence Southerly, Westerly and Northerly along the boundaries of said lands described in Official Records Book 25162, Page 175 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northerly extension of the Westerly right-of-way line of Kirk Road;
thence Southerly along the Westerly right-of-way line of Kirk Road to the Southeast corner of lands described in Official Record Book 10066, Page 1573 of the Public Records of Palm Beach County, Florida;
thence Westerly along the Southerly lines of lands described in said Official Record Book 10066, Page 1573 and Official Record Book 27513, Page 896 of the Public Records of Palm Beach County, Florida, to the Southwest corner of lands described in said Official Record Book 27513, Page 896;
thence Northerly, Westerly, and Northerly, to the Southerly right-of-way line of Lake Worth Road;
thence Westerly, along said Southerly right-of-way line, to the Northeast corner of lands described in Official Record Book 30559, Page 47 of the Public Records of Palm Beach County, Florida;
thence Southerly, Westerly and Northerly along the boundaries described in said Official Record Book 30559, Page 47 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly, along said Southerly right-of-way line of Lake Worth Road to the Easterly line of lands described in Official Record Book 30707, Page 1892 Public Records of Palm Beach County, Florida;
thence Southerly, along the Easterly lines of those parcels of land described in Official Record Book 30707, Page 1892 to the Southeasterly corner thereof;
thence Westerly along the Southerly line of that parcel of land described in Official Record Book 30707, Page 1892 to the Southwest corner of said parcel;
thence Northerly along the Westerly line of the parcels described in said Official Record Book 30707, Page 1892 to the Southerly line of that certain parcel of land described in Official Record Book 30123, Page 59, Public Records of Palm Beach County Florida;
thence Westerly along said Southerly line to the Westerly line of lands described in Official Record Book 30123, Page 59;
thence Northerly along said Westerly line to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line to the Easterly line of that parcel of land described in Official Record Book 15021, Page 1441 of the Public Records of Palm Beach County, Florida;

thence Southerly along said Easterly line of lands described in Official Record Book 15021, Page 1441, to the Southerly line of lands described in Official Record Book 15021, Page 1441;
thence Westerly, along said Southerly line of lands described in Official Record Book 15021, Page 1441 to the Westerly line of lands described in Official Record Book 15021, Page 1441;

thence Northerly, along said Westerly line of lands described in Official Record Book 15021, Page 1441 to the Southerly line of that parcel of land described in Official Record Book 28718, Page 864, and its Easterly extension;
thence Westerly along said Southerly line of lands described in Official Record Book 28718, Page 864 to the Easterly right-of-way line of South Price Street;
thence Northerly along the Easterly right-of-way line of South Price Street to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Westerly right-of-way line of Price Street;
thence Southerly along said Westerly right-of-way line of South Price St. to the Northerly right-of-way line of Cross Street;
thence Westerly along said Northerly right-of-way line of Cross Street to the Easterly right-of-way line of Military Trail;
thence Northerly along the Easterly right-of-way line of Military Trail to the Southerly right-of-way line of Springfield Street;
thence Easterly along the Southerly right-of-way line of Springfield Street to the Easterly line of lands described in Official Record Book 28530, Page 1370;
thence Southerly along said Easterly line of lands described in Official Record Book 28530, Page 1370 and its Southerly extension to the Southerly right-of-way line of Lakewood Road;
thence Easterly along the Southerly right-of-way line of Lakewood Road to the Westerly right-of-way line of 43rd Dr. South;
thence Southerly along said Westerly right-of-way line of 43rd Dr. South to the Westerly extension of the Northerly line of lands described in Official Record Book 29979, Page 1901 of the Public Records of Palm Beach County, Florida;
thence Easterly to the Northeast corner of lands described in Official Record Book 29979, Page 1901, also being the Easterly line of the Plat of Mc. S Acres, as recorded in Plat Book 21, Page 81, Public Records of Palm Beach County, Florida;
said Easterly line also being the Easterly line of the West Half of the East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 44 South, Range 42 East;
thence Southerly, along said Easterly line of the lands described in Official Record Book 29979, Page 1901 to the Northerly line of lands described in Official Record Book 29928, Page 662, Public Records of Palm Beach County, Florida;
thence Easterly along said Northerly line of lands described in Official Record Book 29928, Page 662 and its Easterly extension across Beverly Drive, to the Westerly line of lands described in Official Record Book 11605, Page 509;
thence Northerly along said Westerly line of lands described in Official Record Book 11605, Page 509 to the Northerly line of lands described in Official Records Book 11605, Page 509;
thence Easterly along said Northerly line to the Easterly line of lands described in Official Record Book 11605, Page 509;
thence Southerly along said Easterly line to the Northerly line of lands described in Official Record Book 27105, Page 638, Public Records of Palm Beach County Florida;
thence Easterly to a point on the Easterly right-of-way line of Kirk Road, said point also being the Northwest corner of lands described in Official Record Book 11182, Page 1779 Public Records of Palm Beach County, Florida;
thence Easterly, along the Northerly lines of lands described in Official Record Book 11182, Page 1779 and Official Record Book 27823, Page 780 to the Northeasterly corner of lands described in Official Record Book 27823, Page 780;
thence Northerly along the Westerly line of lands described in Official Record Book 2534, Page 377 to the Northwest Corner of lands described in said Official Record Book 2534, Page 377;
thence Easterly along the Northerly line of lands described in Official Record Book 2534, Page 377 to the Westerly right-of-way line of Serubi Avenue;
thence Northwesterly across Serubi Avenue to the Northwest corner of lands described in Official Record Book 25757, Page 1228;
thence Easterly along said Northerly line of lands described in Official Record Book 25757, Page 1228, to the Westerly line of lands described in said Official Record Book 25143, Page 314, Public Records of Palm Beach County Florida;
thence Northerly along said Westerly line to the Northwesterly corner of lands described in Official Record Book 25143, Page 314;
thence Easterly along the Northerly line of said lands described in Official Record Book 25143, Page 314 and across Corrigan Court, and along the North lines of lands described in Official Record Book 30509, Page 1289, and Official Record Book, 27235, Page 1781, and its Easterly extension to the Northeasterly corner of lands described in Official Record Book 11816, Page 1302 Public Records of Palm Beach County, Florida;
thence Northerly along the Westerly lines of lands described in Official Record Book 22880, Page 798, and Official Record Book 10507 Page 700 to the Northwesterly corner of lands described in Official Record Book 10507, Page 700;
thence Easterly along said Northerly line of lands described in Official Record Book 10507, Page 700 to the Westerly right-of-way line of Davis Road;
thence Southerly along the Westerly right-of-way line of Davis Road to the Westerly extension of the Northerly line of the lands described in Official Record Book 15838, Page 1636 ;
thence Easterly along said Northerly line of lands described in Official Record Book 15838, Page 1636 and its Westerly extension to the Westerly line of lands described in Official Record Book 29308, Page 1881;
thence Northerly along said Westerly line to the Northwesterly corner of lands described in Official Record Book 29308, Page 1881;

thence Easterly along the Northerly line of lands described in Official Record Book 29308 Page 1881 to the Northeasterly corner of said lands described in Official Record Book 29308 Page 1881;
 thence Southerly along the Easterly line of lands described in Official Record Book 29308, Page 1881, to the Southerly right-of-way line of 2nd Avenue North;
 thence Northeasterly and Easterly along the Southerly right-of-way line of 2nd. Avenue North to the Southerly extension of the Easterly right-of-way line of Elizabeth Street;
 thence Northerly along the Easterly right-of-way line of Elizabeth Street and its Southerly extension, to the Northwestern corner of lands described in Official Record Book 24336, Page 812, Public Records of Palm Beach County, Florida;
 thence Easterly along said Northerly line and its Easterly extension to the Easterly right-of-way line of Riedel Avenue;
 thence Northerly along said Easterly right-of-way line of Riedel Avenue to the Northerly right-of-way line of Scanlan Avenue;
 thence Easterly along the Northerly right-of-way line of Scanlan Avenue to the Westerly right-of-way line of South Congress Avenue;
 thence Southerly along said Westerly right-of-way line of South Congress Avenue to its intersection with the Westerly extension of Northerly line of lands described in Official Record Book 27864, Page 24, Public Records of Palm Beach County, Florida;
 thence Easterly along said Northerly line of lands described in Official Record Book 27864, Page 24, and its Westerly extension, to the Northeast Corner of said lands described in Official Record Book 27864, Page 24;
 thence Southerly along the Easterly line of lands described in Official Record Book 27864, Page 24 and its Southerly extension to the Southerly right-of-way line of 2nd Avenue North;
 thence Easterly along the Southerly right-of-way line of 2nd. Avenue North to the Southerly extension of the Easterly line of Block 19 of the plat of Englewood Manor as recorded in Plat Book 24, Page 52, of the Public Records of Palm Beach County, Florida;
 thence Northerly along said Easterly line of said Block 19 and its Southerly extension to the Southerly line of that certain 30 foot alley shown on said plat of Englewood Manor;
 thence Easterly along said Southerly right- of- way line of said 30 foot wide alley to the Westerly right-of-way line of the 200 foot wide Lake Worth Drainage District's E-4 Canal;
 thence Southeasterly along the Westerly right- of-way line of said 200 foot wide Lake Worth Drainage District's E-4 Canal to the Southerly right-of-way line of 2nd Avenue North;
 thence continue Easterly and Southwesterly along said Lake Worth Drainage District's E-4 canal right-of-way (110 ft. wide) to the Northerly right-of-way line of Lake Worth Road;
 thence Westerly along said Northerly right-of-way line of Lake Worth Road to the POINT OF BEGINNING.
 LESS AND EXCEPTING THEREFROM said lands described in Official Record Book 28707 Page 20 and Official Record Book 12607, Page 1070 of the Public Records of Palm Beach County, Florida.
 Said herein described Lake Worth Road District – _Palm Springs CRA containing 291.0 Acres more or less.

Florida Statutes Title XI Chapter 163 Requirements

Section 163.361 Modification of community redevelopment plans.

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations. *This CRA Plan Update does not include boundary changes.*

Section 163.362 Contents of community redevelopment plan.

(1) Contain a legal description of the boundaries of the community redevelopment area and **the reasons for establishing such boundaries** shown in the plan. *See Appendix: CRA Boundary Determinations and Legal Descriptions. This CRA Plan Update does not include boundary changes.*

(2) Show by diagram and in general terms:

(a) The approximate amount of open space to be provided and the street layout.

See Section: Executive Summary – Land Use and Zoning Map.

(b) Limitations on the type, size, height, number, and proposed use of buildings.

See Appendix: Market Assessment, Section E. Regulatory Review.

(c) The approximate number of dwelling units.

See Appendix: Market Assessment, Section A. Real Estate Analysis.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature. *See Section: Executive Summary – Land Use Map.*

(3) If the redevelopment area contains low- or moderate-income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood. *See Section: Neighborhood Impact.*

(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area. *See Section: External Agency Projects.*

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. *See Section: Goals, Objectives, and Strategies and Section: Implementation Plan.*

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part. *See Section: Executive Summary – Land Use Map: The County governs land development regulations and zoning.*

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area. *See Section: Neighborhood Impact - Relocation.*

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore. *See Section: Goals, Objectives, and Strategies.*

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues. *See Section: Proposed Five-Year Capital and Operating Budgets.*

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted. *See Section: Proposed Five-Year Capital and Operating Budgets.*

Section 163.370 Powers; counties and municipalities; community redevelopment agencies.

(1) Counties and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. [73.013](#) and [73.014](#) or other general law.

(2) Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Demolition and removal of buildings and improvements.

3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.

4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. [163.380](#) for uses in accordance with the community redevelopment plan.
 5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
 6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
 7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.
 8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
 9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.
 10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- (d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:

1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.
3. To hold, improve, clear, or prepare for redevelopment any such property.
4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.
5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.
6. To enter into any contracts necessary to effectuate the purposes of this part.
7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. [163.380](#) prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. [163.385](#) at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
 - (i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
 - (j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
 - (k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
 - (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.
 - (m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.
 - (n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.
 - (o) To develop and implement community policing innovations.
- (3) The following projects may not be paid for or financed by increment revenues:
 - (a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or

expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

(4) With the approval of the governing body, a community redevelopment agency may:

(a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.

(b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

(5) A community redevelopment agency shall procure all commodities and services under the same purchasing processes and requirements that apply to the county or municipality that created the agency.