



**AGENDA**  
**VILLAGE COUNCIL/PLANNING & ZONING JOINT WORKSHOP SESSION**  
**VILLAGE HALL COUNCIL CHAMBERS**  
**226 CYPRESS LANE**  
**APRIL 14, 2022**  
**6:30 PM**  
**(IMMEDIATELY FOLLOWING THE REGULAR COUNCIL MEETING)**

**COUNCIL/BOARD MEMBERS**

- Mayor Bev Smith
- Vice Mayor Doug Gunther
- Council Member Patti Waller
- Mayor Pro Tem Joni Brinkman
- Council Member Gary Ready
- Chairman Johnnie Tieche
- Vice Chair Richard Hughes
- Board Member Kim Gehrman
- Board Member Larry Saingilus
- Board Member Peter Braun
- Board Member Ralph Lashells

**ADMINISTRATION**

- Village Manager Michael Bornstein
- Assistant Village Manager Kim Glas-Castro
- Village Clerk Kimberly Wynn
- Village Attorney Glen Torcivia
- Village Attorney Susan Garrett
- Facilitator Peter Henn, J.D., AICP, CZO

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*Persons who need an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.*

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**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

**ORDER OF BUSINESS**

1. Discussion: Vision for the Future (Re)Development and Economic Growth of the Village  
Staff: Kimberly Glas-Castro, Assistant Village Manager

**ADJOURNMENT**

**NEXT MEETING**  
**THURSDAY, APRIL 28, 2022 AT 6:30 PM**

If a person decides to appeal any decision made by this Council concerning any considered matter, they will need a record of the proceeding. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** April 14, 2022

**DEPARTMENT:** Administration

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**ITEM #1:** Discussion: Vision for the Future (Re)Development and Economic Growth of the Village

**SUMMARY:** Village Council and the Planning & Zoning Advisory Board will meet to further their discussion with Facilitator, Peter Henn about the Vision for the Future (Re)Development and Economic Growth of the Village.

**FISCAL IMPACT:**

**ATTACHMENTS:**

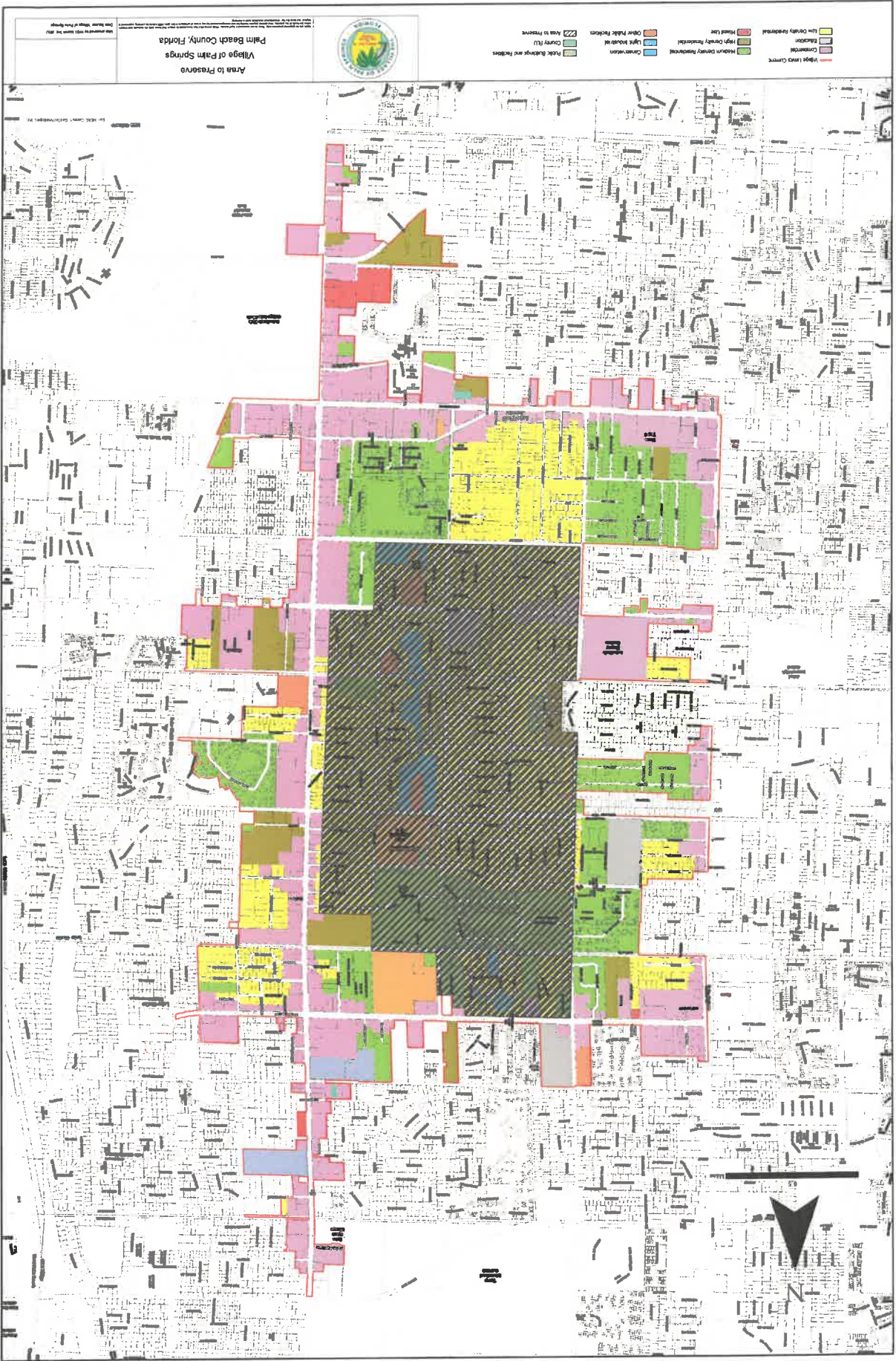
1. Joint Workshop Discussion Outline
2. Consensus Map - Area of Village to Preserve (in current land use pattern)
3. Development Yield based on current Future Land Use Map
4. 2020 Census Data - Village of Palm Springs, FL

**Joint Village Council and Planning & Zoning Board Workshop**  
**Thursday, April 14, 2022**

**Purpose:** To help identify the Village Council / P&Z Board's vision for the future (re)development and economic growth of the Village

**Agenda:**

- 1) Recap of February Workshop Consensus
  - Code Amendments
  - Operational Changes
  - Vision (Comp Plan / LDR / Strategic Plan)
  
- 2) Mapping Exercise Consensus – Authentic Village Area to Preserve
  
- 3) Visioning Discussion
  - Discussion of Development Potential of Selected Sites
  - Visual Preference Survey
    - Uses/Density/Intensity/Height



Land Use	Parcels	Acres	Max Density/Intensity	Potential Density / Intensity
Commercial	462	606	0.5	13,199,868 sq ft
County FLU	2	2	1	2 units
Education	3	46		n/a
High Density	86	123	19	2338 units
Light Industrial	5	29	1	1,273,660 sq ft
Low Density	795	310	5.8	1801 units
Medium Density	2460	530	10	5300
Mixed Use (assume Res High/Comm)	9	21	assume 50:50 19/.5	199 units
			assume 50:50 19/.5	227,905 sq ft
Other Public Facilities	5	21	0.4	373,468 sq ft
Public Buildings and Facilities	7	60	0.4	1,047,260 sq ft
	* 3,834	1,749 *		

\* ability for 35 du/ac in CHO

\*There are 1,742 parcels (totalling 494.7 acres) zoned RS, which each allow 1 single family unit. The breakdown per Future Land Use Map category, RS parcels removed, is above.

<b>16,122,160 sq ft</b>	<b>Build-Out Potential</b>
<b>19,545 units*</b>	<b>based on current land uses</b>

existing per VPS  
business business  
**1,604,880 sq ft** licenses  
existing per 2016 -  
**8,066 households** 2020 ACS



## QuickFacts

### Palm Springs village, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a **population of 5,000 or more**.

#### Table

All Topics	Palm Springs village, Florida
<b>Population Estimates, July 1 2021, (V2021)</b>	NA
<b>PEOPLE</b>	
<b>Population</b>	
<b>Population Estimates, July 1 2021, (V2021)</b>	NA
Population estimates base, April 1, 2020, (V2021)	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	NA
Population, Census, April 1, 2020	26,890
Population, Census, April 1, 2010	18,928
<b>Age and Sex</b>	
Persons under 5 years, percent	6.8%
Persons under 18 years, percent	23.5%
Persons 65 years and over, percent	10.9%
Female persons, percent	49.8%
<b>Race and Hispanic Origin</b>	
White alone, percent	68.0%
Black or African American alone, percent (a)	16.7%
American Indian and Alaska Native alone, percent (a)	0.3%
Asian alone, percent (a)	3.7%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%
Two or More Races, percent	6.5%
Hispanic or Latino, percent (b)	60.8%
White alone, not Hispanic or Latino, percent	18.9%
<b>Population Characteristics</b>	
Veterans, 2016-2020	535
Foreign born persons, percent, 2016-2020	48.1%
<b>Housing</b>	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2016-2020	43.9%



Median value of owner-occupied housing units, 2016-2020	\$160,400
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,261
Median selected monthly owner costs -without a mortgage, 2016-2020	\$399
Median gross rent, 2016-2020	\$1,228
Building permits, 2020	X
<b>Families &amp; Living Arrangements</b>	
Households, 2016-2020	8,066
Persons per household, 2016-2020	3.11
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	84.9%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	68.3%
<b>Computer and Internet Use</b>	
Households with a computer, percent, 2016-2020	94.4%
Households with a broadband Internet subscription, percent, 2016-2020	84.4%
<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2016-2020	76.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	16.5%
<b>Health</b>	
With a disability, under age 65 years, percent, 2016-2020	5.1%
Persons without health insurance, under age 65 years, percent	⚠ 30.6%
<b>Economy</b>	
In civilian labor force, total, percent of population age 16 years+, 2016-2020	69.2%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	59.9%
Total accommodation and food services sales, 2012 (\$1,000) (c)	26,493
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	124,766
Total manufacturers shipments, 2012 (\$1,000) (c)	1,213
Total retail sales, 2012 (\$1,000) (c)	461,623
Total retail sales per capita, 2012 (c)	\$22,693
<b>Transportation</b>	
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	27.5
<b>Income &amp; Poverty</b>	
Median household income (in 2020 dollars), 2016-2020	\$47,808
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$23,427
Persons in poverty, percent	⚠ 12.4%
<b>BUSINESSES</b>	
<b>Businesses</b>	
Total employer establishments, 2019	X
Total employment, 2019	X
Total annual payroll, 2019 (\$1,000)	X
Total employment, percent change, 2018-2019	X



Total nonemployer establishments, 2018	X
All firms, 2012	2,557
Men-owned firms, 2012	1,146
Women-owned firms, 2012	1,117
Minority-owned firms, 2012	1,736
Nonminority-owned firms, 2012	732
Veteran-owned firms, 2012	169
Nonveteran-owned firms, 2012	2,290


 **GEOGRAPHY**

**Geography**

Population per square mile, 2010	5,731.3
Land area in square miles, 2010	3.30
FIPS Code	1254450

### Value Notes

 Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2021) refers to the final year of the series (2020 thru 2021). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2016-2020 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2020 5-year ACS Comparison Guidance](#) page.

### Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

### Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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