



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 1, 2023

Agenda Item No.

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE V, SECTION 78-142, TO REDUCE THE PARKING DIMENSIONS FOR 90-DEGREE PARKING SPACES; PROVIDING FOR THE CREATION OF A NEW PARKING CATEGORY FOR COMPACT PARKING SPACES; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

[] SPECIAL PRESENTATION/REPORTS [] CONSENT AGENDA
[] BOARD APPOINTMENT [] OLD BUSINESS
[X] **ORDINANCE ON 1st READING**
[] NEW BUSINESS
[] OTHER

Bambi McKibbon-

Approved by Town Manager Turner

Digitally signed by Bambi McKibbon-Turner
DN: cn=Bambi McKibbon-Turner, o=Town of Lake Park,
ou=Assistant Town Manager/Human Resources Director,
email=btturner@lakeparkflorida.gov, c=US
Date: 2023.10.26 09:47:43 -04'00'

Anders Viane / Planner

Name/Title

Originating Department: Community Development	Costs: \$ Legal Review Funding Source: Legal Acct: #108 [] Finance _____	Attachments: → Ordinance ____-2023 → TC Memo → Legal Ad Copy
Advertised: Date: September 22, 2023 Paper: Palm Beach Post [] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone AV or Not applicable in this case Please initial one.

Summary Explanation/Background:

Staff has often received feedback from building permit and site plan development applicants that our standard parking space dimensions of 10' X 18'6" are larger than average and thus can be difficult to adhere to, particularly on sites with land area constraints. Upon examination of other codes, it does indeed appear our spaces – specifically the widths – are on the larger end of the average. For example, in Palm Beach

Gardens, their “general” parking space is 9’ X 18’6””; in Tequesta, their standard is 9’ X 18’; and in West Palm Beach, their standard parking space is only 8’6” X 18’. Palm Beach County also utilizes a 9’ X 18’ standard.

Especially as the Town pursues urban redevelopment projects, we feel a 1 foot reduction in the width of the required standard 90-degree parking space will prove beneficial for redevelopments while still providing a specification that is in keeping with other municipal and county code averages.

Furthermore, staff is also proposing a compact parking space dimension of 8’6” X 17’0”, which is consistent with other compact parking codes which tended to range between 8’ X 16’ on the most compact end to 9’ X 17’ on the larger end. As proposed, compact parking spaces could account for no more than 25% of a site’s required parking, which we believe will be especially helpful for urban redevelopment projects in the Downtown and along the US-1 corridor, though this provision is proposed to be made available to all districts.

Staff believes the effect of these changes will help existing sites with restricted land area meet the required parking dimensions when resurfacing and restriping their lots and assist new developments in adding more parking overall. It is staff’s belief the result will be the net increase of parking throughout the Town in a greater variety of sizes, in anticipation of the continued relevance of automobile transportation and consumer trends in vehicle sizes tending toward more compact vehicles. Finally, it is important to note the code only establishes minimum specifications, so applicants could still provide larger stall sizes if they chose to do so.

Planning & Zoning Board: This item was considered at the Monday, October 2, 2023 public meeting and the Board recommended **approval at a vote of (4-0)**.

Recommended Motion: I MOVE TO **APPROVE** ORDINANCE NO. __-2023 on first reading.