

STAFF REPORT SPECIAL MEETING

AGENDA DATE: June 8, 2026

DEPARTMENT: Community Sustainability

TITLE:

Quasi-Judicial Hearing – Ordinance No. 2026-05 – First Reading – Mixed Use Urban Planned Development, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program, for the project commonly referred to as the K Street Parking Garage

SUMMARY:

This item is a quasi-judicial hearing. The applicant, Lance Lilly of Chen Moore and Associates, on behalf of the City of Lake Worth Beach, is requesting approval of the following:

- **Mixed use urban planned development** to construct a ±95,854 square foot parking structure and relocate two historic structures of approximately ±1,609 and ±415 square feet to the subject site.
- **Major Site Plan** to construct a mixed-use development over 7,500 square feet
- **Conditional Use Permit** to establish a high intensity vehicular (parking garage facility) use of over 7,500 square feet
- **Sustainable Bonus Incentive Program (SBIP)** for bonus height

The proposed Planned Development consists of a new 4.5 story parking garage structure and a relocated primary and accessory garage structure currently located at 17 S M Street. The proposed parking garage is designed in a contemporary style which is reminiscent of the textures, patterns and architectural dimensions of historic commercial structures within the surrounding Old Town Historic District.

The primary exterior finishes include precast concrete panels in multiple colors, vertical metal fin elements, and horizontal symmetrical eyebrow detailing. The structure incorporates a pattern of openings intended to provide a variety of opening types which are reminiscent of the proportions found on surrounding structures. The structure is additionally sited such that it provides the bulk of its massing further, rather than closer to, the adjacent residential properties. windows emphasize horizontality, while the residential building's windows are more vertically oriented. The applicants have proposed a mural on the structure to bring visual interest, promote the incorporation of public art in Lake Worth Beach and help mitigate the effect of large blank expanses on the structure. The structure is also designed to incorporate a green wall feature along the K Street façade, therefore creating a more pedestrian-friendly experience.

The relocated structures from 17 South M Street are proposed to be located generally at 704 1st Avenue South. These structures, which until recently served the City's Leisure Services Department, are proposed to be renovated in their new location and put to continued use by the city as a component of the Mixed Use Planned Development.

BACKGROUND AND JUSTIFICATION:

The project area includes 5 parcels and a portion of an abandoned alley right-of-way: 13 S K Street, 19 S K Street, 25 S K Street, 710 1st Avenue South and 704 1st Avenue South. The subject parcels currently consist of a city-owned surface parking lot and two vacant parcels.

The applicants have requested incentives for increased height, intensity and waivers of certain Land Development Regulations through planned development provisions and the City's Sustainable Bonus Incentive Program, full details can be found in the attached HRPB staff report.

As outlined in the HRPB staff report (included as an attachment), staff finds the proposed project is consistent with the City's Comprehensive Plan, Strategic Plan, the CRA Redevelopment Plan, and the Arts Cultural Master Plan. As conditioned, the project is also consistent with all relevant sections of the Land Development Regulations, including the Downtown (DT) zoning district regulations, Planned Development regulations, Conditional Use Permit standards, Qualitative Development Standards, Community Appearance Criteria (LDR Section 23.2-31(l)), and incentive program criteria.

The **Historic Resources Preservation Board (HRPB)** considered the project at their meeting on April 29, 2026, and voted (5-2) to recommend approval of the proposed planned development, with the recommended conditions that any substantial alterations to the site plan, including alternatives to relocation of 17 S M Street, will be heard by the HRPB as a Major Site Plan Amendment; Electric Utilities to coordinate relocation of pole and include in Minor Site Plan Approval; and that only the design shown in Option 1 with the provided green wall feature and mural was to be considered.

At this meeting, the HRPB also approved two associated Certificates of Appropriateness for relocation of 17 South M Street to 704 1st Avenue South as a component of the subject Planned Development and new construction of the proposed Parking Garage Structure. In granting the Certificate of Appropriateness for new construction, the HRPB specified that they **only** granted approval for the parking garage design which incorporates a green wall feature and a mural, rather than the design generally shown in Option 2 in the provided plans. Any alternative design would need further approval by the HRPB.

MOTION:

Move to approve/disapprove Ordinance 2026-05 on first reading, and to schedule second reading and public hearing for June 30, 2026.

ATTACHMENT(S):

Ordinance 2026-05

HRPB Staff Report

Application Package (survey, site plan package, architectural plans & supporting documents)