

STAFF REPORT SPECIAL MEETING

AGENDA DATE: May 15, 2025

DEPARTMENT: Community Sustainability

TITLE:

Lake Worth Beach Parking Regulations

SUMMARY:

The City Commission has requested a discussion of Chapter 23 – Land Development Regulations, Section 23.4-10 - Off-street Parking Regulations to evaluate whether any updates, amendments and/or changes are appropriate since their original adoption in August 2013..

BACKGROUND AND JUSTIFICATION:

Chapter 23 – Land Development Regulations of the City of Lake Worth Beach Code of Ordinances includes Section 23.4-10 entitled Off-street Parking Regulations, which were adopted in August 2013 as part of the total rewrite of the City's Zoning Code. From time to time, the regulations have been amended and updated to address issues and changes related to evolving development demands and emerging forms of mobility.

Previously an item on this topic was scheduled for discussion at the April 1, 2025, Commission Meeting, but it was postponed due to meeting time constraints. It is being brought back for discussion and direction with regard to parking incentives and reductions as well as the parking requirements for mixed-use projects and affordable housing projects. Currently, the City's Comprehensive Plan provides language related to parking reductions as incentives for both mixed use and affordable/workforce housing projects. Any significant changes to the current parking incentives for either mixed use projects in the downtown or affordable/workforce housing projects may require amendments to the Comprehensive plan.

The options available are the following:

1. Leave the 25% reduction in parking for mixed projects and affordable/housing in place
2. Reduce the parking reduction to 15%, which would not entail a Comprehensive Plan change
3. Reduce the parking reduction to a percentage lower than 15% or eliminate it or alter its applicability, which all would entail changes to the Future Land Use and Transportation Elements of the Comprehensive Plan as well as possibly other elements.

The Comprehensive Plan also makes mention of a Parking Master Plan to be adopted by 2019, which has been in the works since 2018 including updates in 2020 and 2024. The direction provided by such a master plan would impact the type of parking requirements that are appropriate for the City. In addition, the City recently adopted its formal Mobility Plan as an amendment to the Comprehensive Plan, which provides further insight and recommendations toward reducing vehicle trips, improving safety and encouraging alternative means of transportation. The goals throughout these adopted documents is to encourage the reduction of vehicle trips and thus the demand for vehicular parking.

DIRECTION:

Direction for Staff to bring back amendments to the parking requirements of the City's Land Development Regulations including Comprehensive Plan changes if necessary

ATTACHMENT(S):

April 1 Parking Discussion Staff Report

Section 23.4-10 Offstreet Parking Regulations

Future Land Use and Transportation Comprehensive Plan Pages

