

LAKE WORTH BEACH PARKING STUDY



April 26, 2022

AGENDA



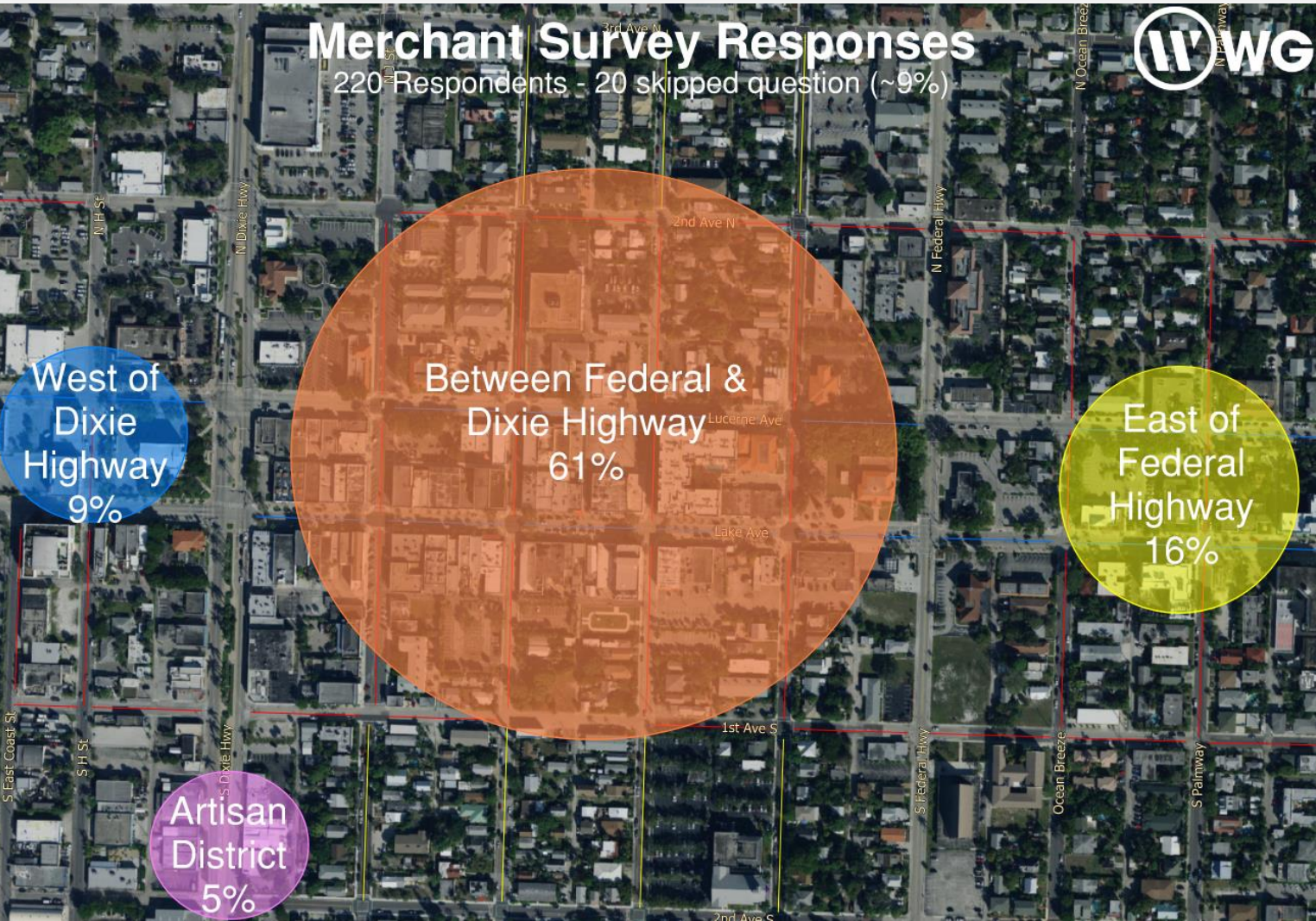
- 1. Merchant Survey**
- 2. Expansion of Study Boundary**
- 3. Implementation of Paid Parking**
- 4. Downtown Residential Parking Permit Program Framework**
- 5. Financial Pro-Forma Model**
- 6. Parking Structure Site Concept**

MERCHANT SURVEY



Merchant Survey Responses

220 Respondents - 20 skipped question (~9%)



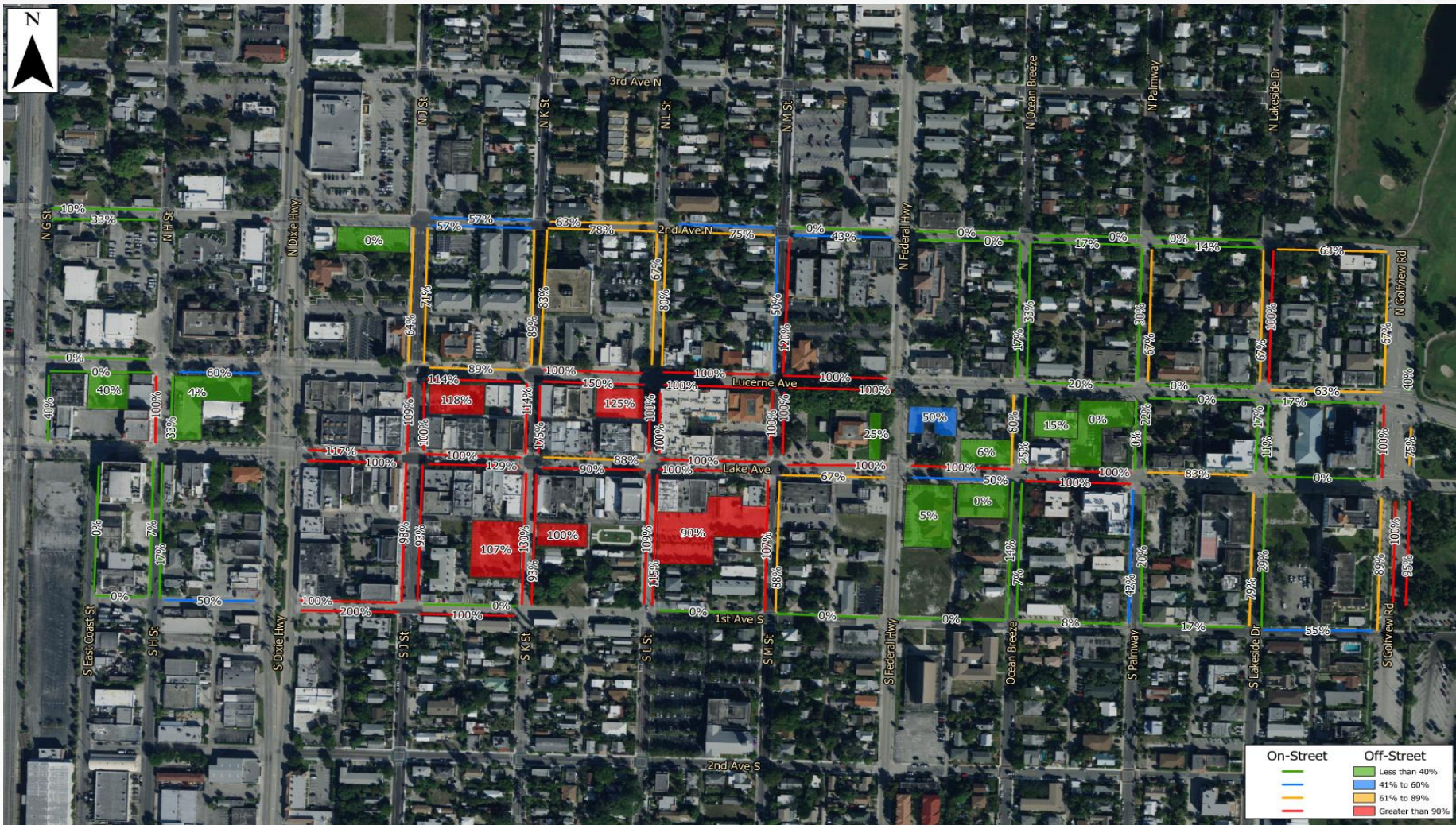
- » 240 RESPONSES WITH A 100% COMPLETION RATE
- » 61% of the respondents associated with a location between **Federal Highway and Dixie Highway**.
- » 30% were between the ages of 55-64
- » 88 % of the respondents **travel by driving** themselves. **80% drive alone** 90%+ of the time.
- » 54% of the respondents said that their **customers park on-street**
- » 58% said that **more parking is needed**

EXPANSION OF STUDY BOUNDARY



On-Street Parking: 1,025 Spaces | Off-Street Parking: 459 Spaces | Total Parking: 1,484 Spaces

OCCUPANCY FOR FRIDAY FEBRUARY 28TH, 2020 | 7PM-9PM



Area	Supply	Occupancy	Occupancy %
Downtown Core - On-Street	499	446	89%
Downtown Core - Off-Street	269	241	90%
West of Dixie Hwy.	165	34	21%
East of Federal Hwy.	551	204	37%
Total	1484	925	62%

STEPS LEADING TO THE IMPLEMENTATION OF PAID PARKING

Lake Avenue and Lucerne Avenue



»» City to take lead role in parking policy and management

»» Build more parking supply

»» Implement paid parking system

- Help pay for new parking capacity
- Maximize use and efficiency of parking supply
- Plan for future needs
- Mixed Use East, Artisanal and Downtown East



2018 RECOMMENDATIONS – ADMINISTRATION



- » Strategy to manage supply
- » Plan for future parking and transportation needs
- » Communicate with community, staff and officials
- » Effective daily management
- » Manage debt
- » Alternative transportation opportunities
- » Economic development



2018 RECOMMENDATIONS – DOWNTOWN PARKING



- »» On-street metered parking
- »» Employee and resident permit program
- »» Temporary surface parking lot
- »» Consider future structured parking
- »» Current programs
 - Fee – In – Lieu
 - Shared parking
 - Sustainable Bonus Program

On-Street Hourly Meter Rates		
Sun - Thu	\$1.00	9 AM - 4 PM
	\$1.25	4 PM - Midnight
Friday	\$1.00	9 AM - 4 PM
	\$1.50	4 PM - Midnight
Saturday	\$1.25	9 AM - 4 PM
	\$1.50	4 PM - Midnight

Resident Permit Program	
3 Permits Per Residence	
Permit #1	\$25/Yr
Permit #2	\$25/Yr
Permit #3 (Transferable - Visitor)	\$45/Yr

DOWNTOWN PARKING OCCUPANCY HISTORY



Potential Lake Worth Downtown Meter Zone

-  Meter - Hourly Only Parking
-  Permit Only Employee/Residential
-  Meter/Permit



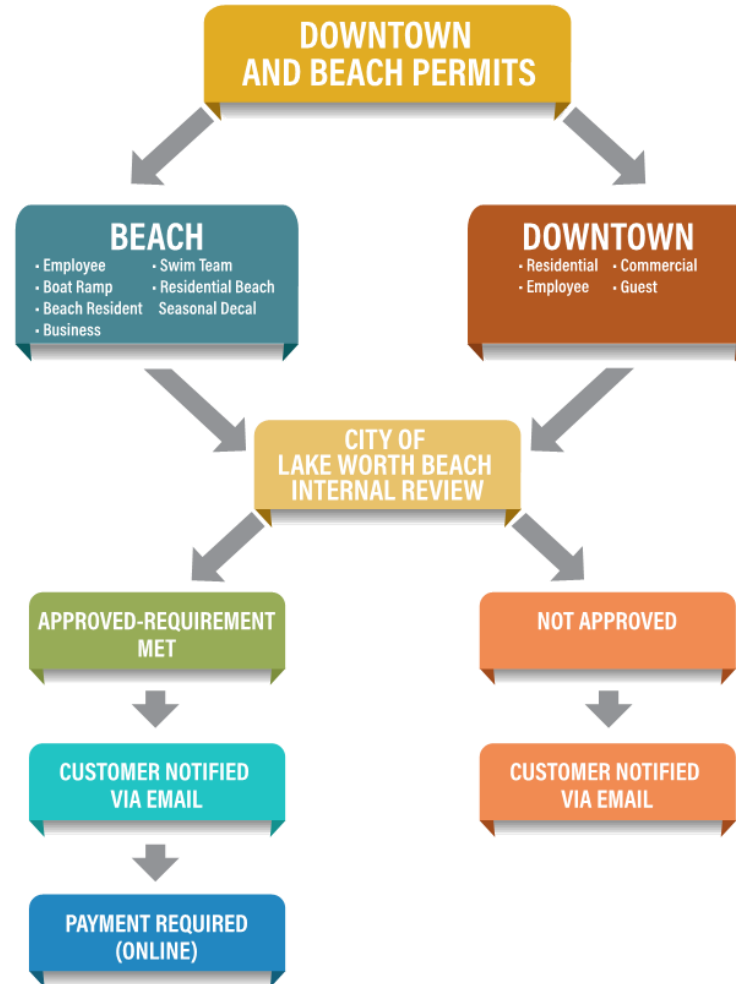
2018 (Pre-Covid)
Saturday, Jan. 20TH
4PM-8PM
On-street – 96%
Off-Street – 98%

2020 (Pre-Covid)
Friday, Feb. 28TH
7PM-9PM
On-Street – 89%
Off-Street – 90%

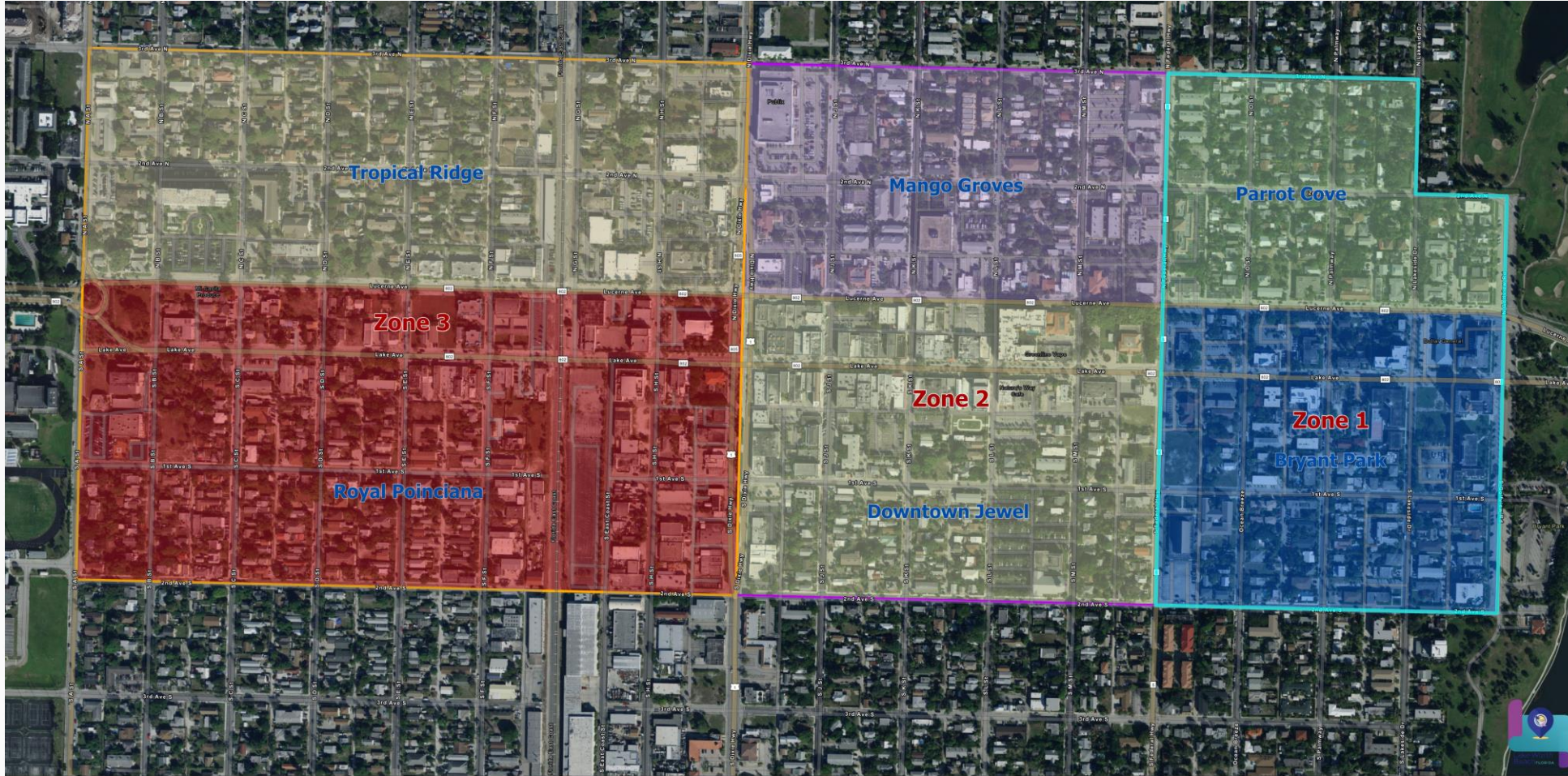
DOWNTOWN RESIDENTIAL PARKING PERMIT PROGRAM FRAMEWORK



Directive # 12



TITLE?



Parking Zones
Zone 1 Zone 2 Zone 3

Neighborhood Associations
Bryant Park Mango Groves Royal Poinciana
Downtown Jewel Parrot Cove Tropical Ridge

0 0.03 0.07 0.13 0.2 Miles



Created: September 30, 2020
Source: City of Lake Worth Beach, FL

FINANCIAL PRO-FORMA MODEL



SNAP SHOT FROM PROFORMA

PEER CITY GARAGE RATES



	Garage Name	Location	Public/ Private	Hour-1	Hour-2	Hour-3	Hour-4	Hour-5	Hour-6	Hour-7	Hour-8	Hour-9	Hour-10	Hour-11	Hour-12
1	Clematis Garage	West Palm Beach	Public	\$ 1.00	\$ 1.00	\$ 5.00	\$ 9.00	\$ 13.00	\$ 17.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
2	Banyan & Olive Garage	West Palm Beach	Public	\$ 1.00	\$ 1.00	\$ 5.00	\$ 9.00	\$ 13.00	\$ 17.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
3	City Center Garage	West Palm Beach	Public	\$ 1.00	\$ 1.00	\$ 5.00	\$ 9.00	\$ 13.00	\$ 17.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
4	Sapodilla Garage	West Palm Beach	Public	\$ 1.00	\$ 1.00	\$ 5.00	\$ 9.00	\$ 13.00	\$ 17.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
5	Evernia Garage	West Palm Beach	Public	\$ 1.00	\$ 1.00	\$ 5.00	\$ 9.00	\$ 13.00	\$ 17.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
6	Rosemary Square	West Palm Beach	Private	\$ 3.00	\$ 6.00	\$ 9.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00
7	Esperanté Garage	West Palm Beach	Private	\$ 3.00	\$ 6.00	\$ 9.00	\$ 12.00	\$ 15.00	\$ 18.00	\$ 21.00	\$ 24.00	\$ 27.00	\$ 30.00	\$ 33.00	\$ 36.00
8	Phillips Point Garage	West Palm Beach	Private	\$ 6.50	\$ 13.00	\$ 19.50	\$ 26.00	\$ 32.50	\$ 39.00	\$ 45.50	\$ 52.00	\$ 58.50	\$ 65.00	\$ 71.50	\$ 78.00
9	Brightline Garage	West Palm Beach	Private	\$ 3.00	\$ 6.00	\$ 9.00	\$ 12.00	\$ 15.00	\$ 18.00	\$ 21.00	\$ 24.00	\$ 27.00	\$ 30.00	\$ 33.00	\$ 36.00
10	Convention Center Garage	West Palm Beach	Public	\$ 5.00	\$ 5.00	\$ 5.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 15.00	\$ 15.00	\$ 15.00
11	Flagler Garage	Miami	Private	\$ 6.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
12	Old School Garage	Delray Beach	Public	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
13	4th & 5th Delray Garage	Delray Beach	Public	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
14	4th & 5th Delray Garage	Delray Beach	Private	\$ 3.00	\$ 6.00	\$ 10.00	\$ 10.00	\$ 15.00	\$ 15.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
15	Municipal Garage No.4 (G4)	Miami Beach	Public	\$ 2.00	\$ 4.00	\$ 6.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
16	17th Street Garage (G5)	Miami Beach	Public	\$ 2.00	\$ 4.00	\$ 6.00	\$ 8.00	\$ 9.00	\$ 10.00	\$ 11.00	\$ 12.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
17	City Hall Garage (G7)	Miami Beach	Public	\$ 2.00	\$ 4.00	\$ 6.00	\$ 8.00	\$ 9.00	\$ 10.00	\$ 11.00	\$ 12.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
18	Municipal Garage No.2 (G2)	Miami Beach	Public	\$ 2.00	\$ 4.00	\$ 6.00	\$ 8.00	\$ 9.00	\$ 10.00	\$ 11.00	\$ 12.00	\$ 13.00	\$ 14.00	\$ 15.00	\$ 16.00
19	Collins Park Garage	Miami Beach	Public	\$ 2.00	\$ 4.00	\$ 6.00	\$ 8.00	\$ 9.00	\$ 10.00	\$ 11.00	\$ 12.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
20	Ocean Center Garage	Daytona Beach	Public	\$ 2.00	\$ 4.00	\$ 6.00	\$ 8.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
21	South Miami Municipal Garage	South Miami	Public	\$ 2.00	\$ 4.00	\$ 6.00	\$ 8.00	\$ 10.00	\$ 12.00	\$ 14.00	\$ 16.00	\$ 18.00	\$ 20.00	\$ 22.00	\$ 24.00
22	Santona Corner Garage	Coral Gables	Private	\$ 2.00	\$ 4.00	\$ 6.00	\$ 8.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
Average				\$ 2.75	\$ 4.50	\$ 7.02	\$ 9.68	\$ 11.84	\$ 13.59	\$ 15.80	\$ 16.64	\$ 17.75	\$ 18.68	\$ 19.39	\$ 20.09
				Hour-1	Hour-2	Hour-3	Hour-4	Hour-5	Hour-6	Hour-7	Hour-8	Hour-9	Hour-10	Hour-11	Hour-12

PARKING STRUCTURE SITE CONCEPT



LAKE WORTH PARKING GARAGE DESIGN

The Design Concept for the parking garage is inspired by the Street Painting festival which occurs every year in the streets of Lake Worth. Just Like the grey street pavement the building becomes a canvas to a series of colorful panels inspired by the palette of chalk commonly used by these artists. We also incorporated living green walls that provides a softening of the building structure to the adjacent residential properties. Our hope is that the interior walls, ceilings, parking deck areas, stairs, elevators etc. can become canvas and that the structure evolves as the city commissions local artists from different areas of the building to be transformed into works of art. The south Side of the property would be developed as a mix use development of mainly offices at the first floor and residential at the upper floors. The architecture is intended to follow one of the historic styles of architecture to blend in with the adjacent residential and to screen the large garage structure.



PARKING GARAGE CONCEPT #1



PARKING GARAGE CONCEPT #2



