

STAFF REPORT REGULAR MEETING

AGENDA DATE: June 30, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2065-05 - Second 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:

Pursuant to Section 23.2-16(k) of the City's Land Development Regulations, this item was heard on first reading at a quasi-judicial hearing. Based on the action taken at that meeting, this second reading is procedural in nature with the Commission, as the quasi-judicial body, ratifying and affirming its prior decision. If new evidence is introduced which, if brought to the attention of the Commission at the first reading, would have had a material impact on its decision, the Commission may reopen the quasi-judicial hearing and give all parties the opportunity to address the new evidence.

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. 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 City Commission approved Ordinance 2026-05 on first reading at the June 8, 2026 meeting by a vote of 4-1. The Commission further approved the associated Right-of-Way Abandonment (Resolution 20-2026) by a vote of 4-1 at the same meeting.

MOTION:

Move to approve/disapprove Ordinance 2026-05 for a 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.

ATTACHMENT(S):

Ordinance 2026-05
Application Package (survey, site plan package, architectural plans & supporting documents)
HRPB Staff Report