

**Village of Royal Palm Beach**  
**Village Council**  
**Agenda Item Summary**

**Agenda Item: R-9**

**PUBLIC HEARING FOR FIRST READING AND APPROVAL OF ORDINANCE NO. 1062, AMENDING CHAPTER 23. TRAFFIC AND VEHICLES. AT SEC. 23-49 REQUIRED MINIMUM NUMBER OF PARKING SPACES, TO REVISE THE PARKING REQUIREMENTS APPLICABLE TO MANUFACTURING, LIMITED PROCESSING USES. BY BRADFORD O'BRIEN, P&Z DIRECTOR.**

**Issue:**

Ordinance No. 1062 seeks to amend Village Code, Chapter 23 Traffic and Vehicles at Section 23-49 Required Minimum Number of Parking Spaces in order to revise the parking requirements applicable to the Manufacturing, Limited Processing Uses. As part of the Strategic Planning process, Village Council directed Staff to evaluate the parking ratio for the Manufacturing, Limited Processing Use. Currently Village Code requires that the Manufacturing, Limited Processing Use be parked at a ratio of one (1) space per 500 square feet of gross floor area plus one (1) space per employee on maximum work shift. Recently, the Village processed two (2) applications for Parking Variances to the parking requirements for Manufacturing, Limited Processing Uses at 100 Aldi Way, which prompted Staff evaluation of the parking requirement attributable to this use.

Village Staff surveyed surrounding municipalities and evaluated the parking demands for the Manufacturing, Limited Processing Use at 100 Aldi Way both in terms of current demands and potential future demands. Staff has concluded that the following parking ratio will meet the parking needs for future Manufacturing, Limited Processing Uses within the Village:

Sec. 23-51. Required minimum number of parking spaces.

j. *Industrial and manufacturing uses:*

1. One (1) space per five hundred (500) square feet of gross floor area plus one (1) space per employee on maximum work shift. For manufacturing and limited processing uses, parking shall be provided at one (1) space per one thousand (1,000) square feet of gross floor area of warehouse use and one (1) space per three hundred (300) square feet of gross floor area of office use for establishments over twenty thousand (20,000) square feet and where no bay is less than three thousand (3,000) square feet.

A Business Impact Estimate is also attached as required by Section 166.041(4), Florida Statutes.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	9-18-2025	Action

The Local Planning Agency considered the application on August 26, 2025, and recommended Approval by a vote of 5-0.

**Recommended Action:**

Staff recommends Approval of Ordinance No. 1062 on first reading.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	9-18-2025	Action

## **Business Impact Estimate**

As required by Sec. 166.041(4), *Florida Statutes* (2024), this “Business Impact Estimate” is provided for Ordinance No. 1062:

### **ORDINANCE NO. 1062**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, AMENDING CHAPTER 23. TRAFFIC AND VEHICLES. AT SECTION 23-51. – REQUIRED MINIMUM NUMBER OF PARKING SPACES. TO REVISE THE PARKING REQUIREMENT FOR INDUSTRIAL AND MANUFACTURING USES, SPECIFICALLY MANUFACTURING AND LIMITED PROCESSING USES; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 23. TRAFFIC AND VEHICLES. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Part I. Summary of the proposed ordinance and statement of public purpose:** Ordinance No. 1062 revises the parking requirement for industrial and manufacturing uses, specifically manufacturing and limited processing, to relax the required parking for this use.

**Part II. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Village of Royal Palm Beach:**

- a. **Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:** None, lessens parking requirement.
- b. **Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:** None, lessens parking requirement.
- c. **An estimate of the Village of Royal Palm Beach’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.** No change from pre-ordinance costs.

**Part III. Good faith estimate of the number of businesses likely to be impacted by the ordinance:** All manufacturing and limited processing uses in the Village (<100).

**Part IV. Additional Information (if any):** None.

**ORDINANCE NO. 1062**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, AMENDING CHAPTER 23. TRAFFIC AND VEHICLES. AT SECTION 23-51. – REQUIRED MINIMUM NUMBER OF PARKING SPACES. TO REVISE THE PARKING REQUIREMENT FOR INDUSTRIAL AND MANUFACTURING USES, SPECIFICALLY MANUFACTURING AND LIMITED PROCESSING USES; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 23. TRAFFIC AND VEHICLES. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS**, the Village Council of the Village of Royal Palm Beach adopted a strategic plan for the Village in April of 2025, which outlined a need to update certain provisions within the Village’s Code; and

**WHEREAS**, the Village Council desires to update the Village Code to accomplish the strategic plan items; and

**WHEREAS**, Section 23-51 of the Village Code currently provides the minimum number of parking spaces for various uses authorized by the Code; and

**WHEREAS**, the Village Council of the Village of Royal Palm Beach desires to update these regulations for industrial and manufacturing, specifically for manufacturing limited processing uses; and

**WHEREAS**, the Village of Royal Palm Beach has held all required public hearings and has provided public notice in accordance with applicable State statutes and Village ordinances; and

**WHEREAS**, the Village Council of the Village of Royal Palm Beach has determined that the proposed revisions to Chapter 23. Traffic and Vehicles. are in the best interests of the health, safety and welfare of Royal Palm Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

**Section 1:** Chapter 23. Traffic and Vehicles. of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended at Sec. 23-51. – Required number of parking spaces. in order to update the parking requirements for industrial and manufacturing uses; providing that Sec. 23-51 shall hereafter read as follows:

**Sec. 23-51. - Required minimum number of parking spaces.**

[Subpart (1) shall remain the same as previously adopted.]

*(2) Commercial and industrial uses.*

- a. *Banks and financial institutions:* One (1) space per three hundred (300) square feet of gross floor area, plus one (1) space per employee on the maximum work shift.
- b. *Bowling alleys:* Four (4) spaces per alley, plus such additional spaces as may be required for permitted uses such as restaurants and lounges.
- c. *Carwashes (freestanding, nonaccessory):*
  - 1. *Automated facility:* Two (2) spaces per bay and five (5) stacking spaces per bay.
  - 2. *Self-service/manual:* Two (2) spaces per bay and three (3) stacking spaces per bay.If an automated facility is an accessory use to a primary use, then the parking spaces required for the primary use will fulfill the parking space requirement, and only stacking spaces will be required.
- d. *Department store:* One (1) space per two hundred (200) square feet of gross sales floor area plus one (1) space per five hundred (500) square feet of gross stockroom floor area, plus one (1) space per employee on maximum work shift.
- e. *Funeral homes, mortuaries and crematoriums:* One (1) space per two (2) seats, plus one (1) space per three hundred (300) gross square feet of office space, plus one (1) space for each business vehicle.
- f. *Furniture and large appliances:* One (1) space per five hundred (500) square feet of gross floor area, plus one (1) space per employee on maximum work shift.
- g. *General retail sales establishments:* One (1) space per two hundred (200) square feet of gross floor area.
- h. *Home improvement:* One (1) space per two hundred (200) square feet of gross floor area, plus one (1) space per employee on maximum work shift.
- i. *Hotels, motels and other tourist accommodations:* One (1) space per room or suite, plus one (1) space per employee on maximum work shift, plus such additional spaces as may be required for permitted uses such as restaurants and lounges.
- j. *Industrial and manufacturing uses:*
  - 1. One (1) space per five hundred (500) square feet of gross floor area plus one (1) space per employee on maximum work shift. For manufacturing and limited

processing uses, parking shall be provided at one (1) space per one thousand (1,000) square feet of gross floor area of warehouse use and one (1) space per three hundred (300) square feet of gross floor area of office use for establishments over twenty thousand (20,000) square feet and where no bay is less than three thousand (3,000) square feet.

- k. *Lodges, fraternal organizations and union halls*: One (1) space per every three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
- l. *Offices—medical, dental, veterinary or clinics*: One (1) space per two hundred (200) square feet of gross leasable area, plus one (1) space per doctor and employee on maximum work shift.
- m. *Offices—business and professional*: One (1) space per three hundred (300) square feet of gross leasable area.
- n. *Personal service establishments*: One (1) space per two hundred (200) square feet of gross floor area.
- o. *Repair and service establishments*: One (1) space per four hundred (400) square feet of gross floor area, plus one (1) space per employee on maximum work shift.
- p. *Restaurants, lounges (not located in shopping centers)*: One (1) space per seventy-five (75) square feet of gross floor area, plus one (1) space per employee on maximum work shift.
- q. *Restaurants (fast food)*: One (1) space per seventy-five (75) square feet of gross floor area, plus one (1) space per employee on maximum work shift.
- r. *Service stations*: Three (3) spaces, plus three (3) spaces per service bay. If retail sales are included on site, then the requirements of item o. above shall apply.
- s. *Shopping centers (excluding theaters)*: One (1) parking space per two hundred (200) square feet gross leasable area.
- t. *Theaters (motion picture)*. *Stand alone*: One (1) space per four (4) seats. *In-line*: One (1) space per three (3) seats.
- u. *Vehicle and boat sales and rental*: One (1) space per four hundred (400) square feet of enclosed floor area for sales or rental display.

- v. *Warehouses (dry or cold storage)*: One (1) space per five hundred (500) square feet of gross floor area.
- w. *Warehouses (office-warehouse combination)*: Minimum number of parking space requirements shall be as provided at section 26-68(d).
- x. *Wholesale trade establishments*: One (1) space per three hundred (300) square feet of gross floor area.

[Subparts (3) – (4) shall remain the same as previously adopted.]

**Section 2:** Each and every other Section and Sub-section of Chapter 23. Traffic and Vehicles. shall remain in full force and effect as previously adopted.

**Section 3:** All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

**Section 4:** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 5:** Specific authority is hereby granted to codify this Ordinance.

**Section 6:** This ordinance shall take effect immediately upon adoption.

FIRST READING this \_\_\_\_ day of September, 2025.

SECOND AND FINAL READING this \_\_\_\_ day of October, 2025.

VILLAGE OF ROYAL PALM BEACH

\_\_\_\_\_  
MAYOR JEFF HMARA

ATTEST:

(Seal)

\_\_\_\_\_  
DIANE DISANTO, VILLAGE CLERK