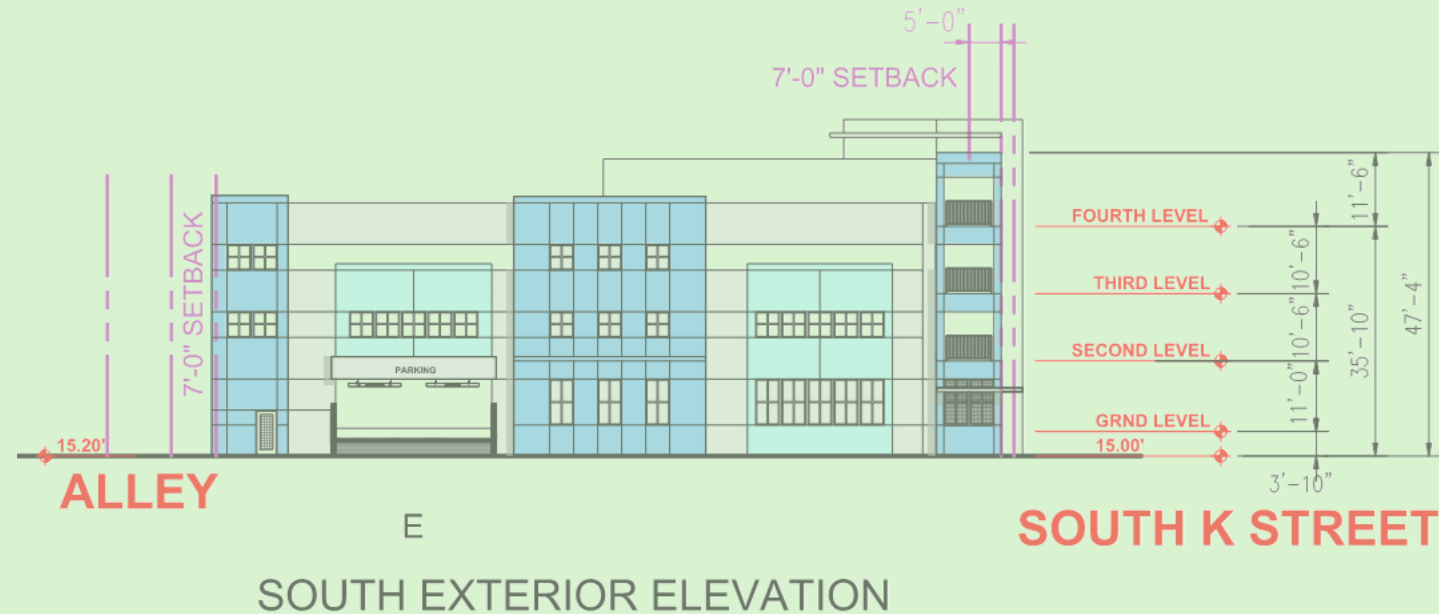


Garage: Design Considerations



Bruno Phillips - PGAL

September 16,
2025



Brent Whitfield - Chen

Presentation Outline

- **Background on Goals and Constraints**
 - Parking Inventory Requirements
 - Zoning Considerations
 - Downtown DT Zoning District
 - Old Town District
 - Relocation of Historic Structures
 - Budget Available for Design and Construction
- **Parking Garage Options**
 - Options for 190' Length Configuration
 - Other Alternatives Discussed
- **Decision Support Flowchart**



Guidelines: Parking Inventory



Current Spaces Impacted

- 56 in South K Street Surface Lot
- 63 between L Street and M Street

Future Demand Identified

- 50 "in lieu" for WMODA visitors (45 required by code)

Future Obligated Spaces Impacted

- 36 on land purchased with Penny Sales Tax

Guidelines: Parking Inventory

Description of Impacted Areas	Number of Spaces
Surface Lot between South L St & South M St	63
Surface Lot on South K St	56
EXISTING PARKING INVENTORY TOTAL	119

Description of Impacted Areas	Number of Spaces
Obligated Penny Sales Tax Parking Impacted (Between L St & M St)	36
FUTURE OBLIGATED PARKING INVENTORY TOTAL	36

Description of Impacted Areas	Number of Spaces
Total Impacted Existing Parking Inventory	119
Obligated Future Parking Inventory	36
Parking Agreement – Inventory Demand for WMODA	50
TOTAL EXISTING AND FUTURE PARKING INVENTORY	205

**The 250-space target identified for the K Street Garage was intended to go beyond what was required to provide additional inventory for future growth*

Guidelines: Zoning Considerations

Planned Development - Approval Process

- Requires mixed use component (Garage + Office or Garage + Park)
- Approval process does not require variances or exceptions from HRPB
- Allows for waivers as needed by Commission
- Allows for smaller setbacks and does not require stepbacks at 3rd level
- Allows for 5 stories at up to 56.25 ft of height and greater FAR
- Maximum building footprint lot coverage of 70% (all buildings included)
- Maximum of 90% impervious surface lot coverage

Downtown
DT Zoning
District
&
Old Town
District



Single-use Development - Approval Process

- Approval process requires variances and exceptions from HRPB

Guidelines: Relocation of Historic

Option 1: Relocation of 17 South M to Garage Parcel

- Relocation to K Street for use as City office space
- Qualifies the project as a planned development
- SLWD budgeted \$500k for relocation
- City budgeted \$660k for restoration

Option 2: Relocation of 17 South M to 21 S Federal Hwy

- Requires CRA negotiation with current landowner
- Lot size at 21 S Federal accommodates buildings
- Relocation through the TooJay's parking lot and 11 S Federal Hwy could be more cost



Guidelines: Budget Available for Design &

Budget from Comprehensive Parking Agreement (Commission Approved 4/3/25)

- Budget committed in Comprehensive Parking Agreement:
\$8.5M
 - \$2.5M Deposit (City)
 - \$1.5M Deposit (CRA)
 - \$1.0M Deposit (SLWD)
 - \$3.5M Loan from SLWD (City)

Budget Re-Allocation Discussed at August Commission Meeting

- Developer contribution for structure relocation: **\$500K**
 - Transferable if decision is to demolish instead of relocate: ~**\$420K**
- Allocated City budget for retrofit of relocated structures: **\$660K**

Note 1 – Structure demolition requires due diligence by CRA per HRPB conditions

Note 2 – If relocation budget is re-allocated: Leisure Services office costs will be required in future budgets

Note 3 – Alternate structure relocation options require additional due diligence to

- Additional budget available to be re-allocated: **\$1.08M**
- Total garage related budget if structure relocation not

Summary of K Street Garage Options

OPTIONS	DESCRIPTION	INVENTORY	ESTIMATED COST	COST PER SPACE	ABOVE BUDGET
1	4 Levels (190' Length)	231	\$ 8,900,000	\$ 38,528.14	\$ 400,000
2	4.5 Levels (190' Length)	259	\$ 9,700,000	\$ 37,451.74	\$ 1,200,000
3	5 Levels (190' Length)	~297	~\$ 10,990,000	~ \$37,000	~\$ 2,490,000

Cost Estimate Notes

Note 1 - All estimates assume 2 elevators (\$160k)

Note 2 - All estimates include painted exterior with aluminum framing (>\$600k)

Note 3 - All estimates include construction contingency of 5%

Compliance with Design Guidelines

Parking Inventory - Both options exceed 205 parking space minimum

Zoning Considerations - Both options allow waivers and do not require variances

Structure Relocation - Both options accommodate 17 South M Street relocation



Other Alternatives Discussed

DESCRIPTION	SPACES	ESTIMATED COST	COMPLIANCE WITH CURRENT CODE	AMOUNT ABOVE BUDGET
4 Levels (220' Length)	281	\$ 9,710,000	Not compliant	\$ 1,210,000
4.5 Levels (220' Length)	346	\$10,850,000	Not compliant	\$ 2,350,000
5 Levels (220' Length)	363	\$ 11,850,000	Not compliant	\$ 3,350,000



Compliance with Design Guidelines

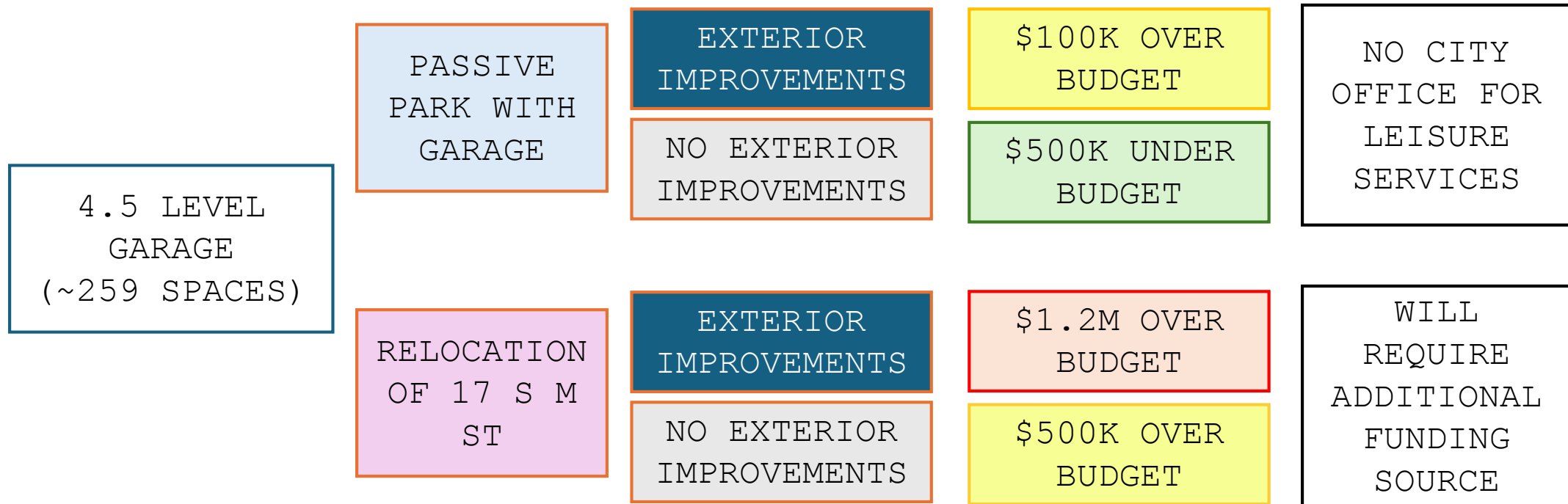
Parking Inventory - All options exceed 205 parking space minimum

Zoning Considerations - All options would require extensive changes to the existing LDRs

Structure Relocation - Does not accommodate 17 South M Street relocation

Budget - 4 Level option can be afforded only if relocation funds

Decision Support Flowcharts for 190' Length



**The final inventory for the selected option will be defined in cooperation with City Staff during detailed design*

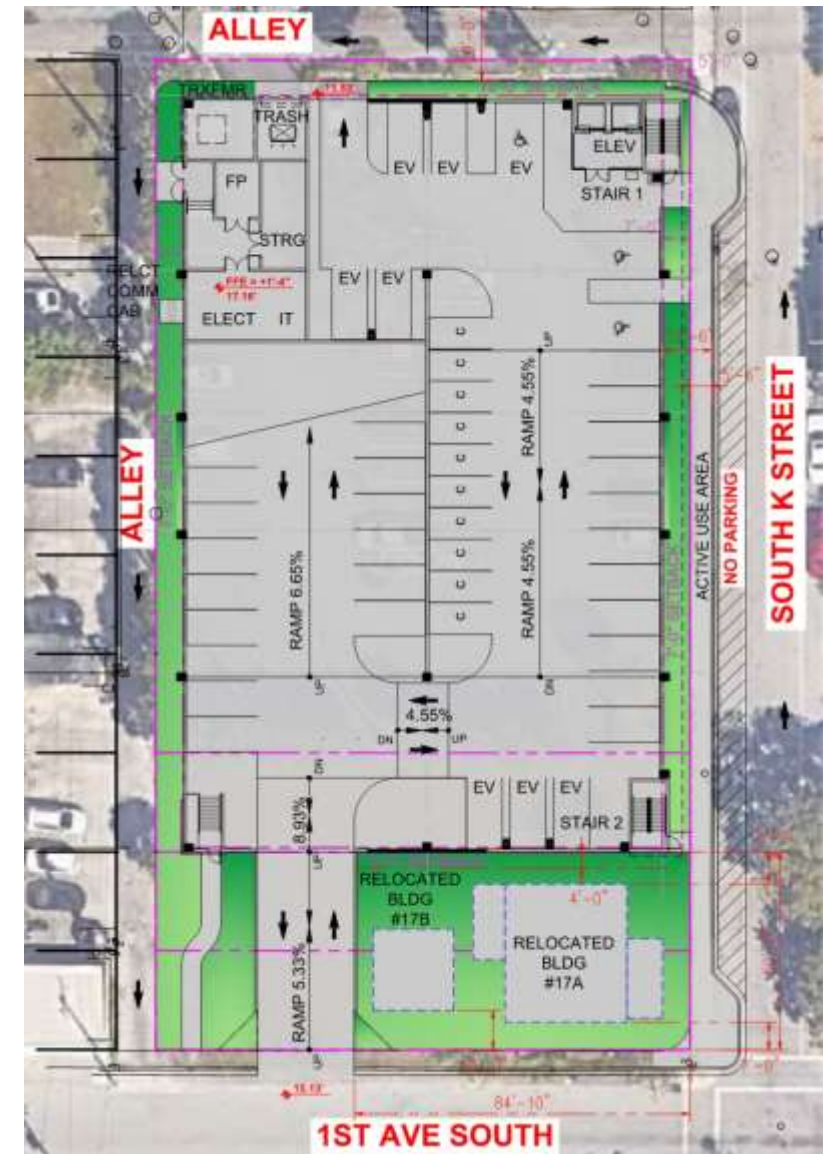
Next Steps

- Re-visit Conceptual Design

- Based on direction from City Commission
- Finalize conceptual design working with City Staff
- Present final configuration at October meeting

- **Begin Detailed Design**

- Prepare permit application packages (Jan 2026)
- Prepare Construction Documents (July 2026)
- Present GMP to Commission (Sept 2026)



A wide-angle photograph of a city street at sunset. The sky is a mix of orange, pink, and blue. Palm trees line both sides of the street. On the left, there are multi-story buildings with lit-up storefronts. A sign in the foreground on the left reads "All Day HAPPY LOCALS ONLY HOUR". A motorcycle is parked on the sidewalk. On the right, there are single-story commercial buildings, one of which has a sign that says "LANOUBEL GALLERY". Several cars are parked along the right side of the street.

Questions & Discussion