

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** October 15, 2024

**DEPARTMENT:** Community Sustainability and  
City Attorney

**TITLE:**

Unsolicited Proposal from Sunshine Lake Worth Development, LLC (K Street Parking Garage) – First Publicly Noticed Meeting

**SUMMARY:**

Pursuant to section 255.065, Florida Statutes, Sunshine Lake Worth Development, LLC, submitted an unsolicited proposal to develop a parking garage on the City's property at K Street

**BACKGROUND AND JUSTIFICATION:**

As a companion item to the City's consideration of the Development Agreement with the Lake Worth Beach CRA (CRA) and Sunshine Lake Worth Development, LLC (SLWD) for the Wiener Museum of Decorative Arts (WMODA) Project, SLWD submitted an unsolicited proposal to construct a parking garage on K Street property. The property at issue is owned by the City (with a small parcel owned by the CRA) and is generally located at 13 South K Street, 19 South K Street, and 25 South K Street (with PCNs: 38-43-44-21-15-019-0220, 38-43-44-21-15-019-0230, and 38-43-44-21-15-019-0290).

SLWD's unsolicited proposal is attached to this item. SLWD has stated in the submission of its proposal that the WMODA Project will provide the City and the CRA the opportunity to advance the long-standing goal of constructing a centrally located parking garage in the downtown. Further since the potential development of the WMODA Project will remove sixty-five centrally located parking spaces which are heavily utilized for downtown parking, the proposed public / private solution to develop a multi-story, structured parking garage in accordance with the City's 2024 *WGI Lake Worth Beach Parking Study Update* will not only replace the removed parking spaces but will add further public parking for the downtown and in support of the WMODA museum component.

Pursuant to section 255.065, Florida Statutes (2024), the City may proceed with an unsolicited proposal without engaging in a public bidding process if it holds two (2) publicly noticed meetings. At the **first publicly noticed meeting**, the unsolicited proposal must be presented and affected public entities and the public must be allowed to provide comment. At the **second publicly noticed meeting**, the City Commission will be required to determine whether the proposal is in the public's interest based on the following factors:

1. The benefits to the public.
2. The financial structure of and the economic efficiencies achieved by the proposal.
3. The qualifications and experience of the private entity that submitted the proposal and such entity's ability to perform the project.
4. The project's compatibility with regional infrastructure plans.
5. Public comments submitted at the meeting. The responsible public entity must provide a statement that explains why the proposal should proceed and addresses such comments.

Accordingly, for this first meeting, the City Commission should allow for public comment on the unsolicited proposal and discuss whether the City Commission desires to move to the second meeting on consideration of the proposal and whether it is in the public's interest.

**MOTION:**

Move to approve/disapprove moving to second publicly noticed meeting to consider unsolicited proposal of Sunshine Lake Worth Development, LLC's unsolicited proposal for construction of the K Street Parking Garage.

**ATTACHMENT(S):**

Fiscal Impact Analysis (See Parking Garage Proposal Page 5-8)  
WMODA Unsolicited K Street Parking Garage Proposal