

STAFF REPORT REGULAR MEETING

AGENDA DATE: August 19, 2025

DEPARTMENT: City Manager

TITLE:

K Street South Parking Structure design

SUMMARY:

Schematic Design for the K Street South Parking Structure pursuant to the Comprehensive Development Agreement.

BACKGROUND AND JUSTIFICATION:

The Comprehensive Development Agreement between the City of Lake Worth Beach and Sunshine Lake Worth Development, LLC, (SLWD), requires SLWD to provide the city with a written design report related to the proposed K Street South Parking Structure. The report shall include but not be limited to, Site Survey, Testing, Borings/Geo Tech Report, Concept sketchbooks, 3D perspectives - basic wireframes; not photorealistic, preliminary program and preliminary gross areas, concept design level site plan showing utility, point of entry, vehicular and pedestrian access, concept level plans indicating major building core and shell, basic building heights and section showing floor to floor heights.

During the design process, Chen Moore and Associates represented the city as the Owners Representative while working closely with staff, SLWD and their team. As outlined in the Comprehensive Development Agreement, the City Commission shall have forty-five (45) calendar days from the date the design report was accepted by the city, to review the report and provide SLWD with consent to proceed with developing the Preliminary Design. Consent to proceed shall be deemed granted upon approval by the City Commission of the Design Report. If the City Commission does not approve the Design Report and directs that certain revisions be made to the same, the City and SLWD shall work together to revise the Design Report and resubmit it to the City Commission (if required by the City Commission).

Based on the design presented on June 30, 2025, the current cost estimate for the 4-level parking structure, with 231 parking spaces, 1 elevator and minimal exterior improvements for appearance, comes in at a budget of \$8.1 million.

At the July 15, 2025, City Commission meeting, staff provided the Commission with several bid alternatives to consider, the following alternatives would increase the functionality and appearance of the parking structure:

1. Adding a 5th floor that will increase the overall parking spaces by 28
2. Second elevator (provides a backup in case of malfunction or repair)
3. Exterior aesthetic upgrades

Over the past few weeks, staff met with each commissioner independently to review the proposed design, receive input and gain insight into their vision for the garage. A representative from Chen Moore and Associates, the architect and staff were all in attendance to address the commissioner's concerns and address the technical details of their recommendations. Based on the Commission's directions at the July meeting, the architect prepared a new layout for the parking garage. This new conceptual plan

expands the footprint to the south, creating a more efficient garage that will provide 281 spaces within 4 levels, which is an additional 50 spaces as compared with the smaller footprint garage.

Also, based on the discussions, the design team has prepared additional concepts for presentation to the Commission. As such, the presentation will include the following discussion items:

1. Conceptual plan and cost for the 4th-level garage with larger footprint
2. Conceptual plan and cost for a 5th-level
3. Conceptual plan and cost for a convertible portion of the top level of the garage to accommodate temporary event space

MOTION:

Move to approve/disapprove the Schematic Design for the K Street South Parking Structure with the approved changes

ATTACHMENT(S):

Fiscal Impact Analysis (See Cost Analysis attachment)

Conceptual plan and cost for the 4th-level garage with larger footprint

Conceptual plan and cost for a 5th-level

5th-Level Terrace