

STAFF REPORT REGULAR MEETING

AGENDA DATE: February 17, 2026

DEPARTMENT: City Manager

TITLE:

Update and discussion regarding the K Street Parking Garage Architectural Design Concept

SUMMARY:

Continuing discussions with City staff, the City's owner's representative, and Sunshine Lake Worth Development's (SLWD) architect will include a presentation providing an update on the K Street Parking Garage's architectural design concept. The presentation will outline proposed design elements for Commission's consideration and review the current entitlement and permitting schedule.

BACKGROUND AND JUSTIFICATION:

On April 3, 2025, the Commission approved the Comprehensive Parking Agreement to proceed with the construction of a parking garage along K Street, north of 1st Avenue South. In October 2025, the Commission further recommended that the garage be designed to accommodate 258 parking spaces and be constructed at approximately 4.5 levels in height.

Since that time, the design team has continued advancing the project through the detailed design phase. A Certificate of Appropriateness (COA) Application has been prepared and submitted and is currently under review by City staff.

As of January 21, 2026, the design team has expended approximately one-third of the total soft cost budget, totaling \$222,419 of the \$750,000 allocated for design services. The overall design schedule remains on track, with the presentation of the Guaranteed Maximum Price (GMP) anticipated by November 2026.

The most recent construction cost estimate reflects projected hard costs of \$9,688,810, or approximately \$37,554 per parking space. This estimate includes a \$400,000 construction contingency. The design team continues to conduct value engineering reviews to identify opportunities for cost savings and budget efficiencies where feasible.

The COA Application includes architectural site plans, elevation views, and renderings that illustrate the proposed configuration and appearance of the garage, as well as the relocation of the buildings from 17 South M Street.

The critical path schedule for the entitlement process in the coming months includes completion of the COA completeness review by City staff, transfer of property, a neighborhood meeting, a Historic Resources Preservation Board meeting, and a City Commission meeting. These milestones are anticipated to occur between February and April 2026.

Staff will continue to keep the Commission informed as the project progresses and will provide updates as key milestones are achieved.

MOTION:

N/A

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
South K Street Garage Update