

South K Street Garage: Progress Report

February 17, 2026

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Lance Lilly
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Presentation Outline

- **Design Schedule and Budget Update**
 - Comprehensive Parking Agreement
 - Soft Costs
 - Hard Costs
- **Parking Garage Design Update**
 - Architectural Plans
 - Architectural Renderings
- **Entitlements and Permitting Update**



Budget and Schedule from Comprehensive Agreement

- **Comprehensive Parking Agreement (4/3/25)**
 - Defined Design Schedule
 - Defined Cash Flow for Soft Costs

Milestone	Planned Schedule	Current Schedule	Soft Cost Budget
Preliminary Design Report	July 2025	July 2025	\$150,000
Detailed Design	Sept 2025	Jan 2026	\$400,000
Guaranteed Maximum Price (GMP)	Sept 2026	Nov 2026	\$675,000
Contingency			\$750,000

Current Status

As of Jan 21st - \$222,419.40 spent in soft costs (generally aligns with schedule for Detailed Design)

Table from Agreement

Milestone	Schedule	Soft Costs Cash Flow	Total Cumulative Soft Costs	Deliverables
Preliminary Cost Analysis (<u>Design Report</u>)	90 days	\$150,000	\$150,000	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. BOD from Consultants. Conceptual Level Budget with two design approach cost options
Detailed Design (<u>Preliminary Design</u>)	210 Days	\$250,000	\$400,000	Design development level documents in drawing form, Develop and finalize site plan showing utility, point of entry, vehicular and pedestrian access. Develop and finalize plans indicating major building program elements, building core and shell. Develop and back of house spaces. (pending award of Interior Design scope/fees). Building section showing floor to floor heights. Prepare up to three (3) computer generated electronic renderings finalize plans showing preliminary layouts. Exterior Elevations with floor-to-floor heights and material selection. prepare and submit schematic package for record submission to the city and planning board agents. select and submit physical samples of building materials selection as required for review and approval. Design Development Level Budget
GMP	375 days	\$275,000	\$675,000	GMP Documents - Architectural site plan, floor plans, building sections, wall section, exterior elevations, enlarged exterior elevations, enlarged interior and exterior design, details, door, finish hardware, window and louver schedule. CSI Master Spec Divisions for Architecture, Engineering and Specialty Consultants. Drawing list compilation. Construction Document Level Budget
Design Contingency		\$75,000	\$750,000	Design Costs Contingency

Preliminary Construction Cost Estimate: Hard Costs



Job #: 24-1390
 Job Name: 501 Lake Ave - Precast Parking Garage
 Date: December 18, 2025
 Revision: 0

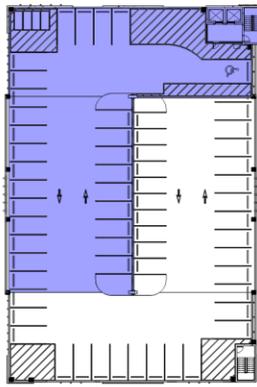
GSF: 97,933
 Parking Stalls 281

GSF: 95,860
 Parking Stalls 258

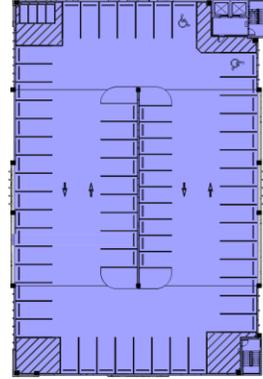
CSI	Trade Description	Previous Estimate Revision			Total Project Cost			DELTA
		7/25/2025	\$/Stall	\$/GSF	12/18/25 - Rev0	\$/Stall	\$/GSF	
01 54 00	Fence & Protection	\$ 92,475.00	\$ 329	\$ 0.94	\$ 92,475.00	\$ 358	\$ 0.96	\$ -
03 30 00	Excavation & Foundations	\$ 471,925.00	\$ 1,679	\$ 4.82	\$ 482,555.56	\$ 1,870	\$ 5.03	\$ 10,630.56
03 40 00	Precast Concrete	\$ 3,185,249.00	\$ 11,335	\$ 32.52	\$ 3,055,572.00	\$ 11,843	\$ 31.88	\$ (129,677.00)
04 00 00	Masonry	\$ 56,100.00	\$ 200	\$ 0.57	\$ 44,000.00	\$ 171	\$ 0.46	\$ (12,100.00)
05 50 00	Misc. Metals	\$ 52,911.05	\$ 188	\$ 0.54	\$ 43,879.00	\$ 170	\$ 0.46	\$ (9,032.05)
07 10 00	Waterproofing	\$ 192,360.00	\$ 685	\$ 1.96	\$ 187,824.00	\$ 728	\$ 1.96	\$ (4,536.00)
07 24 00	EIFS / Stucco	\$ -	\$ -	\$ -	\$ 372,465.00	\$ 1,444	\$ 3.89	\$ 372,465.00
07 42 00	Exterior Wall Panels	\$ -	\$ -	\$ -	\$ 624,128.00	\$ 2,419	\$ 6.51	\$ 624,128.00
08 10 00	Doors / Frames / Hardware	\$ 52,500.00	\$ 187	\$ 0.54	\$ 46,500.00	\$ 180	\$ 0.49	\$ (6,000.00)
08 33 00	Overhead Doors	\$ 15,000.00	\$ 53	\$ 0.15	\$ 15,000.00	\$ 58	\$ 0.16	\$ -
08 40 00	Interior Storefront	\$ -	\$ -	\$ -	\$ 180,500.00	\$ 700	\$ 1.88	\$ 180,500.00
09 90 00	Painting & Wall Covering	\$ 174,110.00	\$ 620	\$ 1.78	\$ 409,090.00	\$ 1,586	\$ 4.27	\$ 234,980.00
11 12 00	Parking Control Equipment	\$ 70,000.00	\$ 249	\$ 0.71	\$ 70,000.00	\$ 271	\$ 0.73	\$ -
14 20 00	Elevators	\$ 146,000.00	\$ 520	\$ 1.49	\$ 292,000.00	\$ 1,132	\$ 3.05	\$ 146,000.00
21 00 00	Fire Suppression Systems	\$ 530,307.69	\$ 1,887	\$ 5.42	\$ 530,307.69	\$ 2,055	\$ 5.53	\$ -
22 00 00	Plumbing	\$ 223,665.75	\$ 796	\$ 2.28	\$ 215,685.00	\$ 836	\$ 2.25	\$ (7,980.75)
23 00 00	HVAC	\$ 14,000.00	\$ 50	\$ 0.14	\$ 14,000.00	\$ 54	\$ 0.15	\$ -
26 00 00	Electric	\$ 892,452.50	\$ 3,176	\$ 9.11	\$ 865,850.00	\$ 3,356	\$ 9.03	\$ (26,602.50)
26 50 00	Light Fixtures	\$ 85,000.00	\$ 302	\$ 0.87	\$ 85,000.00	\$ 329	\$ 0.89	\$ -
31 60 00	Ground Improvements	\$ 321,564.00	\$ 1,144	\$ 3.28	\$ 268,200.00	\$ 1,040	\$ 2.80	\$ (53,364.00)
32 30 00	BPP - Site Improvements	\$ 90,000.00	\$ 320	\$ 0.92	\$ 90,000.00	\$ 349	\$ 0.94	\$ -
32 90 00	Landscape / Hardscape	\$ 15,000.00	\$ 53	\$ 0.15	\$ 15,000.00	\$ 58	\$ 0.16	\$ -
	Total Direct Work	\$ 6,680,619.99	\$ 23,774	\$ 68.22	\$ 8,000,031.25	\$ 31,008	\$ 83.46	\$ 1,319,411.26
	Construction Contingency - 5.00%	\$ 334,031.02	\$ 1,189	\$ 3.41	\$ 400,001.56	\$ 1,550	\$ 4.17	\$ 65,970.54
	General Conditions - 8.00%	\$ 561,172.12	\$ 1,997	\$ 5.73	\$ 672,002.62	\$ 2,605	\$ 7.01	\$ 110,830.50
	Subcontractor Default Insurance (SDI) - 1.50%	\$ 105,219.77	\$ 374	\$ 1.07	\$ 126,000.49	\$ 488	\$ 1.31	\$ 20,780.72
	Fee - 3.25%	\$ 249,633.91	\$ 888	\$ 2.55	\$ 298,936.17	\$ 1,159	\$ 3.12	\$ 49,302.26
	CM Insurance - 2.02%	\$ 160,199.58	\$ 570	\$ 1.64	\$ 191,838.84	\$ 744	\$ 2.00	\$ 31,639.26
	Escalation - 0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Total	\$ 8,090,876.39	\$ 28,793	\$ 82.62	\$ 9,688,810.93	\$ 37,554	\$ 101.07	\$ 1,597,934.54

Architectural Design: Site Plan

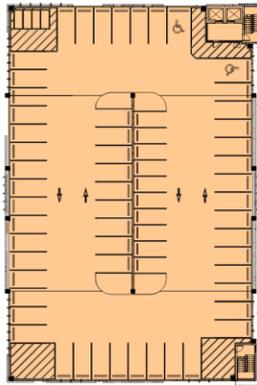
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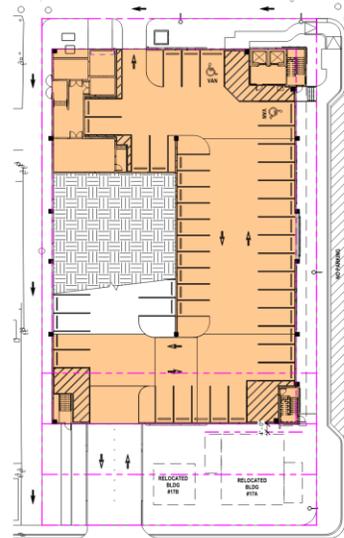
FAR - FIFTH LEVEL SCALE: NTS 5



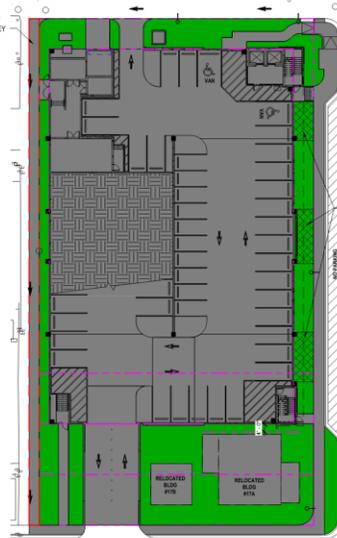
FAR - FOURTH LEVEL SCALE: NTS 4



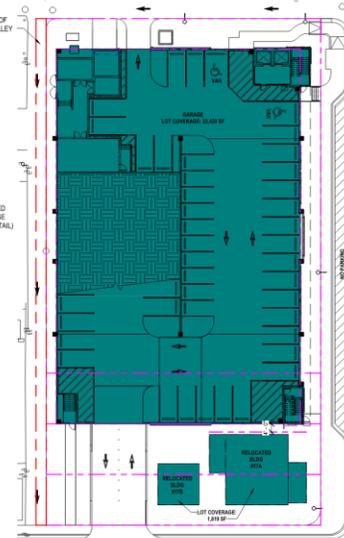
FAR - 2ND & 3RD LEVELS SCALE: NTS 3



FAR - GROUND LEVEL SCALE: NTS 2



IMPERVIOUS AREA - GROUND LEVEL SCALE: NTS 1



LOT COVERAGE - GROUND LEVEL SCALE: NTS 8

SITE PLAN DATA

Item	Code Section/Requirement	Provided	Remarks
Height	23.3.14 (B) 5 Levels - 56'-3" max. (30 ft not to exceed 2 stories)	Varies refer to exterior elevations	10'-0" allowed above height requirement for stair/elevator towers. Requesting sustainable bonus and Planned Development.
FLOOR AREA RATIO (FAR)	23.3.14 (D) 35,000 / 1.6 = 56,000 SF 23.4.12 (E)	53,722 SF	1/8 FUD; First 3 levels exempt
Setbacks	23.3.14 (D) Front 10'-0" Side 10'-0" on street and 0 ft. on interior lot Rear 10'-0" on street and 0 ft. on interior lot Rear 10'-0" general or 5 ft. for accessory	S. Facade: 10'-0" to Blk. B, 10 ft. to Blk. A, 50'-0" to garage East Facade: 10'-0" to property line W. Facade: 10'-0" to property line (1'-0" and 5'-0" alley) North Facade: 15'-0"	
Impervious Area	23.3.14 (D) 80% max (28,000SF)	86% (30,029 SF)	Inc. 5 ft (half of the W. Alley (1,250SF)
Lot Coverage (Garage)	23.3.14 (D) 60% Allowed (21,000 SF)	64% provided (22,420 SF)	Inc. 5 ft (half of the W. Alley (1,250SF) Relocated Blgs include
Lot Coverage (Relocated Bldgs)	23.3.14 (D) 60% Allowed (21,000 SF)	69% provided (24,289 SF)	Inc. 5 ft (half of the W. Alley (1,250SF) Relocated Blgs include
Lot Area	23.3.14 (D) Minimum Area - 6,500 SF	Area provided - 35,000 SF	
Lot Width	23.3.14 (D) Minimum Width - 50 ft.	Width provided - 135 ft.	
Parking	23.4-10 23.4-12 Existing Parking Spaces Impacted: 119 spaces (including on street parking) Future Obligated Parking Inventory: 36 Spaces Parking Agreement Spaces: 50 spaces Total: 205 parking spaces	9 x 18 (90 degree) - 211 parking spaces 8 x 18 (Economy / 70 degree) - 60 parking spaces (15%) HC 12x18 / SFT Aisle Parking Spaces - 9 (incl. 2 Van) Total Parking Spaces - 280 spaces	Refer to Parking Data Table for further information
Bicycle and Scooter/M-cycle Parking	23.4-8 No requirement	Bicycle Parking (ground level rack): Approx. 4 spaces Scooter/Motorcycle Parking (4 x 9) - 16 spaces. Distributed on upper levels.	Up to twenty-five (25) percent of the parking spaces may be met with bicycle, scooter or motorcycle storage. Four (4) bicycle storage spaces shall equal one (1) parking space; two (2) scooter storage spaces shall equal one (1) parking space; and two (2) motorcycle storage spaces shall equal one (1) parking space.
Landscape / Permeous Area	23.3.14 (D) 7,000 SF (20% Min)	4,971 SF (14%)	
Signage	23.5-1 Sign regulations subject to P&Z review	18 inch high stainless steel channel letters - backlite	

PARKING DATA

LEVEL	Standard Parking	Compact Parking	HC Parking	Total Parking	GSF	Remarks
LVL 5	25	0	1	26	11,408	
LVL 4	63	10	2	75	22,324	
LVL 3	63	10	2	75	22,324	
LVL 2	53	10	2	65	22,324	
LVL 1	27	10	2	39	12,452	Inc. including 1000 sq ft
Total	211	40	9	260	95,854	
Existing Parking Spaces						
Total Parking Spaces	260					
Net Parking Spaces	191					
SFT Parking Space	389					
Compact Percentage	15%					

GRAPHICS LEGEND

- LOT COVERAGE
- IMPERVIOUS AREA
- PERVIOUS AREA
- FAR EXEMPT (FIRST 3 LEVELS)
- FLOOR AREA RATIO

GENERAL DATA

City of Lake Worth Beach, Florida
Zoning District
OT (Down Town)
Old Town Historic District
Future Land Use Designation
Down Town Mixed Use (DMU)
Acres
77 acres (33,769 SF)
80 acres (35,000 SF (Half W. Alley 1,250SF)
Building GSF
Garage Building - 95,854 SF
Relocated Building - 3,774, 2 Stories (Approx 2,180 SF)
178 (Approx. 453 SF)
Relocated Blgs Lot Coverage Approx 1,819 SF
Applicable Codes and Standards
City of Lake Worth Beach Code of Ordinance
FL Building Code, 2023 Eighth Edition
FL Wiring Code, Accessibility, 2023 Eighth Edition
FL Fire Prevention Code, 2023 8th Ed (NFPA 1 and 101)
CPTED Standards, Guidelines & Policies
Major Thoroughfare Design Guidelines
Historic Preservation Design Guidelines

CLIENT



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REGISTRATION

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DRAWING HISTORY

NO.	DATE	DESCRIPTION
1		PRELIMINARY DESIGN
2		PRELIMINARY DESIGN
3		PRELIMINARY DESIGN
4		PRELIMINARY DESIGN
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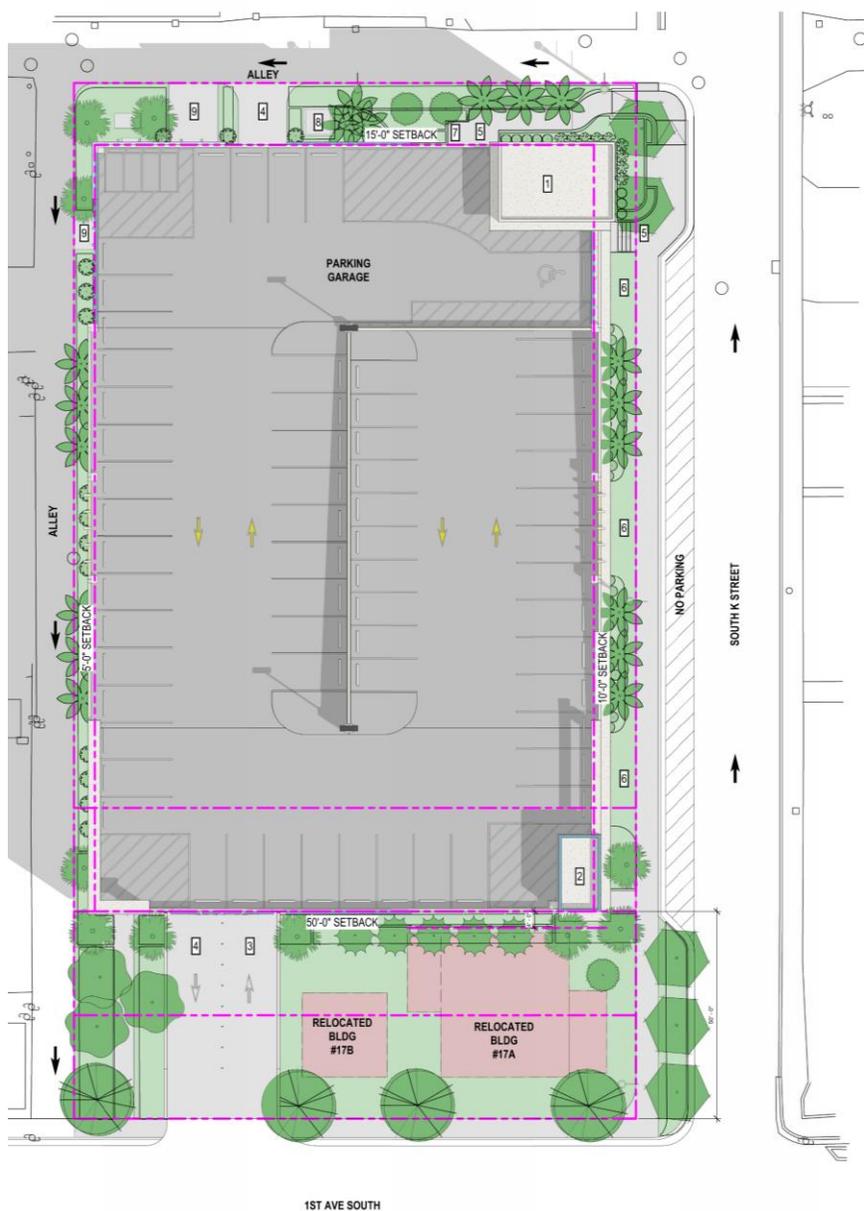
PROJECT NAME
LAKE WORTH BEACH PARKING STRUCTURE

PROJECT LOCATION
25 SOUTH K STREET
LAKE WORTH BEACH, FL 33460

PROJECT NUMBER
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SHEET TITLE
PLANNING & ZONING DATA

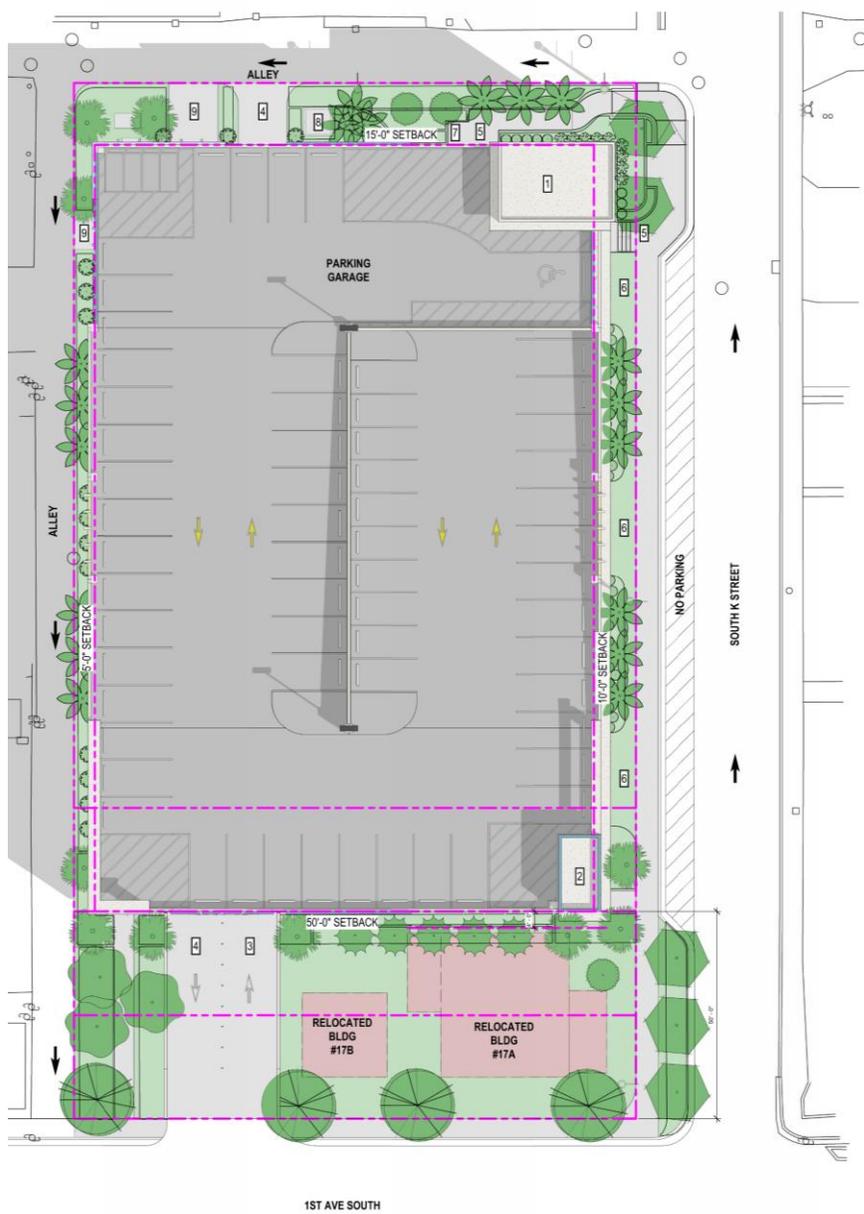
SHEET NUMBER
G0.03

Architectural Design: Plan and Elevations*



*Slide updated to include revised elevations

Architectural Design: Plan and Elevations*



*Slide updated to include revised elevations

Architectural Design: Northwest View



Architectural Design: Southeast View



Architectural Design: Southwest View



Entitlements and Permitting Schedule*

- **Entitlement Package** - submitted to City – January 12, 2026
- **Completeness review** - completed and provided to Applicant – January 21, 2026
- **Revised Entitlement Package** - submitted to City – February 6, 2026
- **Transfer of property** – February 17, 2026 (scheduled)
- **Neighborhood Meeting** – week of March 9th thru March 13th (pending completeness review)
- **Public notice** – two weeks prior to Historic Resource Preservation Board (HRPB)
- **HRPB** – Tentative (pending Neighborhood Meeting)
- **First City Commission** (dependent upon HRPB meeting) – Tentative

*Slide updated with revised dates

Questions & Discussion

All Day
HAPPY
LOCALS ONLY
HOUR
For the Month of June
813-248-7438 suri

LAROUSEL GALLERY