

STAFF REPORT REGULAR MEETING

AGENDA DATE: April 7, 2026

DEPARTMENT: Leisure Services

TITLE:

Invitation to Negotiate Casino Building 2nd Floor

SUMMARY:

The City of Lake Worth Beach (“City”) is seeking competitive, sealed proposals from responsible respondents to commence negotiations regarding offers to manage, maintain, operate, redesign, renovate, expand, equip, and/or implement creative ventures at the Lake Worth Beach Casino Building 2nd floor properties.

BACKGROUND AND JUSTIFICATION:

The Casino building’s second floor includes approximately 3,000 SF of finished ballroom/event space and 5,000 SF of unfinished space that remain significantly underutilized relative to their potential value to the city, its residents, and the municipal beach complex. These areas present a unique opportunity to explore enhanced operational models, redevelopment concepts, and expanded public-serving uses that could improve functionality, increase revenue generation, and strengthen long-term sustainability of the facility.

Issuing an Invitation to Negotiate (ITN) will allow the City to solicit creative, competitive proposals from qualified respondents and better understand the range of viable options available for the second-floor spaces. The ITN framework encourages respondents to present comprehensive concepts, including management of the existing event space, development of the unfinished area, or a combination of both—providing the City Commission with valuable information regarding feasibility, investment potential, operational approaches, and community benefits before making any long-term commitments. This approach ensures the city can evaluate diverse, market-supported ideas that align with public interests and maximize the potential of this critical waterfront asset. The Invitation to Negotiate includes three options listed below for respondents to design their proposal.

Option #1: Proposal for the Casino Building’s Ballroom event space on the 2nd floor. This includes approximately 3,000 SF finished event space and kitchen. This may include managing and operating event space and/or any other allowable commercial type of ventures.

Option #2: Project proposal for the Casino Building’s empty space on the 2nd floor. This includes approximately 5,000 SF unfinished space. This may include restaurant/lounge/bar and/or other allowable commercial-type ventures.

Option #3: Combination of Option #1 and Option #2 above that includes plans for the 2nd floor Ballroom event space and unfinished space of the Casino Building

MOTION:

Move to approve/disapprove the ITN for bid process.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
DRAFT ITN Document