



CITY OF
FORT LAUDERDALE

HOLIDAY PARK PARKING UPDATE

UNSOLICITED PROPOSALS EVALUATION FINDINGS

DECEMBER 16, 2025

Agenda

Conference Meeting (CAM #25-1057)

1. Project History
2. PFM Financial Advisors Presentation
3. Project Considerations
4. Proposer Presentations
5. Public Comment
6. City Commission Discussion

Regular Meeting (CAM #25-1221)

1. City Commission Ranking

Holiday Park Overview



History

- **Design Criteria Package (DCP) for Garage and Surface Lot**
 - Awarded to Bermello, Ajamil & Partners
 - Public Meetings and Stakeholder Coordination
 - Develop Two (2) Concepts for Consideration
 - Advance One (1) Concept to 30% Design

Option	Description	Spaces	Height	Cost	Time
1A	5 story structure 16,500 sq ft office	1,050	60 Feet	\$37.5M	4 years
1B	4 story structure 0 sq ft office	875	50 Feet	\$26.5M	2 ½ years
2A	3 story structure 16,500 sq ft office	975	40 Feet	\$26M	3 years
2B	2 story structure 0 sq ft office	800	30 Feet	\$15M	2 years
Other	2 Surface Parking Lots	625	Surface Level	\$4.5M	1 ½ years

History

- Shifted approach from Design Criteria Package to Design
- Received Two (2) Unsolicited Proposals
- Accepted Proposals and Established a Competition Period
- Received a Third Unsolicited Proposal
- Terminated DCP Agreement
- Initiated Design Task Order
 - Reached 90% Design
 - 100% Design expected in February 2026



Surface Lot Design

- ~300 parking spaces
 - 236 standard spaces
 - 47 compact spaces
 - 10 ADA spaces
- Site Improvements
 - Lighting
 - Drainage
 - Pedestrian Safety
 - Landscaping
 - Additional Park Amenities



Unsolicited Proposals Overview

- Parking
 - Surface Parking Lot
 - Multistory Parking Garage
 - Electric Vehicle Charging Stations
- Fire Station
 - Proposed to be included within or adjacent to the parking garage
- Proposals Include:
 - Developer provides upfront Capital & Development Responsibilities
 - City pays annual lease payments
 - City option to operate & maintain
 - City option to charge for parking, set rates, and retain parking revenue (if collected)
 - Additional potential revenue opportunities



Fire Station Considerations

General Fund support would be needed for the fire station component of the project.

Anticipated costs include:

- Fire station buildout – Approx. \$2.0M
- Ongoing staffing
- One-time vehicle and equipment expense
- Ongoing station operating expenses

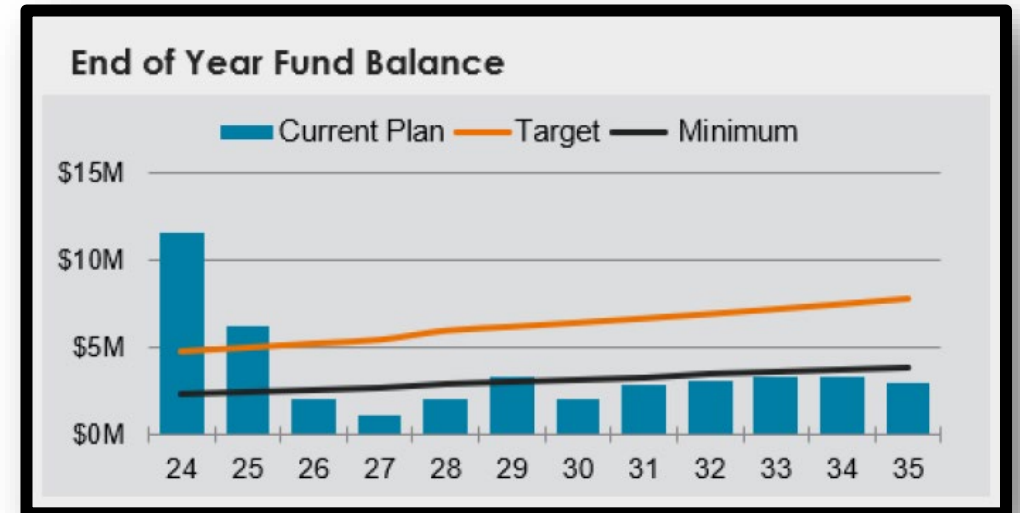
Full Station Expense	Year One (FY2027 Cost)	Ongoing
Staffing	\$5,098,907	\$5,348,882
Vehicle Purchases	\$1,707,883	-
Ongoing Vehicle, Equipment, and Operating Expenses*	\$394,370	\$343,608
Total Costs	\$7,201,160	\$5,692,490

EMS Sub Station Expense	Year One (FY2027 Cost)	Ongoing
Staffing	\$2,518,899	\$2,639,059
Vehicle Purchase	\$559,334	--
Ongoing Vehicle, Equipment, and Operating Expenses*	\$250,200	\$162,095
Total Costs	\$3,328,433	\$2,801,154

**Ongoing vehicle and equipment operating expenses encompass service charges, fuel, fleet overhead, and equipment maintenance.*

Parking Fund Financial Snapshot

- Self-sustaining fund with operating expenses supported exclusively from user-based revenue
 - \$28.4M in annual revenues
 - \$24.5M in annual operating expenses
- Excess revenues are used to support construction or rehabilitation projects
- Recent major capital project appropriations
 - City Hall Parking Garage Improvements
 - Federal Court House Garage Construction
 - Las Olas Garage Façade Lighting
 - Parking Meter Technology



Parking Fund - Financial Sustainability Plan as of July 2025. The chart does not include \$2.0M additional contribution to fund balance anticipated at the conclusion of FY 2025.

Holiday Park Parking Fees



Current:

- No hourly parking fees
- Parker Playhouse operates special event parking and charges parking fees

Proposed:

- Charge parking fees at the parking garage and the new surface lot:
 - Implement hourly parking with resident rate discounts
 - Establish Special Event parking rates
 - Create monthly permits for routine users

Surface Lot Delivery Method Recommendation

- Developer constructs the parking lot per the existing design plans
- The cost, scope, and timeline will be negotiated into the comprehensive agreement. The City would make a lump sum payment (or series of payments over a short-term period) once the parking lot is constructed and accepted by the City.
- City would retain all operating, maintenance, and revenue collection responsibilities



Garage & Fire Stations Delivery Method Recommendation

- City to Finance / Fund the Project
 - Garage: Parking Fund
 - Fire Station Shell: General Fund / Fire Assessment Fee
- Developer constructs:
 - ~1,000 Space Parking Garage
 - Fire Station Shell
 - Does not include the full buildout of the fire station
 - Includes exterior and utility connections
- City retains full operating and maintenance responsibilities
- City retains all revenue generating opportunities
- Developer could retain control of any additional site improvements
 - Additional site improvements, such as a vertiport, would be determined as part of the Comprehensive Agreement negotiations



Parking Garage Summary

Full Station Expense	G3 Development	Holiday Park Parking Partners	Park Place Garages
Project Team	<ul style="list-style-type: none"> G3 Development Finrock Keith 	<ul style="list-style-type: none"> Clarence Capital Partners Core Stiles Walker Consultants Parking Advisors Justin Architects CES VertiPorts by Atlantic 	<ul style="list-style-type: none"> Gulf Building Morgan Stanley Walker Consultants Stratus Craven Thompson & Associates
Garage Size	Four (4) Levels	Five (5) Levels	Five (5) Levels
Garage Capacity	~ 1,000 Spaces	600 Spaces	985 Spaces
Garage Cost Per Space	\$25,900	\$37,222*	\$41,117
Lot Cost Per Space	\$7,333		--
Estimated Garage Cost (as financed in proposal)	\$25.9 M \$2.2M / 30-years	\$33.5 M* \$2.3M / 35-years	\$40.5 M \$2.7M / 30-years

*Includes surface parking lot cost
(600 space garage + 300 space lot)