

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** April 7, 2026

**DEPARTMENT:** Leisure Services

**TITLE:**

Direction regarding Task Order No. 1 with Zyscovich, LLC for Municipal Beach Complex Development Professional Services

**SUMMARY:**

Zyscovich LLC was executing Task Order No. 1 for the Municipal Beach Complex when they received a temporary pause order from the commission on February 3, 2026. Staff is requesting direction on the MBC survey.

**BACKGROUND AND JUSTIFICATION:**

The Municipal Beach Complex (MBC) encompasses approximately 19.5 acres of City owned property at 10 S. Ocean Boulevard, including the Casino Building, Pool Facility, waterfront park, parking areas, picnic spaces, public restrooms, the municipal pier, and adjacent open areas. The Casino Building contains leased commercial space on the first floor, along with approximately 5,000 sq. ft. of unfinished second floor space and 3,000 sq. ft. of finished event space with a catering kitchen. The City's 32,500 sq. ft. pool facility, originally constructed in the early 1970s, remained operational until its closure in 2016.

On December 3, 2024, the City Commission awarded a Professional Services contract to Zyscovich, LLC to lead the Municipal Beach Complex Development initiative. City staff and the Zyscovich consultant team met in early 2025 to refine the work program based on the firm's proposal.

Zyscovich presented Task Order No. 1 and its associated scope at the June 26, 2025 Special City Commission Meeting. Following direction from Commissioners, the Mayor, and staff during and after that meeting—including individual discussions, Zyscovich submitted a revised proposal on September 8, 2025. The updated proposal outlines a two phase planning and design process.

Phase 1: Strategic Planning establishes the foundational assessment and concept exploration needed to guide redevelopment of the MBC. This includes evaluating prior plans, conducting site and building assessments, identifying opportunities and constraints, developing and testing alternative future scenarios, vetting feasibility, conducting stakeholder engagement, and advancing a preferred development concept supported by parking and traffic analysis.

Phase 2: Design Driven Implementation advances the preferred concept through detailed planning, program refinement, infrastructure analysis, phasing considerations, and additional public engagement. The consultant provides strategic support for implementation once a viable redevelopment direction is selected and supported.

Task Order No. 1 includes 44 deliverables, is structured as a not to exceed \$473,121.60 authorization and anticipates completion within nine months of approval. Zyscovich has completed approximately 30% of tasks, one important component is the webpage as a feedback mechanism and to date the invoice total is \$121,189.35.

On February 3, 2026, the City Commission issued a temporary pause order on all work under Task Order No. 1 pending the outcome of the March 10, 2026, referendum related to the Municipal Beach Complex. Staff now seeks direction specifically regarding continuation of the MBC survey and next steps associated with the paused scope of work.

**MOTION:**

Direction for Task Order No. 1 for Professional Services with Zyscovich, LLC for the Municipal Beach Complex Development

**ATTACHMENT(S):**

Fiscal Impact Analysis  
Task Order 1

**FISCAL IMPACT ANALYSIS**

Five Year Summary of Fiscal Impact:

<b>Fiscal Years</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
<b>Inflows/Revenues</b>					
Appropriated (Budgeted)	0	0	0	0	0
Program Income	0	0	0	0	0
Grants	0	0	0	0	0
In Kind	0	0	0	0	0
<b>Outflows/Expenditures</b>					
Appropriated (Budgeted)	0	0	0	0	0
Operating	0	0	0	0	0
Capital	\$473,121.60	0	0	0	0
<b>Net Fiscal Impact (If not budgeted)</b>	<b>\$473,121.60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>No. of Addn'l Full-Time Employee Positions</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>New Appropriation (Not Budgeted) Fiscal Impact:</b>		
	<b>Revenue Source</b>	<b>Expenditure</b>
<b>Department</b>	Discretionary Sales Tax	Capital Project Fund
<b>Division</b>	N/A	Beach/Casino Building
<b>GL Description</b>	Other Sources Use of Fund Balance	Improvement other than building
<b>GL Account Number</b>	307-0000-395.00-00	301-8055-589-63-00
<b>Project Number</b>	N/A	TBD
<b>Requested Funds</b>	\$473,121.60	\$473,121.60
<b>Remaining Balance</b>	N/A	N/A