

TASK ORDER No. 1

CONTINUING PROFESSIONAL SERVICES AGREEMENT RFQ#24-300 (Municipal Beach Complex Development Professional Services)

THIS TASK ORDER FOR PROFESSIONAL SERVICES (“Task Order”) is made on the day of _____, between the **City of Lake Worth Beach**, a Florida municipal corporation (“City”) and **Zyscovich, LLC** a Florida Limited Liability Company (“CONSULTANT”).

1.0 Project Description:

The City desires the CONSULTANT to provide those services as identified herein for the Project. The Project is described in the CONSULTANT’s Proposal, dated May 13, 2025, and services are generally described as: **Municipal Beach Complex Development Site and Building Assessment and Design Driven Project Approach, Phase 1 – Strategic Planning** (the “Project”) that includes the following Tasks.

- Task 1-Kick Off Meeting/Goal Setting
- Task 2- Casino Facility and Site Assessment Analysis
- Task 3- Conceptual Considerations
- Task 4- Public Workshops/Stakeholder Engagement
- Task 5- Develop “Design Drive Plan”

2.0 Scope

Under this Task Order, the CONSULTANT will provide the City of Lake Worth Beach with location feasibility, perform required studies, develop potential option/scenarios for the facility and lead the City through the process of planning and implementations of future development services for the Project as specified in the **CONSULTANT’s proposal attached hereto and incorporated herein as Exhibit “1”**.

3.0 Schedule

The services to be provided under this Task Order shall be completed within nine (9) months from the City’s approval of this Task Order or the issuance of a Notice to Proceed.

4.0 Compensation

This Task Order is issued for a lump sum, not to exceed amount of **\$702,153.25**. The attached proposal identifies all costs and expenses included in the lump sum, not to exceed amount.

5.0 Project Manager

The Project Manager for the CONSULTANT is Grace Perdomo, phone: (305) 372-5222; email: gperdomo@zyscovich.com; and, the Project Manager for the City is Teanna McKay, phone: (561) 586-7421; email: tmckay@lakeworthbeachfl.gov.

6.0 Progress Meetings

The CONSULTANT shall schedule periodic progress review meetings with the City Project Manager as necessary but every 30 days as a minimum.

7.0 Authorization

This Task Order is issued pursuant to the Professional Services Agreement (Municipal beach Complex Development Professional Services) based on RFQ#24-300 between the City of Lake Worth Beach and the CONSULTANT, dated December 5, 2024 (“Agreement” hereafter). If there are any conflicts between the terms and conditions of this Task Order and the Agreement, the terms and conditions of the Agreement shall prevail.

IN WITNESS WHEREOF, the parties hereto have made and executed this Task Order No. 1 as of the day and year set forth above.

CITY OF LAKE WORTH BEACH, FLORIDA

By: _____
Betty Resch, Mayor

ATTEST:

By: _____
Melissa Ann Coyne, MMC, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL
SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

By: _____
Yannick Ngendahayo, Financial Services Director

CONSULTANT: **ZYSCOVICH, LLC**

By: _____

[Corporate Seal]

STATE OF _____)
COUNTY OF _____)

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of _____ 202_, by **Zyscovich, LLC**, as the _____ [title] of _____, a limited liability company authorized to do business in the State of Florida, who is personally known to me or who has produced _____ as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind **Zyscovich, LLC** to the same.

Notary Public Signature

Notary Seal:

Exhibit “1”
(Consultant’s Proposal - 11 Pages)

May 13, 2025

Ms. Teanna Lindsay McKay
Director of Leisure Services
City of Lake Worth Beach
17 South M Street
Lake Worth Beach, FL 33461

Re: Lake Worth Beach - Municipal Beach Complex Development Professional Services Agreement

Dear Mrs. McKay,

Zyscovich Architects (Consultant) is pleased to submit this proposal to assist the City of Lake Worth Beach (City) to complete a **Site and Building Assessment and Design Driven Project Approach (Project)** to generate regulatory recommendations and public benefits for the City's **Municipal Beach Complex Development** that reflects the City's future vision, needs and sustainable business model for evaluation.

The Strategic Planning phase of work will include an initial due diligence analysis of the Casino Building complex and pool as well as the site and existing infrastructure and utilities.

A market analysis will be provided to assess the feasibility of specific uses from a demand perspective to evaluate the ability to integrate private market driven activity as it considers the redevelopment of the Municipal Beach Complex in subsequent phases of the work and to evaluate the potential public benefits of the project to the community. .

The sub-consultant team includes:

- **Kimley-Horn & Associates (KHA)** - Civil and Coastal Engineering, Landscape Architecture, Traffic Analysis
- **TLC Engineering** – MEP, Structural and Site Electrical Engineering
- **R. Miller Consulting Group (RMCG)** - Public Outreach and Engagement
- **Lambert Advisory** – Economic Development
- **Engenuity Group** - Surveying

The breakdown of fees by task is detailed in the attached Exhibit **1A**.

The timeframe to complete all the tasks defined herein, is estimated to be (9) nine months from the Notice to Proceed (NTP).

PHASE ONE | STRATEGIC PLANNING

The first step will be for us to study the available material and previous master plans to understand the existing conditions. We will need to become familiar with the land use, zoning for the property and understanding the infrastructure in place.

TASK 1: KICK-OFF MEETING / GOAL SETTING

An initial meeting will be scheduled between the Consultant Team and representatives of the City of Lake Worth Beach. The meeting will focus on clarifying pre-design goals and expectations, and to determine all departments of the city, other than those already identified that might need to be considered in the study process.

TASK 2: CASINO FACILITY AND SITE ASSESSMENT ANALYSIS

The Consulting team will gain an understanding of the current conditions of the Casino Building, including all recent additions and renovation information that is available. The team will meet with the city's Community Sustainability Department to request all information related to recent additions, renovations, and prior master plans and any other design information that relates to the building and overall site. This includes historical, cultural and recreational information, as well as all plans and information for the building(s) that are available encompassing all relevant materials that could affect the site or potential building expansion.

Client to provide the following information:

- Current Zoning information and Land Use Information
- Previous Master Plans or Studies
- Existing Environmental and Civil Engineering Studies of the site
- Site utilities and infrastructure information as well as any easements including sewer, water, gas, electric, phone, site drainage, etc.
- Any lease agreements or parking agreements for existing facilities
- Any historic/cultural/environmental resources.
- Citywide Transportation or Mobility initiatives
- Operating costs of existing City Owned facilities
- 40-year re-certification report.
- Previous Geotech Report(s)
- CAD drawings of Existing Casino Facility

During subsequent tasks, the Consultant Team will proceed with the Services described below to understand current site parameters, opportunities, and limitations.

Sub Task 2.1: Site Data Review and Mapping

- **Land Development and Zoning Regulations - Zyscovich.**
We will evaluate city's land use and zoning classifications for this site and conduct an inventory of existing uses, and other characteristics that can determine compatibility, location and other physical parameters in the area , as well as land uses of adjacent parcels on the north and south of this parcel that are outside of the City Boundary. We will create a map illustrating the current pattern of development and description of land uses and zoning categories.
- **Landscape Architecture Zoning Code Research -Kimley Horn**
Kimley-Horn will review the applicable Landscape Architecture codes that apply to the site. Furthermore, Kimley-Horn will review the City's Zoning Code, and other applicable Code of Ordinances. Kimley-Horn will provide a palette of landscape materials that meet the applicable codes and are appropriate for the type of development pattern and location.

- **Existing Building Assessment.** Zyscovich together with TLC Engineering will perform a complete review of all previous media studies and reports related to the Casino Complex including:
 - ✓ Historic Preservation. Identify potential historic elements of the site and Casino building and meet with the City's Community Sustainability Department - Zyscovich
 - ✓ Analysis of Geotechnical Report and 40-year re-certification Report. – TLC Engineering.
 - ✓ Documentation of existing parking facilities in close proximity to the site
- **Preliminary Civil Site Investigation and Coastal Issues.** Kimley Horn will conduct the following analysis:
 - ✓ Request the existing pump station capacity information from the Division of Environmental Resources Management and estimate capacity of the existing lift stations.
 - ✓ Request the existing pump station capacity information from the Division of Environmental Resources Management and estimate capacity of the existing lift stations.
 - ✓ Perform one (1) Site Visit to document the existing conditions at and above grade and include photographs pertaining to civil engineering features in the site investigation report.
 - ✓ Review of the Federal Emergency Management Agency (FEMA) community panel maps to review the published FEMA base flood elevations.
 - ✓ Identify base flood elevation requirements for the site.
 - ✓ Review atlases and as-builts requested from the Agencies Having Jurisdiction (AHJ) to identify utility service connection locations, and utilities that may need to be relocated.
 - ✓ Meet with the County and/or Municipal staff to confirm the availability and adequacy of utility infrastructure for water and wastewater services.
 - ✓ Request as-builts from the companies having facilities or infrastructure that run through and adjacent to the project area, including electrical.
 - ✓ Research the stormwater management and drainage design criteria for the site and potential development.
 - ✓ Develop a list of potential Permits and Approvals required to submit Civil Engineering Drawings for Review and Approval by local, state, and federal agencies as a future reference for the project implementation phase.
 - ✓ Review the survey and provide input to the team regarding any additional information.
- **Coastal Engineering.** Kimley-Horn will conduct environmental due diligence on the proposed project site. This will include researching the Coastal Construction Control Line and preparing a map of the line in relation to the project site. Research will also be conducted to determine any construction limitations or proposed lighting limitations as these items have the potential to impact listed species (i.e. nesting sea turtles).

The map and information will be summarized within a memorandum.

- **Traffic Engineering.** To address the traffic impacts for the potential proposed uses on site, preliminary traffic investigations will be performed in compliance with the requirements of Palm Beach County and the City of Lake Worth Beach. The purpose of this task is to determine the impact of the project on surrounding roads, potential access points on State Road A1A, need for turn lanes, and the potential of signalization at a driveway entrance. Parking considerations will also be evaluated.

As part of this task, KHA will:

- ✓ Evaluate the impact of the proposed development plans on surrounding roadways.
- ✓ Provide guidance on access locations and potential need for turn lanes and signalization.

- ✓ Identify various mitigation measures that may be implemented to offset deficiencies, if any.
- ✓ Evaluate the potential parking requirements for each scenario, and discuss potential parking mitigation measures such as shared parking, alternate parking studies, or shuttle service.

It is anticipated that all data required for this analysis are available from Palm Beach County and the City of Lake Worth Beach

- **Review Previous Studies & Reports.** Zyscovich will study previous master plan initiatives for the Casino Building and pool and other planning projects, programs, policies, and initiatives.
 - ✓ We will review and study previously prepared program studies, budgets and current development initiatives affecting the site area, such as the Lake Worth Beach Complex- The Art of Florida Living New Pool Complex Conceptual package, dated August 14, 2019, as provided in the RFQ document, and other previous studies on the site.

Sub Task 2.2: Survey [Engenuity Group]

The Consultant will define with City staff the boundary area to create a Boundary, Topographic and Tree Survey as an AUTOCAD Survey, available easements and adjacent rights-of-way, before completion of this task.

Sub Task 2.3: Initial Meeting with Commissioners and Stakeholders

Initial one-on-one meetings will be scheduled between The Consultant and representatives of the City of Lake Worth Beach. The meeting will focus on clarifying pre-design goals and expectations, and determining all agencies of the City, other than those already identified, that may need to be considered in the study process.

RMCG will coordinate and conduct individual in-person meetings with City Commissioners and key staff. The meetings will clarify pre-design goals, identify additional involved departments, and support the creation of a draft stakeholder list for City and Zyscovich approval. This task includes:

- Up to thirteen (13) in person meeting with key stakeholders

In preparation for Task 4, RMCG will develop a preliminary Public Engagement Plan (PEP) which details the marketing tools to be utilized for future public engagement. RMCG will coordinate with VUP Media to create:

- A dedicated project website
- A moderated informational Facebook page.
- A project email database
- Email/Newsletter templates for future notices and correspondence.

RMCG will define a unified communications style, identify translation providers for Kreyol, Spanish, and K'iche, and leverage existing local relationships to engage underrepresented community groups.

Sub Task 2.4: Opportunity Assessment

After completing the site and building condition assessment in the previous tasks, , the design team will conduct a site evaluation to determine site constraints, site limitations and opportunities. AS part of this task, the team will generate Guiding Principles that will consider different types of land uses, facilities and public spaces, defining a balanced and sustainable approach that will be uniquely integrated into the site.

2.4.1 Site Analysis. The Consultant Team will visit the site and surrounding area and obtain site-specific information to evaluate the physical and location characteristics of the site and the proposed opportunities. Our evaluation will address:

- The relationship of the property to surrounding land uses and activities.

- Regional and immediate road/transit access patterns and potential impact of being on a barrier island with limited access; and,
- Notable strengths and weaknesses of the site's physical characteristics, including beachfront, visibility, accessibility, and other relevant features affecting recreational, retail/dining, and hospitality type uses.
- Context Analysis - Understand Placemaking characteristics of the site to define a list of aspired community needs and benefits such as:
 - Public Areas – Parks and recreational facilities along the coastal line that have emerged as a community asset such as the pier and other existing concessions on site.
 - Define site view corridors and natural resources that are important to preserve on the site.

After completing this task, the consultants will illustrate a series of diagrams defining site constraints and limitations and opportunities.

2.4.2 Market Feasibility Study [Lambert Advisory]

As we understand it, the City of Lake Worth Beach is seeking to evaluate the ability to integrate private market driven activity as it considers the development of the City's beachfront Casino property. The property is one of the most valuable underdeveloped beachfront sites in South Florida but is also an iconic property with a long history for the City and its residents.

As the planning process moves forward, we will help guide the planning process by evaluating the monetary and investment value of transitioning a portion of the property from a principally tax-exempt property to one which will generate rental and tax revenue and generally serve as a catalyst for future investment in the City. To this end we will evaluate the support for a mix of residential, dining/retail, hospitality, and parking.

The City is seeking an analysis to thoroughly understand the local and regional residential (rental and for-sale), retail/dining, and hospitality, in an effort to assess the feasibility of these specific uses from a demand perspective and help drive the physical master plan. While parking is a core component of the project, we will limit our analysis of the parking component to the extent demand for that parking is driven by the proposed development program on-site.

In sum, the primary objectives of our consulting assignment will be to focus on:

- ✓ Documenting and analyzing sources of market support including regional population, employment and visitor trends and anticipated growth patterns.
- ✓ Positioning of the City property to sources of demand and competitive projects for residential, retail/dining, and hotel.
- ✓ Establishing estimates of demand for residential, retail/dining, and hotel within the subject site
- ✓ Estimating achievable stabilized rental rates/sale prices and absorption rates by unit type for residential, and lease rates and occupancy for retail and dining elements. We will also estimate the achievable Average Daily Rate and occupancy and type of any hospitality product; and,
- ✓ Estimating the market driven demand for parking from the elements to be developed on site.

The Market analysis will be conducted within the following steps.

⇒ **Demographic and Background to the Market** – At the outset, we will research and analyze the pertinent economic and demographic factors affecting the primary market area, such as:

- Population and employment projections.
- Population characteristics (broken down by income and age cohort).

- Employment trends and labor force characteristics.
- Local and regional visitor trends, including seasonality, and
- Other relevant background information.

⇒ **Analysis of Current Market Conditions** – As set forth above, there are three distinct uses upon which our study will focus: residential (rental and for-sale); retail/dining, and hotel. For each specific use, we will conduct a profile of major comparable/competitive developments within the surrounding market area based upon field visits and information gathered from secondary resources (i.e. brokers and local industry research publications). We will define the market area based upon guidance from the demographic and economic analysis detailed above and the scale of competition in the surrounding area including Palm Beach, South Palm Beach, and Manalapan.

Residential (Rental and For-Sale)

Based upon the comprehensive evaluation of the area's demographic characteristics as outlined above, we will evaluate the market area resident base that supports demand for both rental and for-sale housing, in tandem with a profile of comparable/competitive beachfront housing to understand:

- Physical characteristics of development (property size, number of units, unit mix);
- Rental rates/sale prices by unit type.
- Absorption and stabilized occupancy of rental units, and absorption of for-sale units.
- Unit sizes and features.
- Price premiums for unit location within building(s) and with ocean vs. lake views.
- Renter/buyer profile.
- Market driven parking demand in relation to the number of bedrooms in units.
- Facilities/amenities (e.g. pool, gym, recreation room); and,
- Other pertinent characteristics as identified.

Retail/Dining

We will identify the demand for retail and dining in the area driven by the Lambert Advisory Retail Trade Model which considers demand generated by residents, visitors, and workers in the area. We will also profile rental rates for similarly located retail, restaurants and other dining options in the surrounding market area including Lake Worth, Palm Beach and West Palm Beach.

Hotel

We will collect information on the comparable/competitive hotels and planned hotels in the market area including:

- Number of rooms.
- Type of hotel (i.e., budget, select service, full service, etc.).
- Average daily rates.
- Occupancy trends.
- RevPAR trends.
- Amenities and food service.
- Meeting/banquet space; and,
- Parking ratios.

⇒ **Market Feasibility Analysis - Conclusions and Recommendations.** The conclusions and recommendations section will provide the City with a clear view of the market opportunity for residential, retail/dining, and hotel on the Casio property. The conclusions and recommendations among each use will aim to:

- Provide an estimate of unit demand for both rental and for-sale residential development.

- Provide an estimate of demand in terms of square feet for retail/dining and the mix of retail/dining including types of retail, sit down restaurants, quick service, and bars/entertainment.
- Provide an estimate of the number of hotel rooms which could be developed and the hotel number of stars.
- Provide stabilize rental/sale prices, occupancy/absorption for the residential units, as well as understanding of renter/buyer market segmentation, parking and amenities needed to effectively compete within the market.
- Estimate retail and restaurant lease rates.
- Estimate the ADR and occupancy for hotel rooms on the property.

In sum, the conclusions and recommendations will provide comprehensive market data needed to assess the market demand and feasibility of the City's beachfront development as it relates to the residential, retail/dining, and hotel uses.

Deliverables.

A preliminary memorandum outlining:

- ✓ Historical data and information related to the Casino Building and surrounding site and meeting memorandum defining feedback from the City's Community Sustainability staff.
- ✓ Civil engineering review of existing conditions and existing studies.
- ✓ Preliminary Structural engineering review of Geotech report and 40-year recertification; and
- ✓ Land Development Regulations with necessary exhibits or maps defining the site area.
- ✓ Market Feasibility Report.

TASK 3: CONCEPTUAL CONSIDERATIONS

Once Task 2 is completed, the Consultant Team will illustrate a range of planning considerations based on the findings of needs and market analysis with the goal to create actionable programing strategies that build consensus, ensuring that key site issues are addressed.

Sub Task 3.1: Options

During this step, the project team will prepare up to (3) three conceptual project considerations that demonstrate different approaches to program, balancing public and private benefits that make financial sense addressing sustainability considerations. The various options may address issues of alternative program areas and site access to promote an active dialogue between the Zyscovich team and the City about the pros and cons of each alternative considering the Guiding Principles defined in Task 2.

It is our understanding that the program areas that are to be evaluated during this task may be validated by subsequent market studies, to support the right balance between economic development and community benefits including recreational areas to promote a sustainable natural coastal development which will help define a direction for a potential future Public / Private initiative.

At the conclusion of this task, the Consultant Team will present specific illustrations and data to be presented at a Public Workshop. Refer to Task 4. The presentation graphics would include:

- ✓ Plan diagrams alternatives, defining site and building location and massing analysis, access and circulation (vehicular, bike, pedestrian, service), alternative parking solutions, landscape and open space, program areas and adjacencies and synergies with the existing context.
- ✓ Massing diagrams and illustrative plans and "reference" images to represent project character and scale.

- ✓ Sustainable strategies addressing resiliency goals and an understanding of potential storm water and sea level rise management strategies.
- ✓ Program matrix, defining public and private benefits of each alternative for consideration.
- ✓ Order of magnitude costs will be developed on a high level and based on industry standards, for site related improvements and buildings.

Sub Task 3.2: Market Demand

On a high-level basis and based upon industry standard order of magnitude costs of development estimates, to be developed in conjunction with Zyscovich and expenses for similar product type, this market demand analysis will provide context as to what potential property value by use and associated ground lease rates may be for each of the uses proposed if developed by a private investment partner.

In addition, Lambert Advisory will provide insight into the positioning of each proposed use within their respective market and recommend any phasing that may be warranted as part of the planning process.

Deliverables

- ✓ Create visual presentations for Public Outreach and Commission workshops
- ✓ Provide context as to what potential property value by use and associated ground lease rates may be for each of the uses proposed if developed by a private investment partner.

TASK 4: PUBLIC WORKSHOPS AND STAKEHOLDER ENGAGEMENT AND CITY STAFF INPUT

At the conclusion of Task 4, Zyscovich and the public outreach consultant will develop a broad community outreach process which is representative of the diverse and changing population of the city.

The following outlines our proposed activities and types of outreach strategies and communications that will drive the public and stakeholder participation efforts for the project.

Note these are not necessarily sequential but rather driven by the tasks and activities identified herein:

Sub Task 4.1: Finalize Stakeholder Identification and Mapping :

To Finalize the Stakeholder list RMCG will leverage existing relationships in the community to begin to develop a robust database and will work with the Zyscovich and the City staff to cultivate greater participation among the less engaged segments of the community.

Building on the draft list from Task 2.3, RMCG will identify key public and private stakeholders, including residents, business owners, civic groups, elected officials, and staff. A stakeholder map will be developed to outline interests, influence, and project relevance. This task includes all virtual coordination meetings required to complete the Stakeholder map. **Sub Task 4.2: Engagement Strategy and Facilitation:**

RMCG will prepare a comprehensive Public Engagement Plan (PEP), outlining guiding principles, objectives, and engagement methodologies. This will include:

- Digital outreach tools (project webpage, social media, email platform)
- Citywide meeting recommendations
- Community engagement tracking and summary.

In preparation for Task 4.3 marketing partners will begin PEP implementation, which includes graphic design, social media post development, site monitoring, and newsletter/email blasts, and coordination with City PIO and community partner collaborations.

Subtask 4.3: Facilitate Meetings, Workshops, Interviews and Discussions Public / Community Engagement Strategy Development:

Given the importance, magnitude, and complexity of public engagement, Zyscovich together with the outreach consultant will coordinate all outreach activities as outlined in the PEP and ensure identified core principles, goals, objectives, and process for engagement are upheld in the process. RMCG will lead the management of the following activities:

- Targeted outreach to introduce the project and gather input.
- Facilitation of up to three (3) in-person community workshops
- Facilitation of up to three (3) virtual focus groups or forums
- Inclusive practices to ensure diverse community representation

Deliverables:

- ✓ Community Engagement process and summary
- ✓ The final recommendations will include a complete written assessment and summarization of the building and site analysis and evaluation findings that will be presented during a Public Workshop with the Commission. The presentation will include written recommendations for the next steps in moving forward.

TASK 5: DEVELOP “DESIGN DRIVEN PLAN “

To finalize the Project design and based on the selected development concept by City Commission and community feedback provided at the Public Workshops, the Consultant Team shall move forward into the development of design of the Project and define an overall approach that will include infrastructure capacities, program, parking, phasing and other project characteristics.

Sub Task 5.1: Evaluation of Site infrastructure

The Project design ‘package’ will include necessary infrastructure improvements to meet the proposed project’s storm water management, demand for water and sewer and site electric capacities to be evaluated by civil engineers and electrical engineers.

During this task, we will work with the team to assess potential relocation of any roadways or existing easements.

Sub Task 5.2: Definition of Project Character

Zyscovich will create vision sketches to explore and depict the conceptual architectural massing of the Project. These will include "in-house" 3D massing and selected "mood images" to depict building character, single-line layouts of typical building plans, and overall building heights.

The package will include definition and size of the elements in the public realm that will set the criteria for the Project's streetscapes and landscapes to be used by the landscape architect and civil engineer to address walkability, bike paths, and other mobility options that will enhance the overall project experience.

- Up to three (3) renderings for the preferred alternative depicting architectural definition for presentations related to public meetings.

During this task, an order of magnitude costs will be developed at a high level and based on industry standards, for site related improvements and buildings for the proposed concept and necessary site improvements.

Sub Task 5.3: Updated Matrix of Public Benefits

As part of Task 5, Lambert Advisory will generate data suitable for development of the Project proforma in order to evaluate the pros and cons of the selected option and assess impacts to identified public benefits.

Sub Task 5.4: Zoning and Land Use Recommendations

Based on the option developed in the previous task, Zyscovich will provide zoning and land use recommendations and will work with the landscape architect to develop parameters that will accompany a process of regulation changes. Recommendations will include:

- ✓ Building envelope parameters such as building height, setbacks, step backs, etc.
- ✓ Building capacity
- ✓ Parking requirements
- ✓ Site requirements- landscape, open space, and other site characteristics such as view corridors, etc.
- ✓ Design standards

Deliverables.

- ✓ Define final program elements
- ✓ Illustrative site plans and necessary sketch plans
- ✓ Three (3) illustrative renderings
- ✓ Building regulation and land use change recommendations
- ✓ Identify zones of development and potential phasing scenarios
- ✓ Matrix of public benefits
- ✓ Coordinate with other consultants as necessary.

We look forward to working with the City of Lake Worth Beach on this transformative project and are ready to begin work upon approval. If you have any questions, please feel free to contact me at your earliest convenience.

Sincerely,

Zyscovich LLC



Grace Perdomo
Senior Vice President of Civic

E: gperdomo@zyscovich.com

T: 305-372-5222

EXHIBIT 1A
FEE PROPOSAL BREAKDOWN BY TASKS

TASK #	List of Tasks	Fees by Task
Task 1	Kick Off Meeting / Goal Setting	\$8,775.00
Task 2	Casino Facility and Site Assessment Analysis	\$147,385.00
Task 3	Conceptual Considerations	\$192,850.00
Task 4	Public Workshops / Stakeholder Engagement	\$94,480.00
Task 5	Develop "Design Drive Plan"	\$169,275.00
	Surveying	\$58,750.00
	Reimbursables	\$30,638.25
	TOTAL Fees =	\$702,153.25