



A Stratus Team Company



Lake Worth Beach - Municipal Beach Complex  
Development Professional Services  
CITY COMMISSION WORKSHOP on JUNE 26, 2025







# AGENDA

**Introductions**  
**Zyscovich Team**  
**Why Us?**

**Planning Process**  
**Phase 1: Strategic Planning**  
**Tasks 1 thru 5**  
**Timeline**  
**Deliverables**

**Next Steps**  
**Q&A**





# MUNICIPAL BEACH COMPLEX

“A unique point of view becomes a unique vision & plan”

PROJECT TEAM



LAKE WORTH BEACH  
MUNICIPAL BEACH COMPLEX  
DEVELOPMENT PROFESSIONAL  
SERVICES



**Bernard Zyscovich**  
*Principal-in-Charge*



**Grace Perdomo**  
*Project Director*



**Suria Yaffar**  
*Assoc. AIA LEED AP  
Project Designer /  
Director of Design*

**Merrill Romanik**  
*AIA, LEED AP, IIDA  
Project Architect*

**Marcela Ramirez**  
*Sr. Project Designer*

**Jonathan Mroz**  
*Senior Urban  
Design and Site  
Plan Studies*



**Lambert Advisory, LLC**  
*Economic / Market  
Assessment*

**Community  
Engagement & Outreach**

**Kimley-Horn**  
*Civil-Traffic- Landscape Coastal Parking  
Assessment*

**TLC Engineering  
Solutions**  
*MEPF/ Structural*

**Engenuity Group, Inc**  
*Surveying*



**Paul Lambert**  
*Managing Principal*



**Eric Liff**  
*Principal*



**Rene Miller**  
*ICMA-CM  
Principal*



**Kristen Alexa**  
*Landscape Architect*



**Adam Kerr**  
*Traffic Engineer*



**Michael Spruce**  
*Civil Engineering*



**Gary Krueger**  
*Sr. Structural Engineer*



**Eric Gonzalez**  
*Mechanical Engineer*



**Jennifer C. Malin**  
*Survey Project Manager*




Team for highly  
**Successful outcomes**

**Economic Development**  
Real Estate Feasibility  
Market Evaluation & Development



**Public/Community Outreach**  
Communications & Technology




**Civil**  
Landscape  
Coastal Resiliency  
Traffic & Parking



**MEPF**  
Structural  
LEED Consulting



**Surveying**



**Pool Consultant**



OUR TEAM



**ZYSCOVICH**  
A Stratus Team Company

- Visioning
- Site and Building Assessment
- Programming Feasibility
- Planning & Urban Design
- Architecture
- Public Outreach & Engagement
- Design Criteria



A stylized palm tree is positioned behind the large number '2'. A large, faint circular graphic, resembling a globe or a large eye, is centered in the background. The entire design is set against a solid teal background.

# 2

WHY

**THIS TEAM**

“If you can imagine it, we can build it”





We understand **Opportunities and Trends**  
impacting government, cities, and  
its citizens



# Focus areas for a highly **Successful project**

Making sure that people feel **welcome**

**Iconic gateway** and sense of place

LEED, Net-Zero to reduce operational costs and ensure **energy efficiencies**

Design addresses functionality, location, hazards and threats to ensure **resiliency**

Transit access and **connectivity**

Walkability, open space and **pedestrian friendly**

**Catalyst** to benefit community residents



# **ANALYZING & PRIORITIZING DEVELOPMENT INVESTMENTS**

## **MUNICIPAL BEACH COMPLEX DEVELOPMENT**

- **Combine knowledge from economic, physical and regulatory assessment to establish redevelopment investment priorities for each area**
- **Delineate short-, mid-, and long-term opportunities**
- **Preliminary financial evaluation to provide insight into potential redevelopment funding needs/”gaps”**
- **Identify both public and private funding sources**
- **TIF, federal/state grants, loans, incentives, tax-credits, investor equity**
- **Maximize effort to establish development opportunities**
- **Establish key economic/fiscal measures from redevelopment opportunities and investments**
- **Jobs, incremental tax (ad valorem, sales), value of surrounding properties, education, health, income of long-term residents, other quality of life measures.**



# LAKE WORTH SITE

10 S Ocean Blvd  
Lake Worth Beach

1 Parcel no. 38-43-44-26-00-001-0010

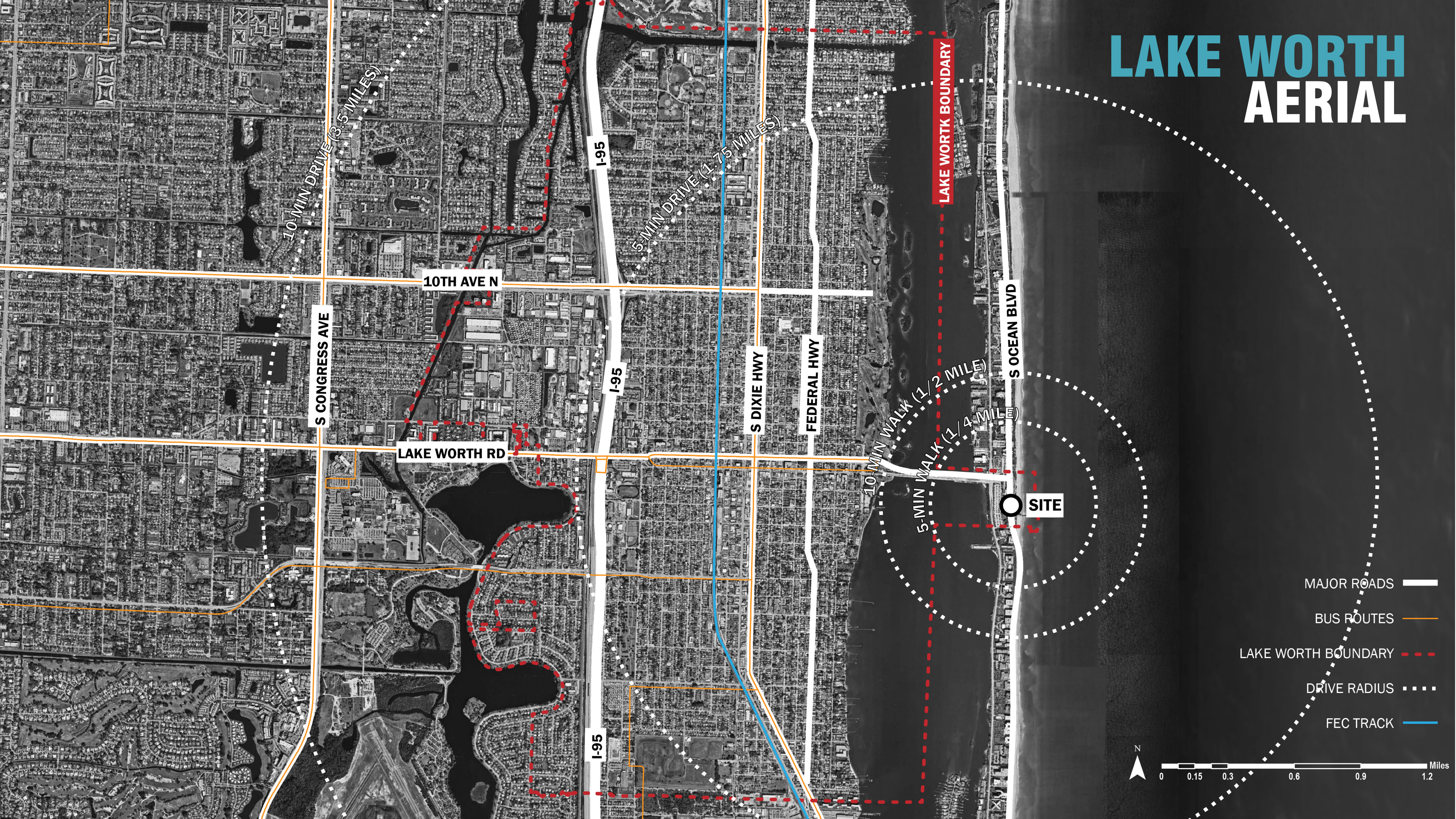
2 Parcel no. 38-43-44-26-00-001-0070

MBC SITE AREA = +/- 13 ACRES

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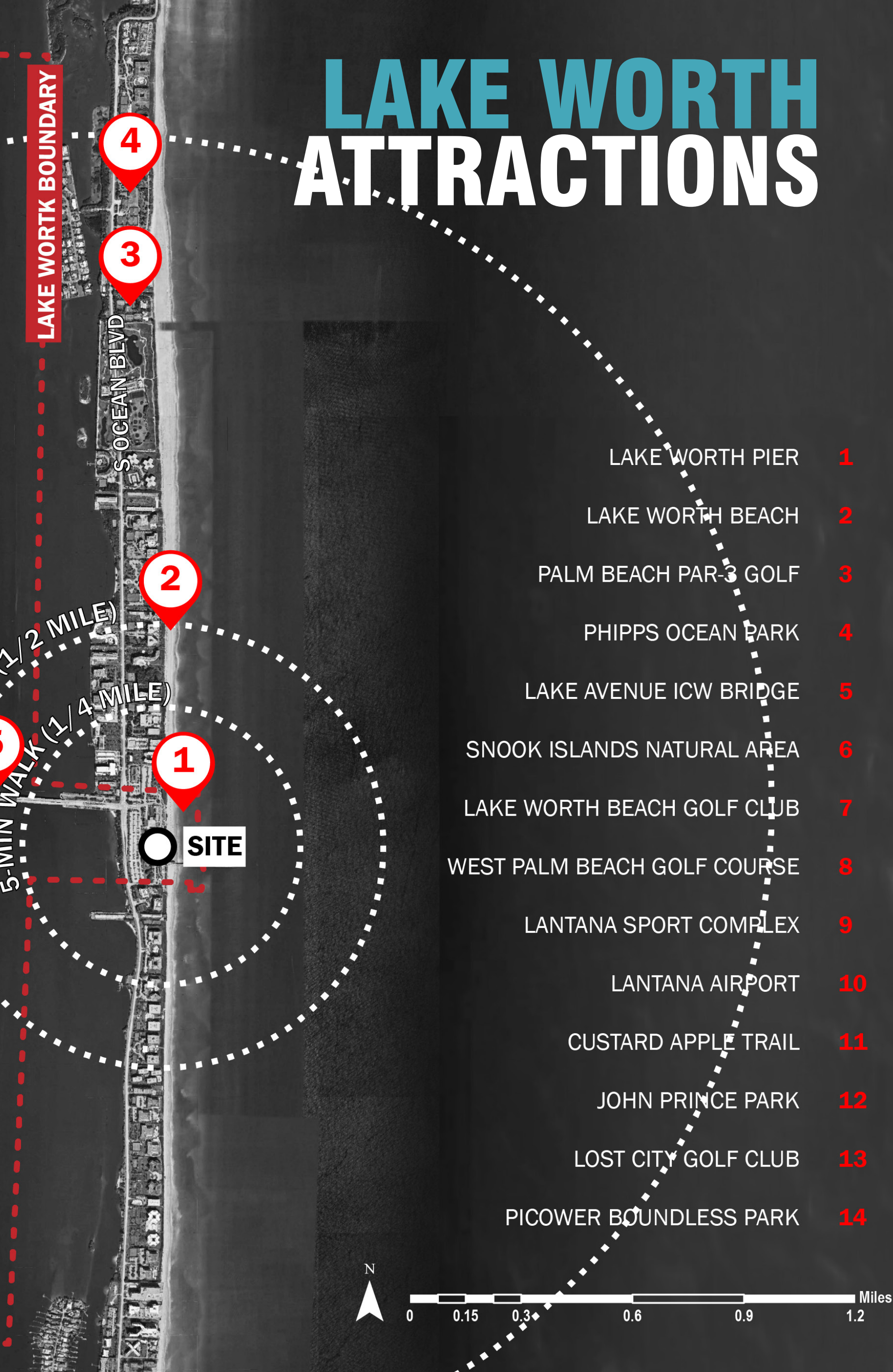


# LAKE WORTH AERIAL

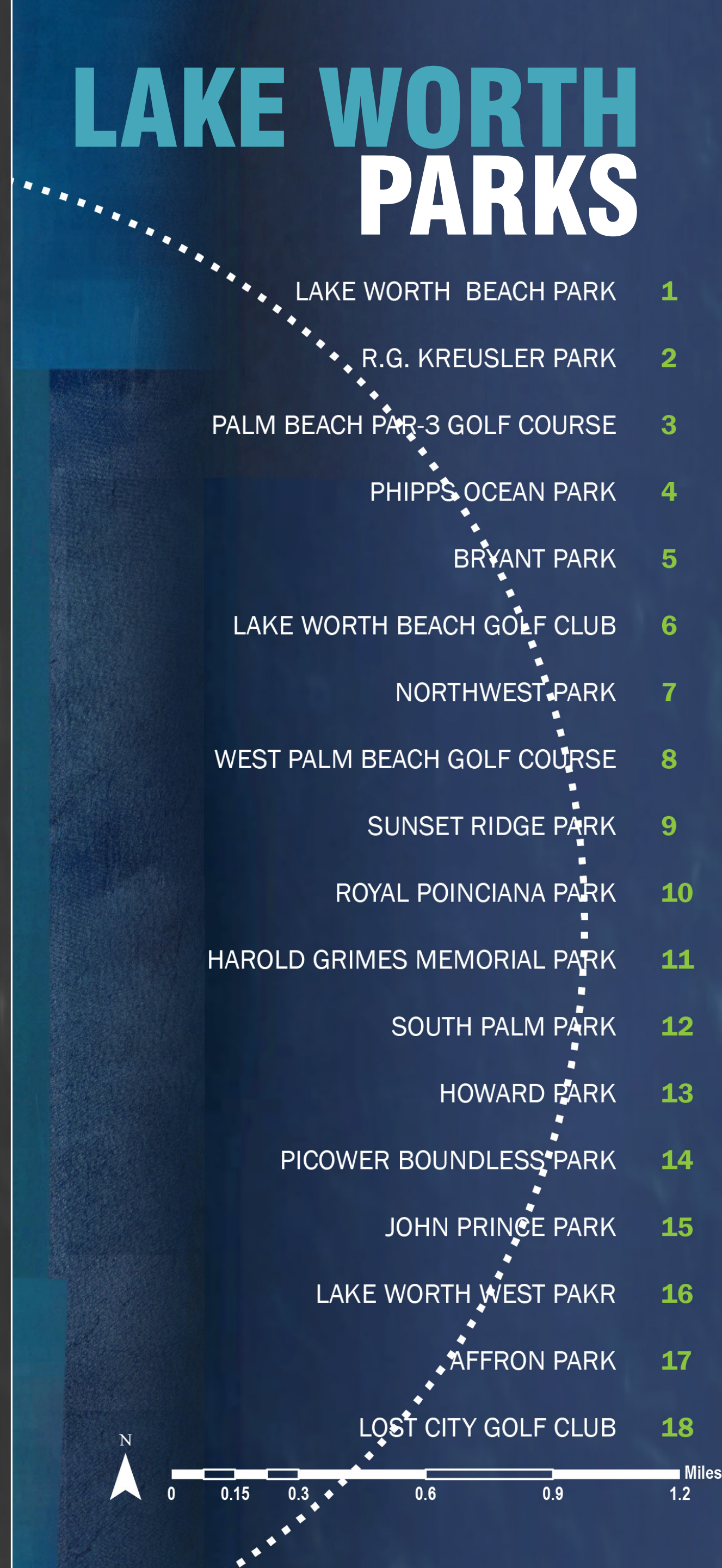




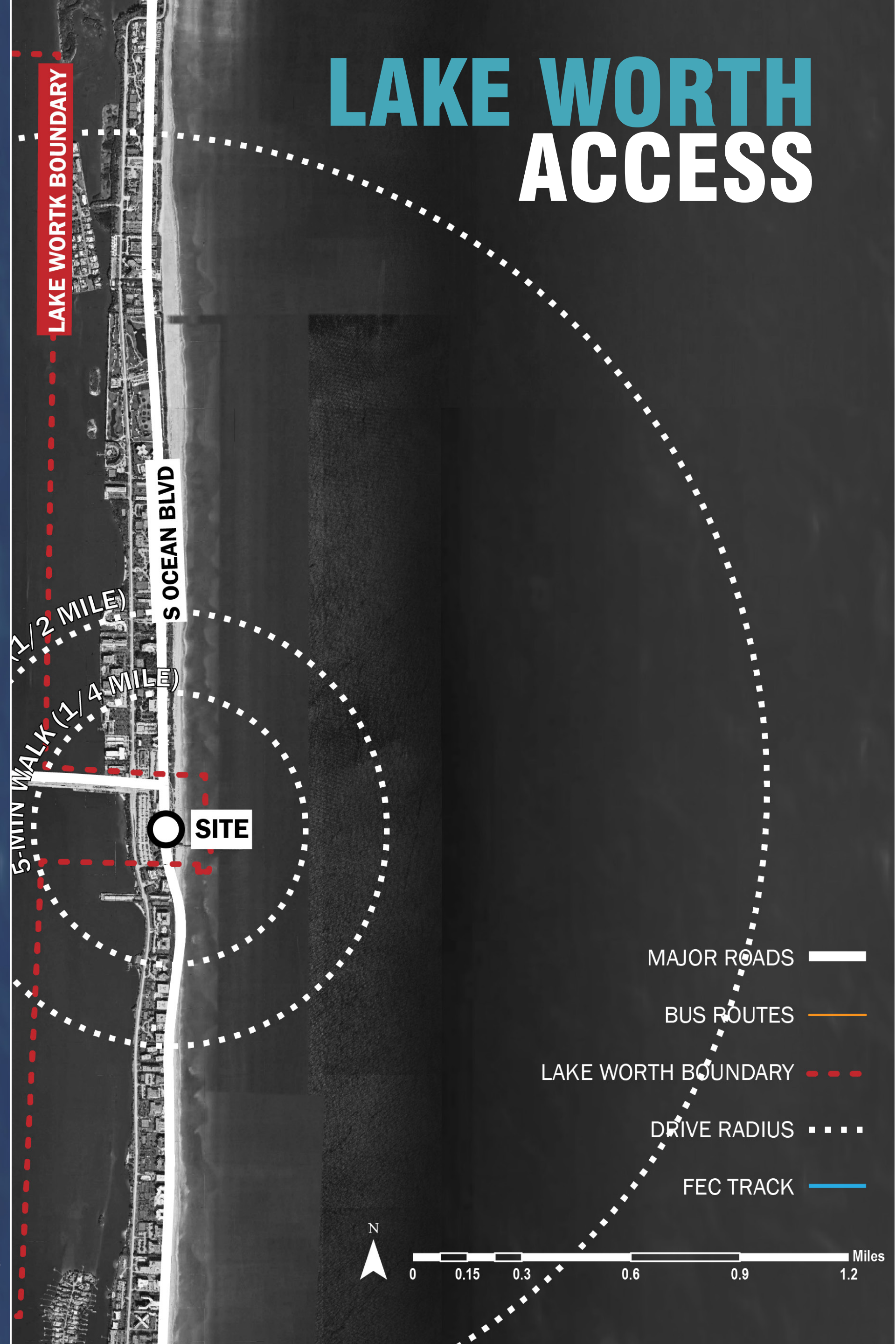
# LAKE WORTH ATTRACTIONS



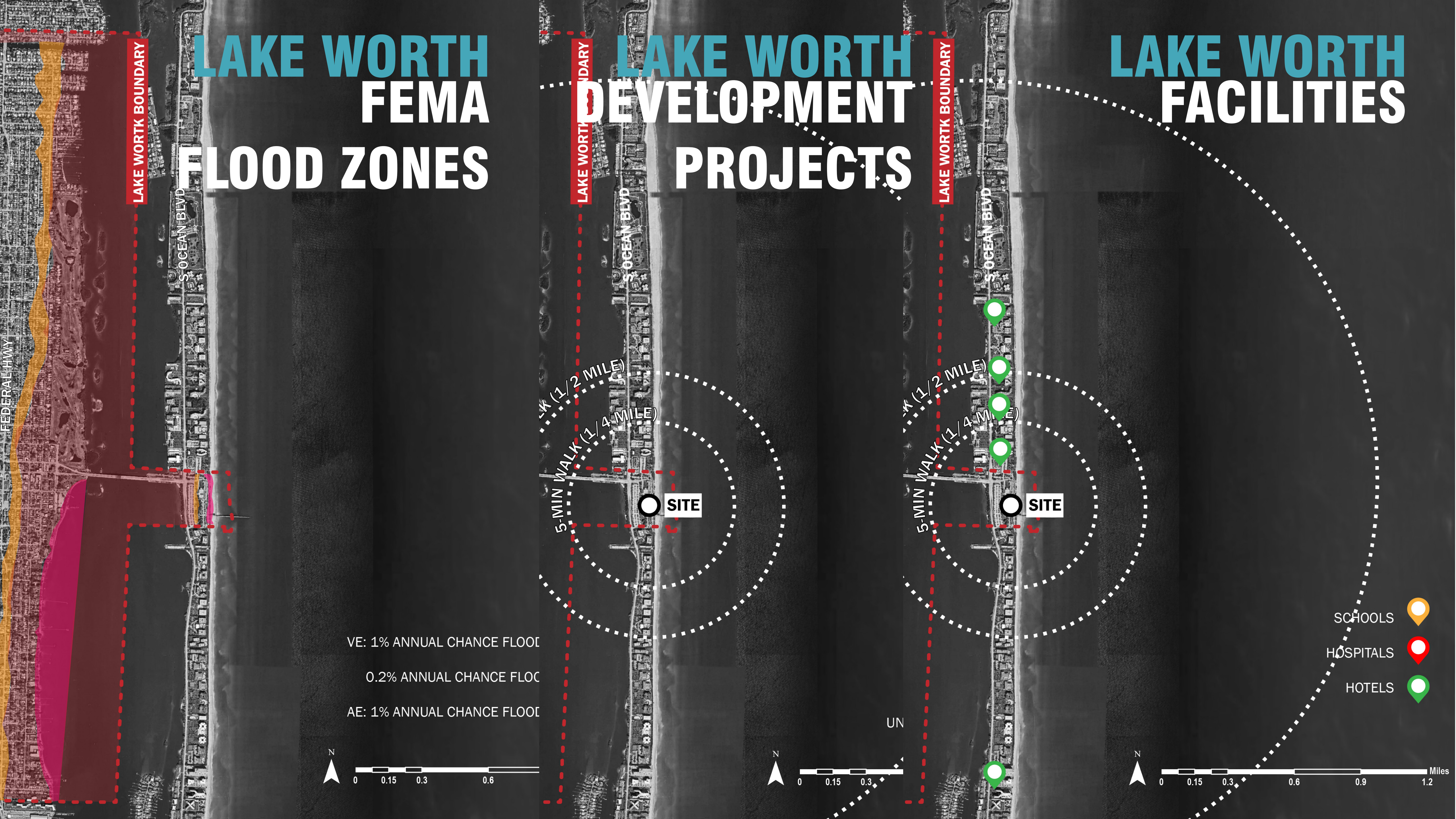
# LAKE WORTH PARKS



# LAKE WORTH ACCESS

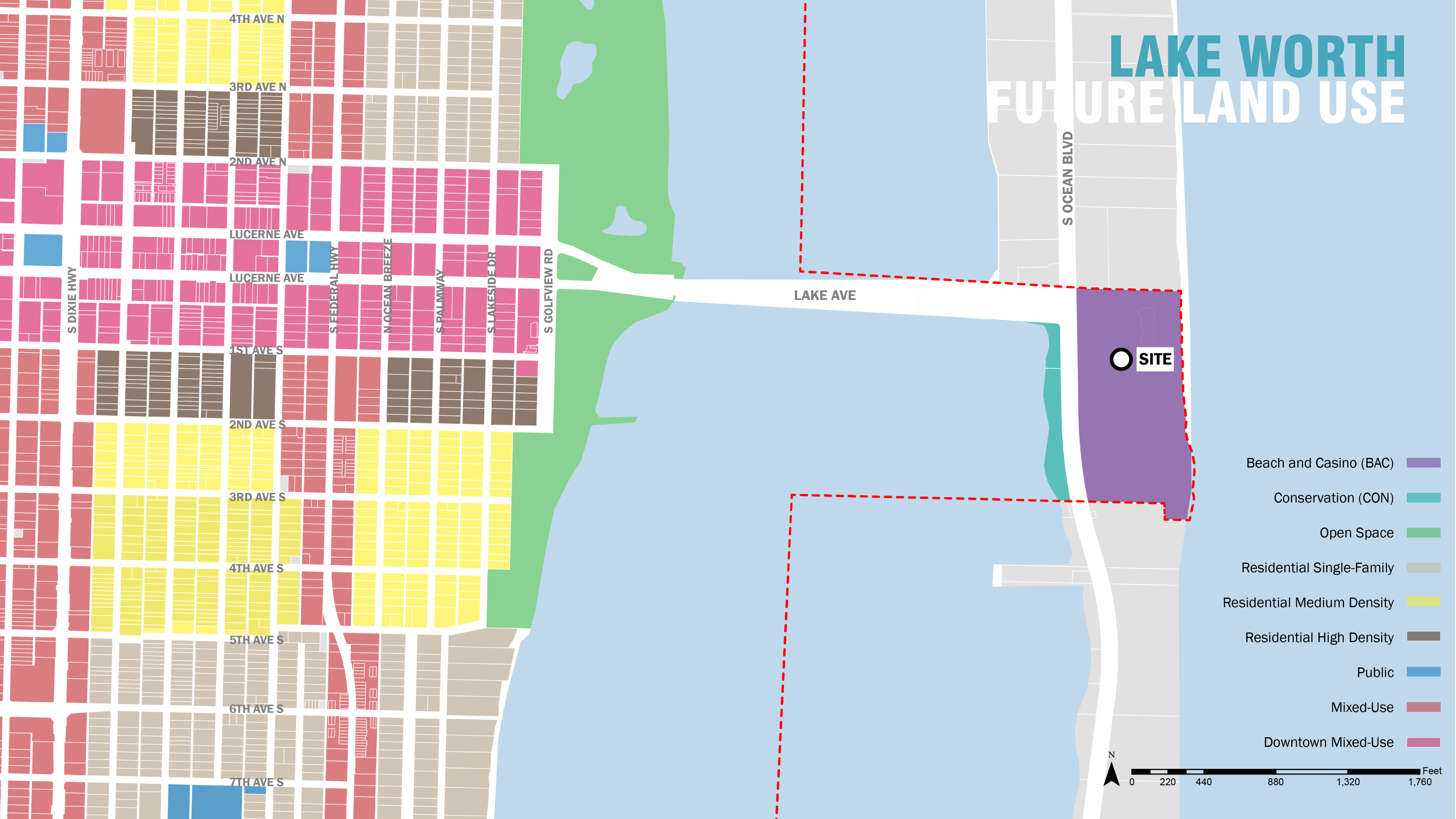






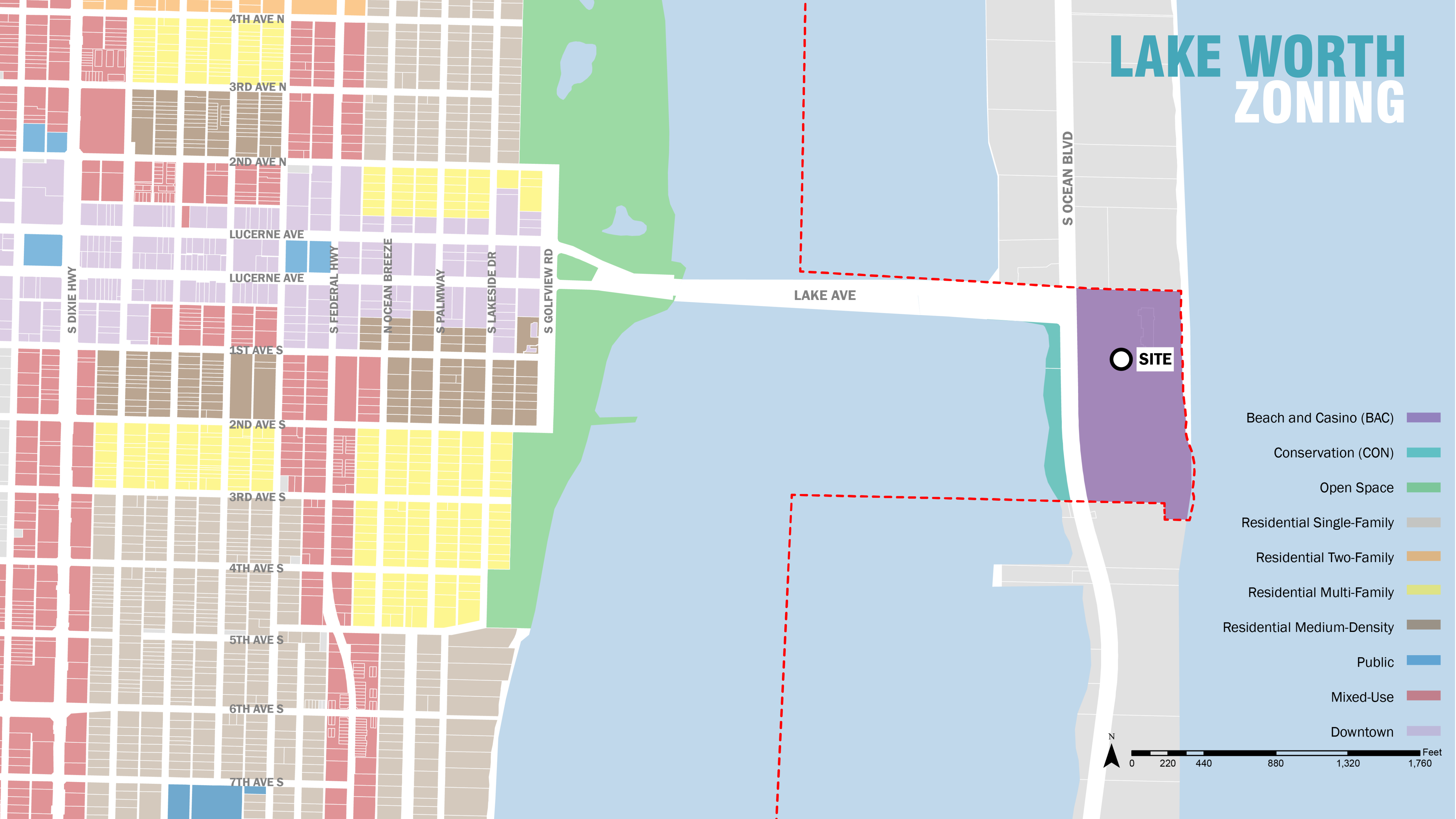


# LAKE WORTH FUTURE LAND USE





# LAKE WORTH ZONING





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# 3

**WE UNDERSTAND  
THE PROCESS**

**“A unique approach drives implementation”**



**LAKE WORTH BEACH  
MBC - INITIAL PHASES:**

Create a new Vision for  
Municipal Beach Complex

Create New Goals with  
specific action-oriented  
implementation items

Create a Strategy/  
Narrative on how to  
achieve the New Goal

Engage in a  
comprehensive, effective  
Public Outreach Plan

Define Priorities and  
Project Schedule and  
Complete Feasibility  
Analysis to Implement  
proposed Master Plan.

OUR APPROACH IS TO FOCUS ON IMPLEMENTATION



We approach urban planning and design projects by identifying opportunities to capitalize on past and present characteristics of an area to create a sense of place.



We understand how city leaders seek out strategies to help enhance their central business districts to be more lifestyle-oriented. We understand how this trend underscores the importance of identifying ways of leveraging value of the site for public benefit within property and throughout the City. creating accessible, inclusive urban spaces that promote equity, connectivity, and community.



**Focus on Implementation.**  
**Create a new Vision Statement** that outlines the goals of the Lake Worth **MUNICIPAL BEACH COMPLEX DEVELOPMENT** Development Professional Services: New Goals with specific action-oriented implementation items that will increase the livability of downtown, encourage private sector investment, and ensure the proper investment of public dollars.

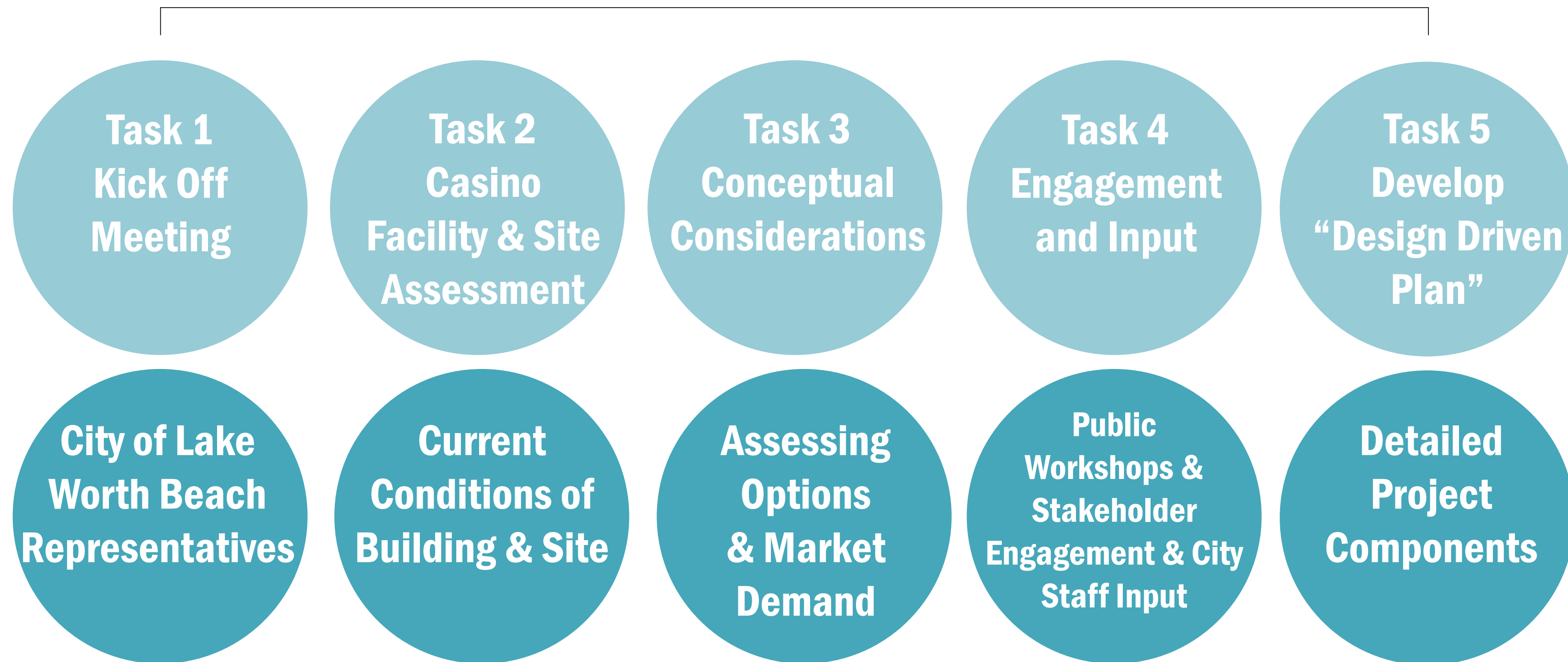


STRATEGIC PLANNING

# SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH

TASKS 1 THRU 5

9 TO 10 MONTH PROCESS





PHASE 1: STRATEGIC PLANNING

# SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH

## TASK 1: Kick Off Meeting

### MONTH 1



Task 1  
Kick Off  
Meeting

City of Lake  
Worth Beach  
Representatives

**Initial Meeting** between the Consultant Team and representatives of the City of Lake Worth Beach.

Meeting Focus - **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 the study process.

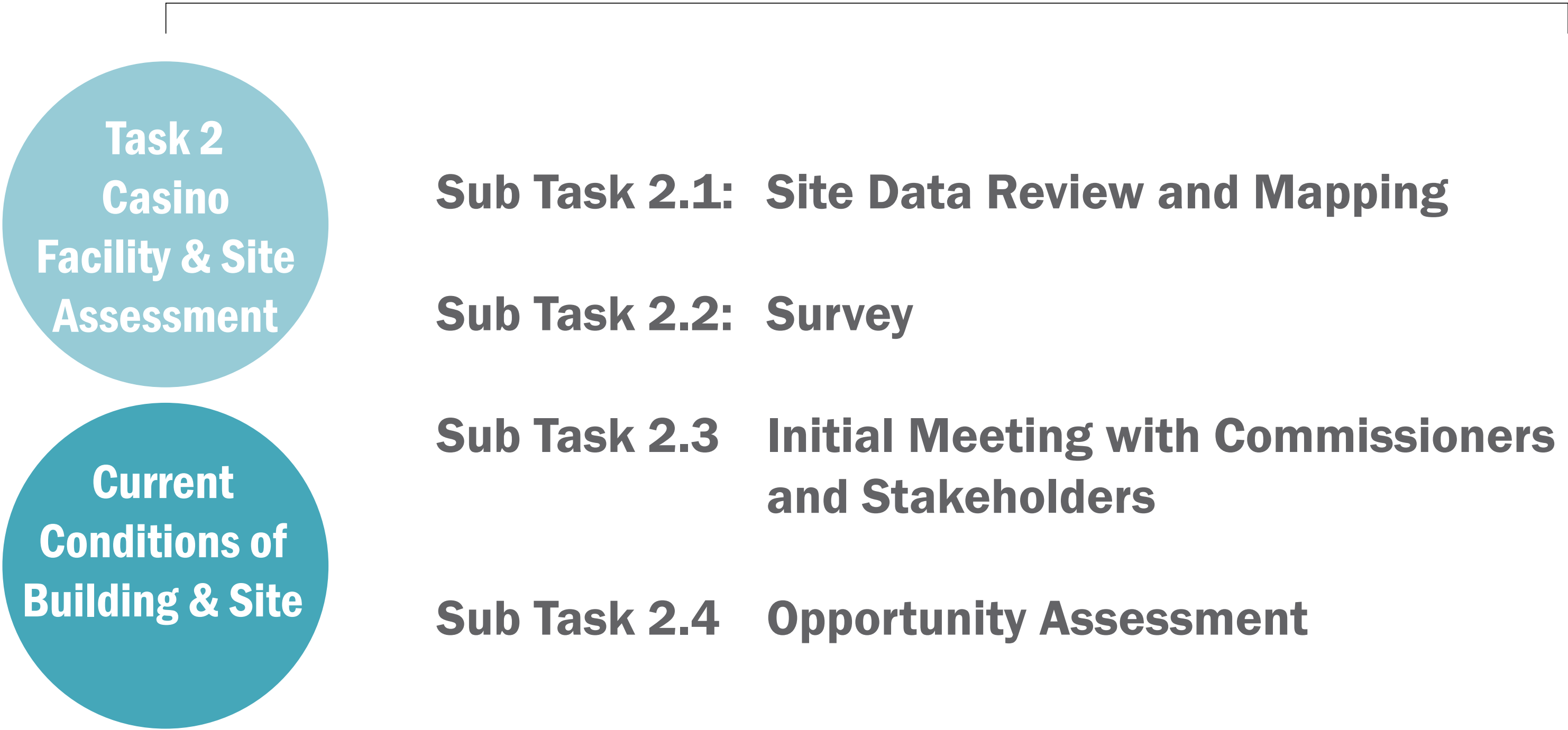


PHASE 1: STRATEGIC PLANNING

# SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH

## TASK 2: Casino Facility & Site Assessment

MONTH 1 THRU MONTH 3





PHASE 1: STRATEGIC PLANNING

# SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH

## TASK 2: Casino Facility & Site Assessment

MONTH 1 THRU MONTH 3

Task 2  
Casino  
Facility & Site  
Assessment

Current  
Conditions of  
Building & Site

**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.



PHASE 1: STRATEGIC PLANNING

# SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH

## TASK 3: Conceptual Considerations

MONTH 4 THRU MONTH 6

**Task 3  
Conceptual  
Considerations**

**Sub Task 3.1: Options** - *Up to 3 Conceptual Options*

**Sub Task 3.2: Market Demand**

**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 partially developed by a private investment partner.

**Assessing  
Options &  
Market  
Demand**



PHASE 1: STRATEGIC PLANNING

**SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH**

TASK 4: Public Workshops + Stakeholder Engagement + City Staff Input

MONTH 1 THRU MONTH 10 <> KEY MILESTONE AT MONTH 7



**Task 4  
Engagement  
and Input**

**Sub Task 4.1: Finalize Stakeholder Identification  
and Mapping**

**Sub Task 4.2: Engagement Strategy and  
Facilitation**

**Sub Task 4.3 Facilitate Meetings, Workshops,  
Interviews and Discussions**



PHASE 1: STRATEGIC PLANNING

# SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH

## TASK 4: Public Workshops + Stakeholder Engagement + City Staff Input

MONTH 1 THRU MONTH 10 < > KEY MILESTONE AT MONTH 7

**Task 4  
Engagement  
and Input**

**Public  
Workshops &  
Stakeholder  
Engagement & City  
Staff Input**

### **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.



**Define Public Engagement Plan (PEP)  
Survey Public Perception & Attitude**



**Public Outreach & Facilitation  
Public Support for Recommendations**



**Path Forward + Champions + Consensus**



*Municipal Building Complex* **VISIONING + PLANNING COMMITTEE**



PHASE 1: STRATEGIC PLANNING

**SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH**

TASK 5: Develop “Design Driven Plan”

MONTH 8 THRU MONTH 10

**Task 5  
Develop  
“Design Driven  
Plan”**

**Detailed  
Project  
Components**

**Sub Task 5.1: Evaluation of Site Infrastructure**

**Sub Task 5.2: Definition of Project Character**

**Sub Task 5.3 Updated Matrix of Public Benefits**

**Sub Task 5.4 Zoning and Land Use Recommendations**



PHASE 1: STRATEGIC PLANNING

# SITE & BUILDING ASSESSMENT | DESIGN DRIVEN PROJECT APPROACH

## TASK 5: Develop “Design Driven Plan”

MONTH 8 THRU MONTH 10

**Task 4  
Engagement  
and Input**

**Public  
Workshops &  
Stakeholder  
Engagement & City  
Staff Input**

### **Deliverables:**

- Define final program elements
- Illustrative site plans and necessary sketch plans
- Three (3) illustrative renderings
- Building regulations and land use change recommendations
- Identify zones of development and potential phasing scenarios including structure of terms with potential private partners, if any
- Matrix of public benefits
- Coordinate with other consultants as necessary.



# NEXT STEPS

AFTER 10-MONTH PROCESS.....



**Define & Adopt Land Use and Zoning Regulations based on Selected Project Vision**

**City Referendum**

**RFP Based on Development Proposal Selected**

**City Commission Meeting Award of Development Partner**



**Q + A**