

# ZYSCOVICH

A Stratus Team Company



Lake Worth Beach - Municipal Beach Complex  
Development Professional Services  
RFQ # 24-300








# AGENDA

- 1 Ability of Professional Personnel**
- 2 Evidence of Successful Past Performance for Similar Projects**
- 3 Comprehensive Project Approach and Methodology**
- 4 Recent, Current Workload**
- 5 Location/Convenience to City staff**





**MUNICIPAL BEACH  
COMPLEX**

**“A unique point of view becomes a unique vision”**





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





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WHY

THIS TEAM

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



# ZYSCOVICH

A Stratus Team Company

Locations  
US Presence

National & International Expertise

Network of Offices throughout the  
East Coast of the United States

6 Florida Offices

Firmwide Resources

Integrated Multi-Disciplinary Practice  
with over 160 Professionals

46

YEARS OF ARCHITECTURAL EXPERIENCE

1500+

SUCCESSFUL  
PROJECTS  
COMPLETED

200+

SUSTAINABLE AND LEED  
PROJECTS

TOP  
15

SOUTHEASTERN UNITED STATES  
TOP ARCHITECTURE - ENR



ARCHITECTURAL  
SERVICES



INTERIOR  
DESIGN



MASTER  
PLANNING

WE MAKE PEOPLE PLACES.



Locations  
US Presence

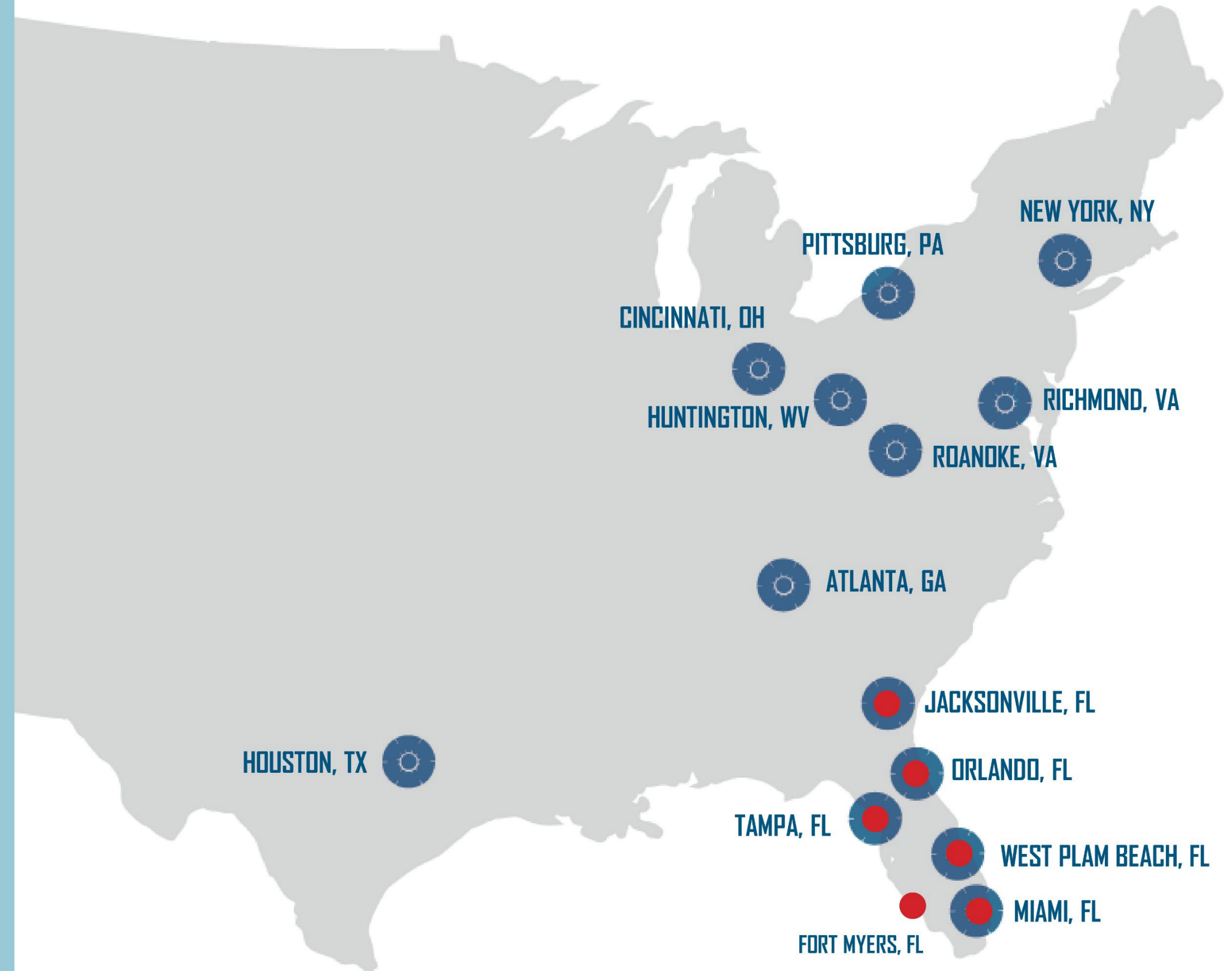
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# PROJECT TEAM



## 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



**Paul Lambert**  
Managing Principal



**Eric Liff**  
Principal

**Community  
Engagement & Outreach**



**Rene Miller**  
ICMA-CM  
Principal

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



**Kristen Alexa**  
Landscape Architect



**Adam Kerr**  
Traffic Engineer



**Michael Spruce**  
Civil Engineering

**TLC Engineering  
Solutions**  
MEPF/ Structural



**Gary Krueger**  
Sr. Structural Engineer



**Eric Gonzalez**  
Mechanical Engineer

**Engenuity Group, Inc**  
Surveying



**Jennifer C. Malin**  
Survey Project Manager

WE MAKE PEOPLE PLACES.







Westchester Cultural Arts Center



Bal Harbor Village Waterfront Park & Community Center



Asbury Park Convention Hall Redevelopment



Palm Beach Gardens Aquatic Complex

We are a **local South Florida Team** with **National Experience/Expertise**

+

We have **worked with many Cities and Counties**



Tampa West River District Master Plan



Miami Beach Arts Deco Cultural District



Oakland Park Downtown CRA & P3 Redevelopment



Fort Lauderdale Aquatic Center



# 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



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



# 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





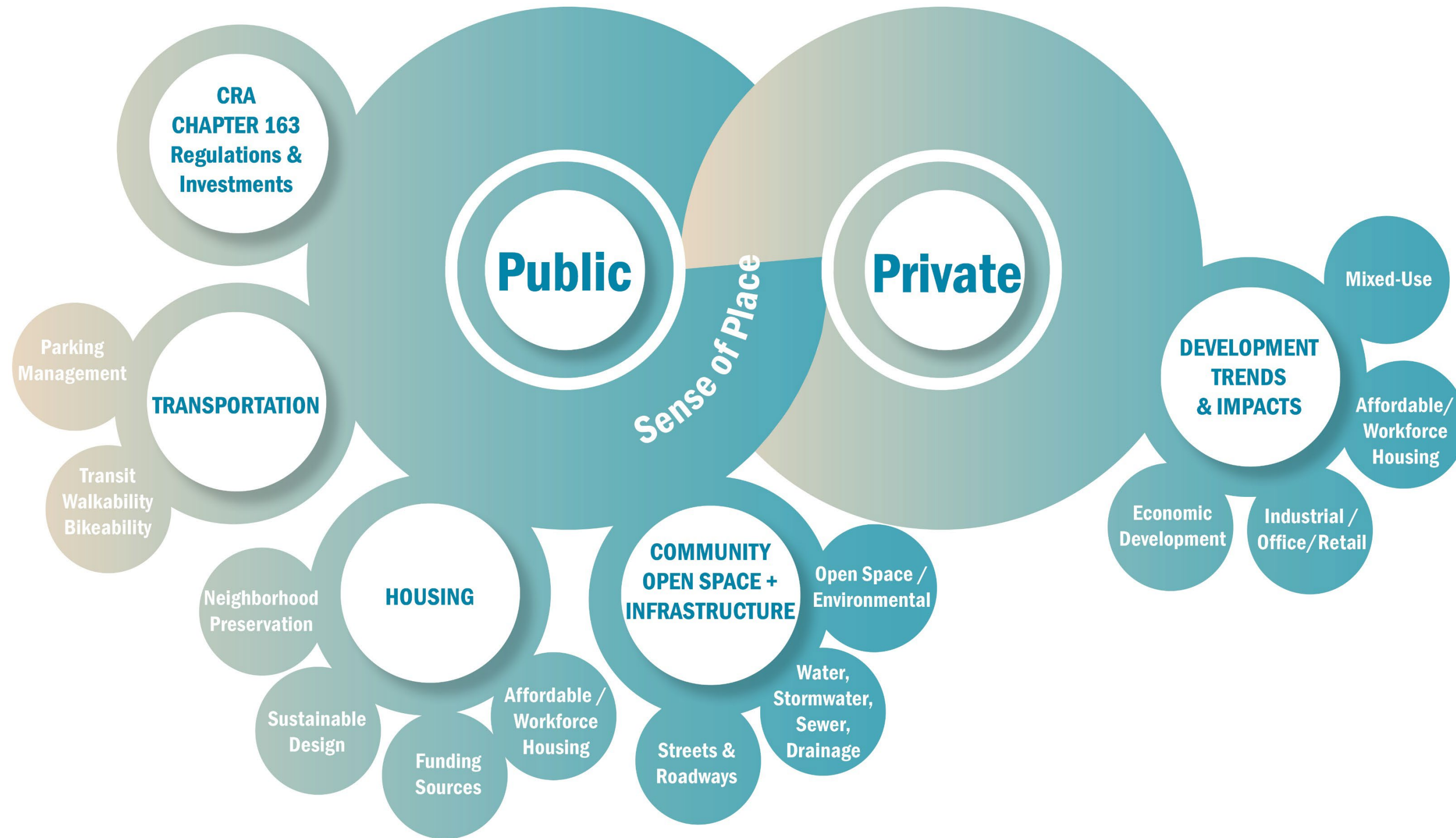
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**WE UNDERSTAND  
THE CONTEXT**

**“A unique approach drives implementation”**



# UNDERSTANDING ALL THE PARTS OF THE PLANNING PROCESS:





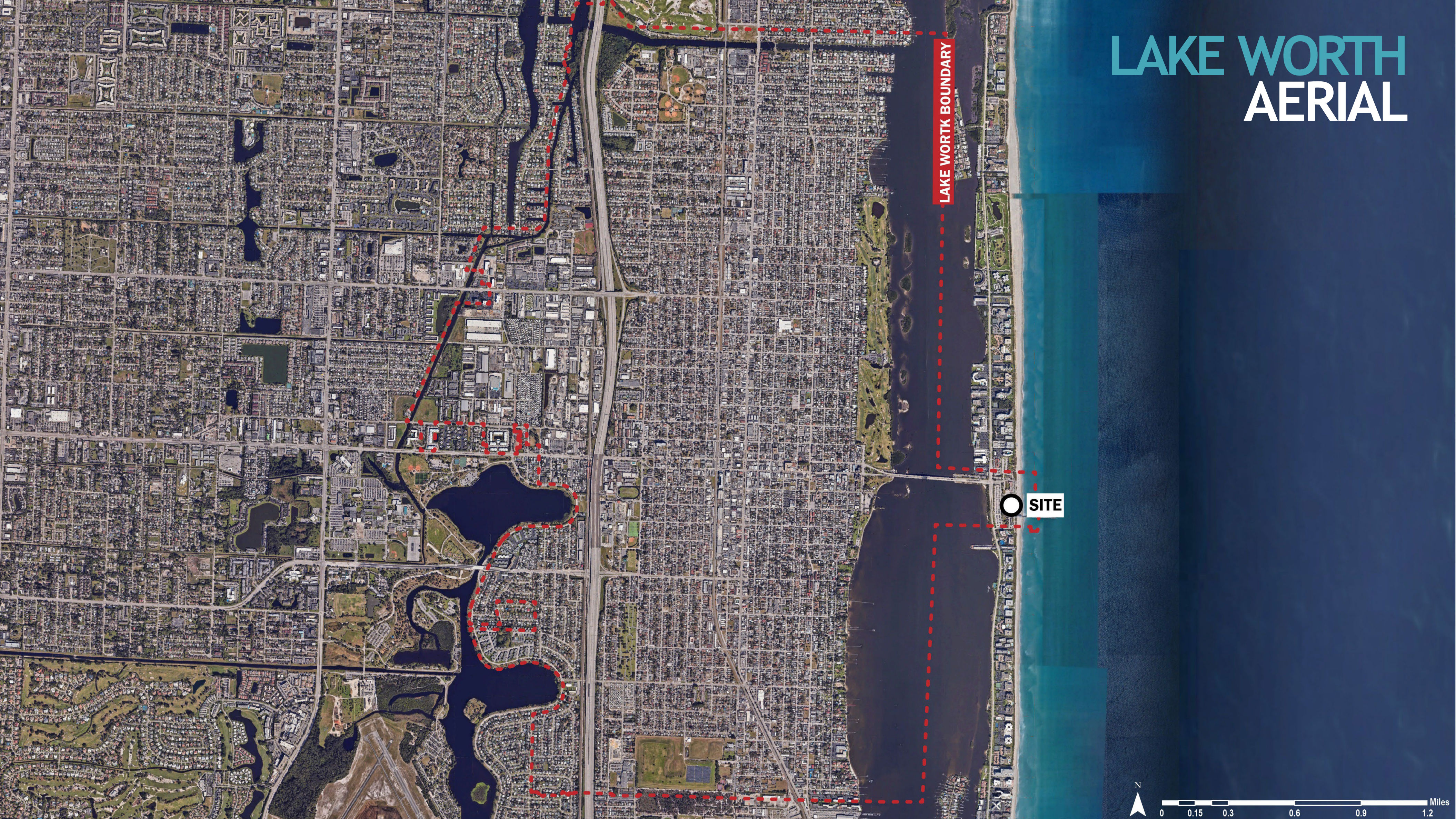
# **ANALYZING & PRIORITIZING DEVELOPMENT INVESTMENTS**

## **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 AERIAL



LAKE WORTH BOUNDARY

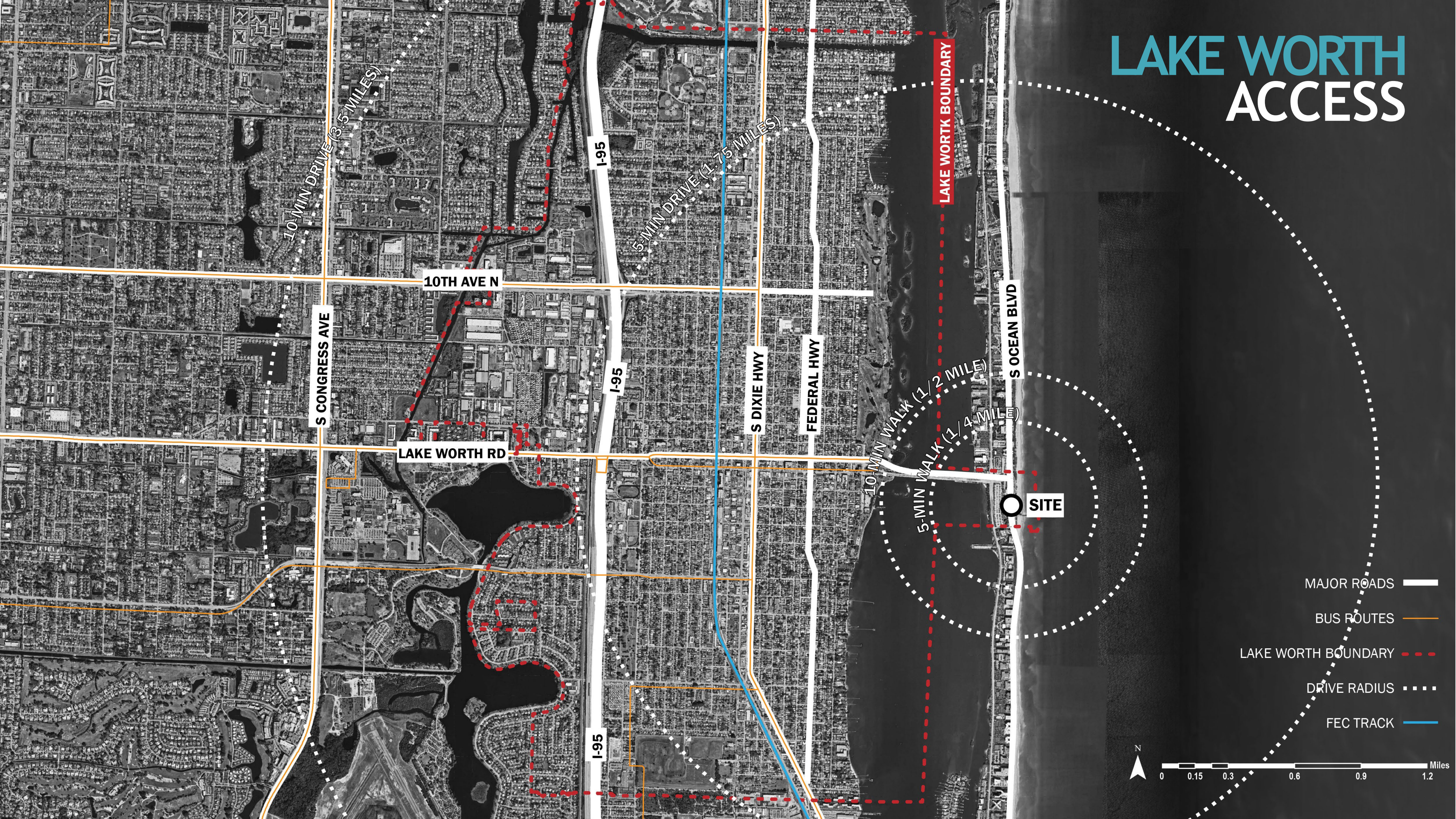
SITE



0 0.15 0.3 0.6 0.9 1.2 Miles



# LAKE WORTH ACCESS

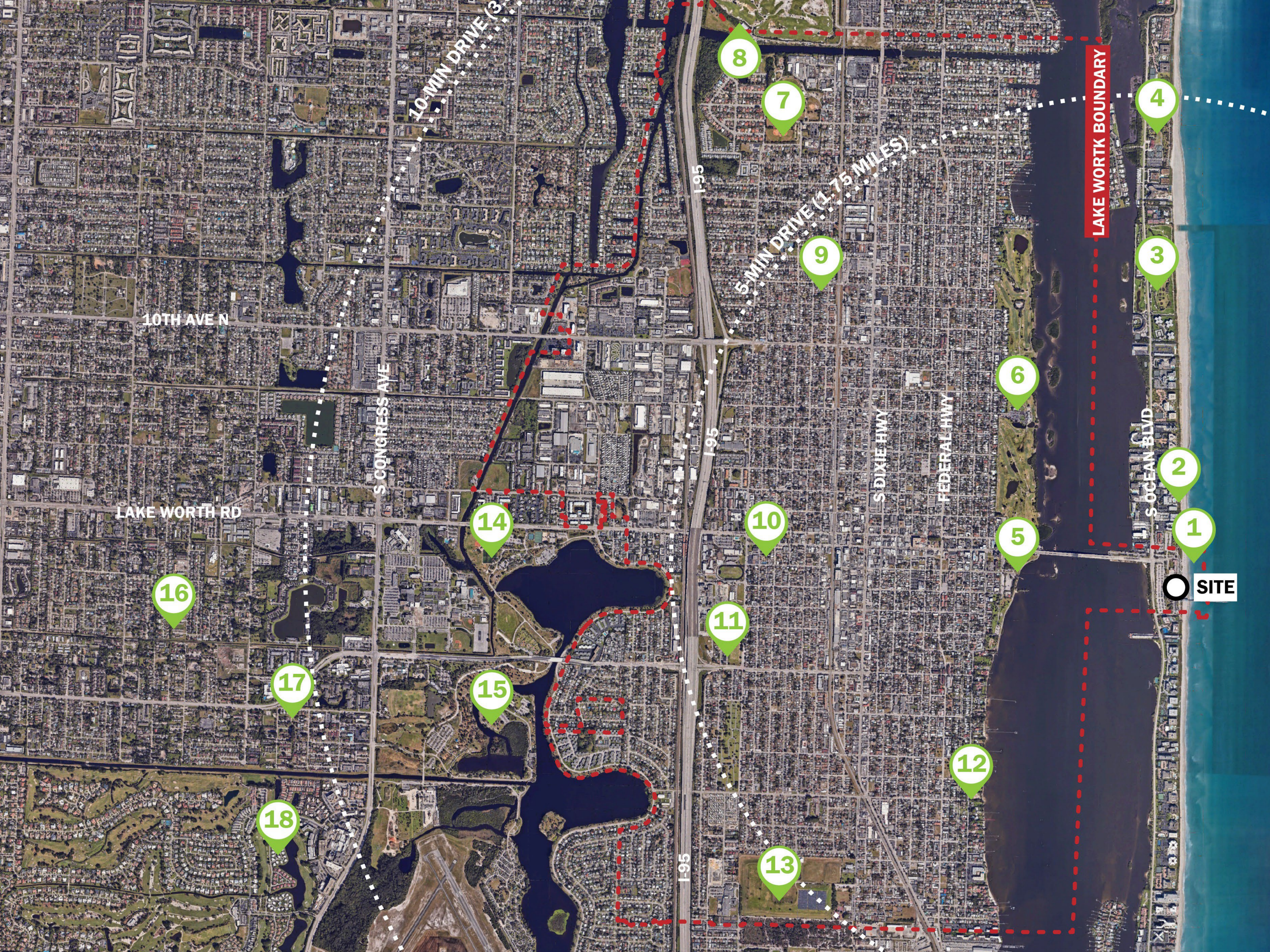


- MAJOR ROADS ———
- BUS ROUTES ———
- LAKE WORTH BOUNDARY - - -
- DRIVE RADIUS - - -
- FEC TRACK ———





# LAKE WORTH PARKS

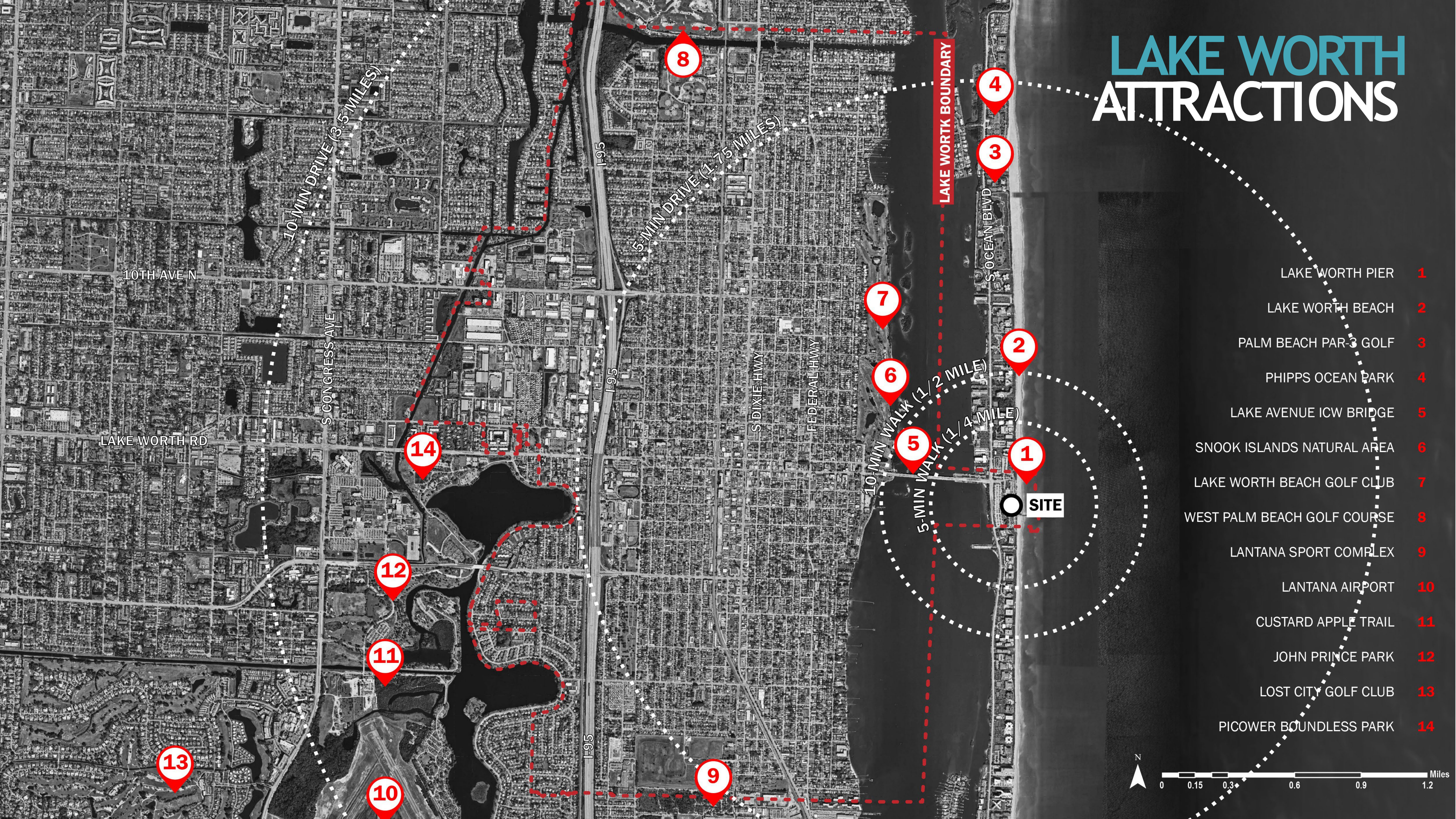


- LAKE WORTH BEACH PARK 1
- R.G. KREUSLER PARK 2
- PALM BEACH PAR-3 GOLF COURSE 3
- PHIPPS OCEAN PARK 4
- BRYANT PARK 5
- LAKE WORTH BEACH GOLF CLUB 6
- NORTHWEST PARK 7
- WEST PALM BEACH GOLF COURSE 8
- SUNSET RIDGE PARK 9
- ROYAL POINCIANA PARK 10
- HAROLD GRIMES MEMORIAL PARK 11
- SOUTH PALM PARK 12
- HOWARD PARK 13
- PICOWER BOUNDLESS PARK 14
- JOHN PRINCE PARK 15
- LAKE WORTH WEST PARK 16
- AFFRON PARK 17
- LOST CITY GOLF CLUB 18





# LAKE WORTH ATTRACTIONS



- LAKE WORTH PIER **1**
- LAKE WORTH BEACH **2**
- PALM BEACH PAR-3 GOLF **3**
- PHIPPS OCEAN PARK **4**
- LAKE AVENUE ICW BRIDGE **5**
- SNOOK ISLANDS NATURAL AREA **6**
- LAKE WORTH BEACH GOLF CLUB **7**
- WEST PALM BEACH GOLF COURSE **8**
- LANTANA SPORT COMPLEX **9**
- LANTANA AIRPORT **10**
- CUSTARD APPLE TRAIL **11**
- JOHN PRINCE PARK **12**
- LOST CITY GOLF CLUB **13**
- PICOWER BOUNDLESS PARK **14**



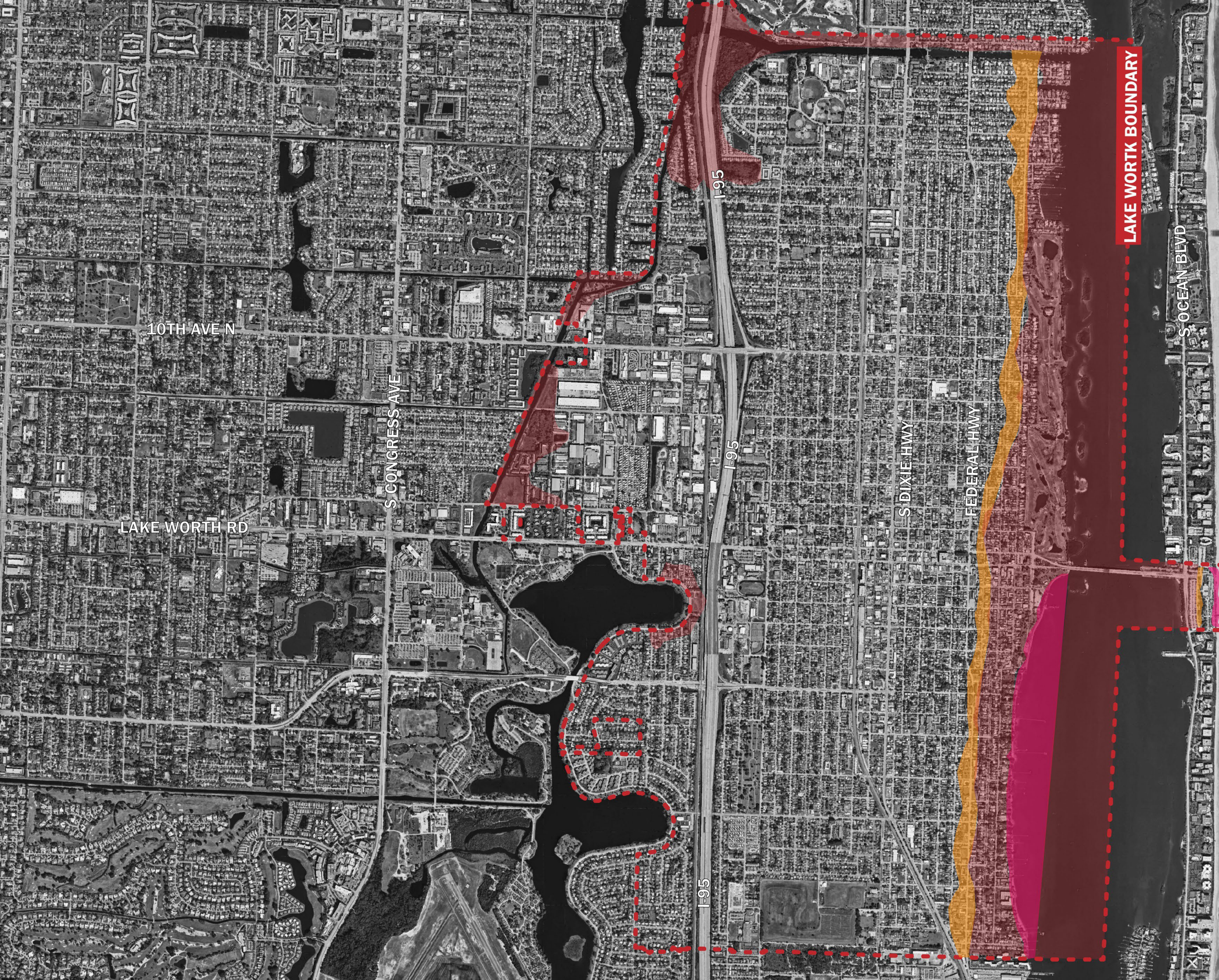


# LAKE WORTH FACILITIES

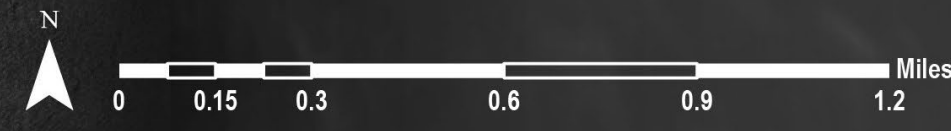




# LAKE WORTH FEMA FLOOD ZONES

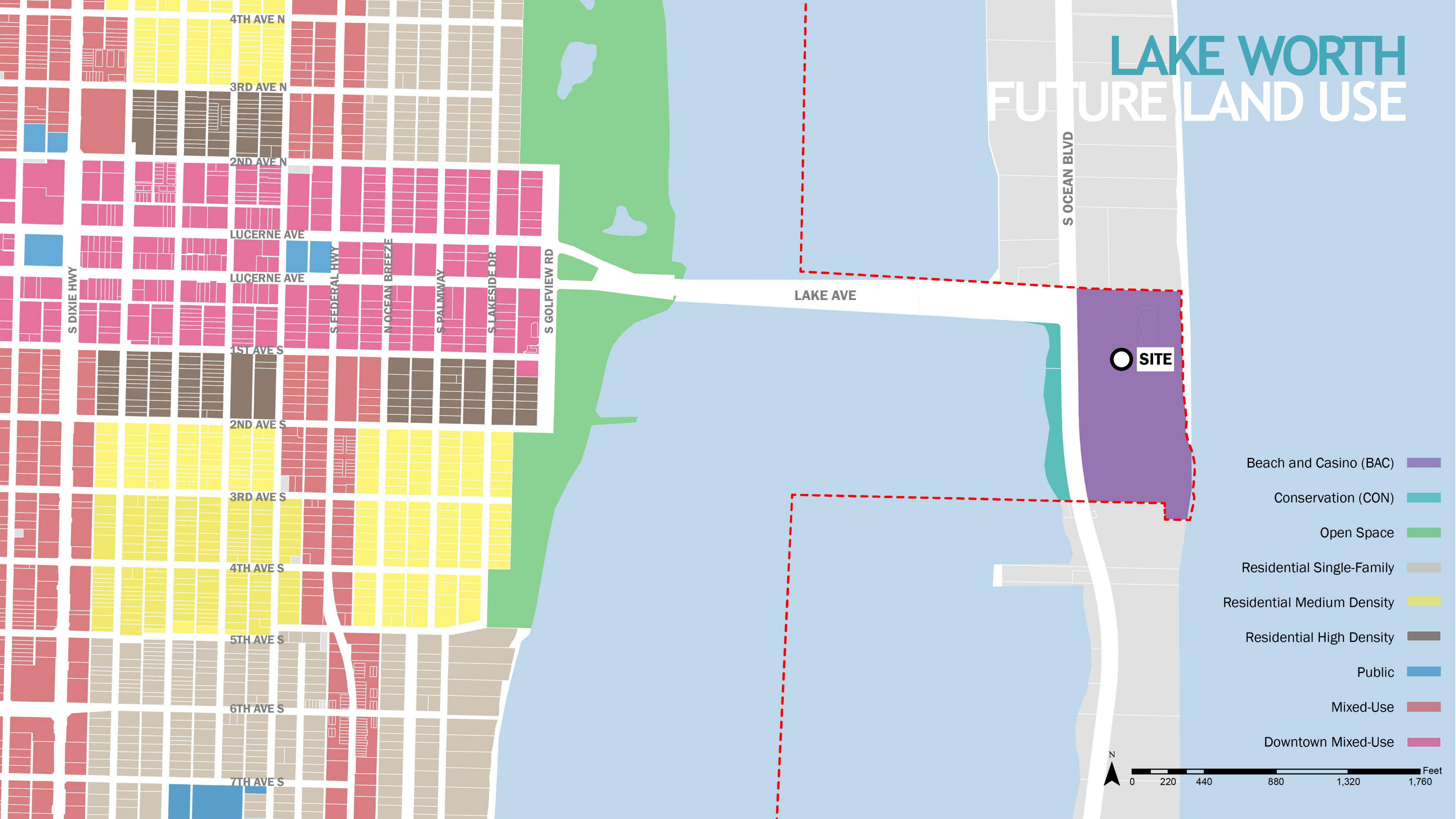


- VE: 1% ANNUAL CHANCE FLOOD EVENT █
- 0.2% ANNUAL CHANCE FLOODPLAIN █
- AE: 1% ANNUAL CHANCE FLOOD EVENT █





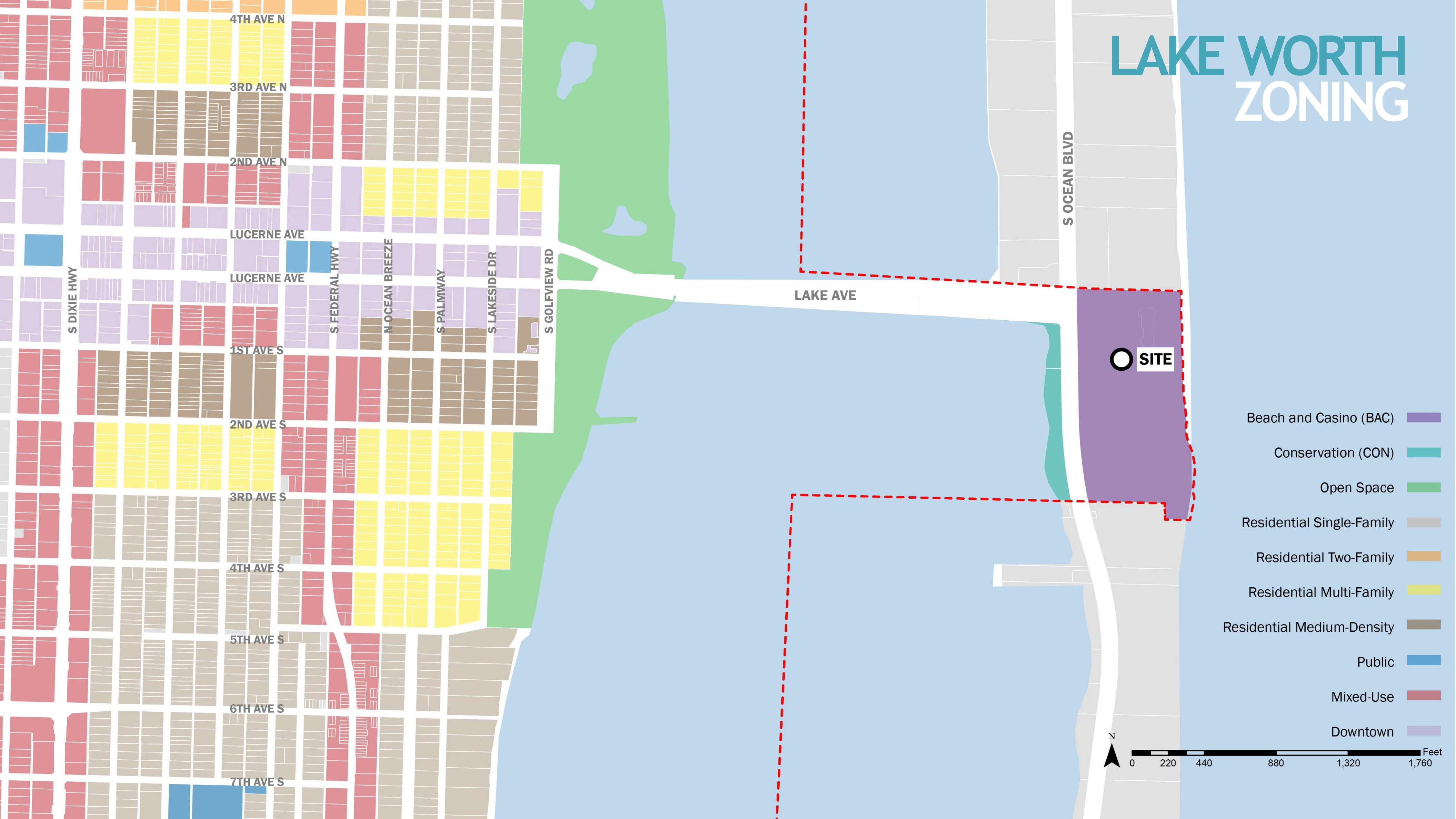
# LAKE WORTH FUTURE LAND USE



○ SITE



# LAKE WORTH ZONING





# 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

MBC SITE AREA = +/- 13 ACRES







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**WE KNOW WHY THE FUTURE OF  
THE MUNICIPAL BEACH COMPLEX  
IS SO IMPORTANT**

**“Lake Worth Beach: The Art of Florida Living”**



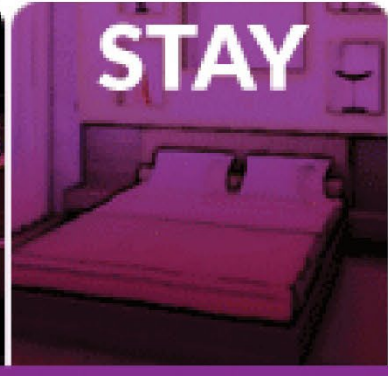
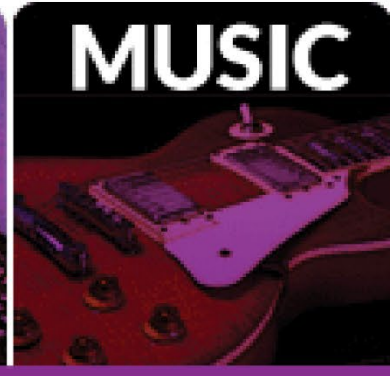
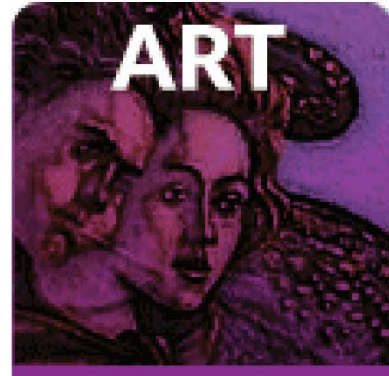


City of  
**Lake Worth Beach**  
FLORIDA™

# **OPEN SPACE RECREATION MASTER PLAN**











### Little Free Art Galleries

- 1 **THE EGG**  
HATCH - 1121 Lucerne Ave  
Downtown Corridor
- 2 **GALERIE DU PARC**  
Bryant Park
- 3 **OCEAN'S II GALLERY**  
1115 N Ocean Breeze  
Parrot Cove
- 4 **ART MANGO**  
416 11th Avenue N  
Mango Groves
- 5 **EDEN MUSÉE**  
1525 North K Street  
Eden Place

### Adirondack Chairs Locations

- 1 **MATHEWS BREWERY**  
130 South H Street
- 2 **HATCH1121**  
1121 Lucerne Avenue
- 3 **THE BOHEMIAN**  
101 South East Coast Street
- 4 **THE HIDEOUT**  
509 Lake Avenue
- 5 **THE TACKY TOURIST**  
630 Lake Avenue
- 6 **PAWS ON THE AVENUE**  
525 Lake Avenue
- 7 **LAKE WORTH BEACH LIBRARY**  
15 North M Street
- 8 **LAKE WORTH BEACH CITY HALL**  
7 North Dixie Hwy





# Cultural Arts Plan



an arts plan for downtown lake worth.

### PRIORITIES

<b>A</b>		MAINTAIN AND PROMOTE LAKE WORTH'S UNIQUE CHARACTER
<b>B</b>		RETAIN AND ENHANCE DOWNTOWN VIBRANCY IN LAKE WORTH 24/7
<b>C</b>		ENCOURAGE GREATER ARTS AND CULTURE ENGAGEMENT AND COLLABORATION
<b>D</b>		IMPROVE ACCESS TO ARTS AND CULTURE DOWNTOWN
<b>E</b>		STRENGTHEN PUBLIC SUPPORT FOR ARTS AND CULTURE

# ARTS & CULTURAL MASTER PLAN

## FOR DOWNTOWN LAKE WORTH

Submitted by Lord Cultural Resources and Jon Stover Associates





**ARTS.  
CULTURE.**

ARTS. CULTURE. COMMUNITY.

**Community  
Charrette**

Community members will have an opportunity to work collaboratively with the WMODA design team to discuss site plan, concepts for amenities, and provide feedback on the proposed design.



Specifically for City of Lake Worth Beach Residents & Business Owners

WEDNESDAY  
**May 22**

6:00 PM to 8:00 PM EST

**Hatch 1121**  
1121 Lucerne Ave,  
Lake Worth Beach, FL 33460

**REGISTRATION IS CLOSED**  
Meeting attendance is at capacity.



Visit [wmodaloveslwb.com](http://wmodaloveslwb.com) for updates and to sign-up for the newsletter.

**Virtual  
Community  
Meeting**

Learn more about the proposed mixed-use CULTURAL ARTS CAMPUS, ask questions, and provide input.



Free & Open to City of Lake Worth Beach Residents & Business Owners

MONDAY  
**April 8**

6:00 PM to 7:00 PM EST

Register in advance to attend the meeting:



[https://us02web.zoom.us/webinar/register/WN\\_11A50CMiRZyz4pGXRbVLzg](https://us02web.zoom.us/webinar/register/WN_11A50CMiRZyz4pGXRbVLzg)





# GULFSTREAM HOTEL DEVELOPMENT



Images: Palm Beach Post, City of Lake Worth Beach



The Gulfstream Hotel development is anticipated to generate approximately the following employment and wages:

During Construction

**1,241 Jobs**

Salary & Wages During Construction

**\$71.9 Million**

Annual Jobs During Stabilized Operations

**342 Jobs**

Annual Salary & Wages During Stabilized Operations

**\$14.3 Million**

Average Annual Salary During Stabilized Operations

**\$41,821**

*Figures above reflect total (direct, indirect, and induced) impacts of construction and stabilized operations of both hotel and apartment operations.*



A stylized palm tree with a circular arc around its trunk is positioned on the left side of the image. The background features a large, faint circular graphic with a palm tree silhouette inside it. The entire scene is set against a solid teal background.

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**WE UNDERSTAND HOW TO  
BRING PEOPLE  
TOGETHER**

**“Our commitment to collaboration”**





# WE UNDERSTAND HOW TO BRING PEOPLE TOGETHER

“Our commitment to collaboration”



CRITICAL ROLE FOR

# LOCAL COMMUNITY + CIVIC ORGANIZATIONS

BUILDING FOUNDATIONAL PARTNERSHIPS

**Public Outreach to include:**

- **Community Public Forums**
- **Stakeholder Meetings**
- **Community Workshops**
- **Online Community Surveys**

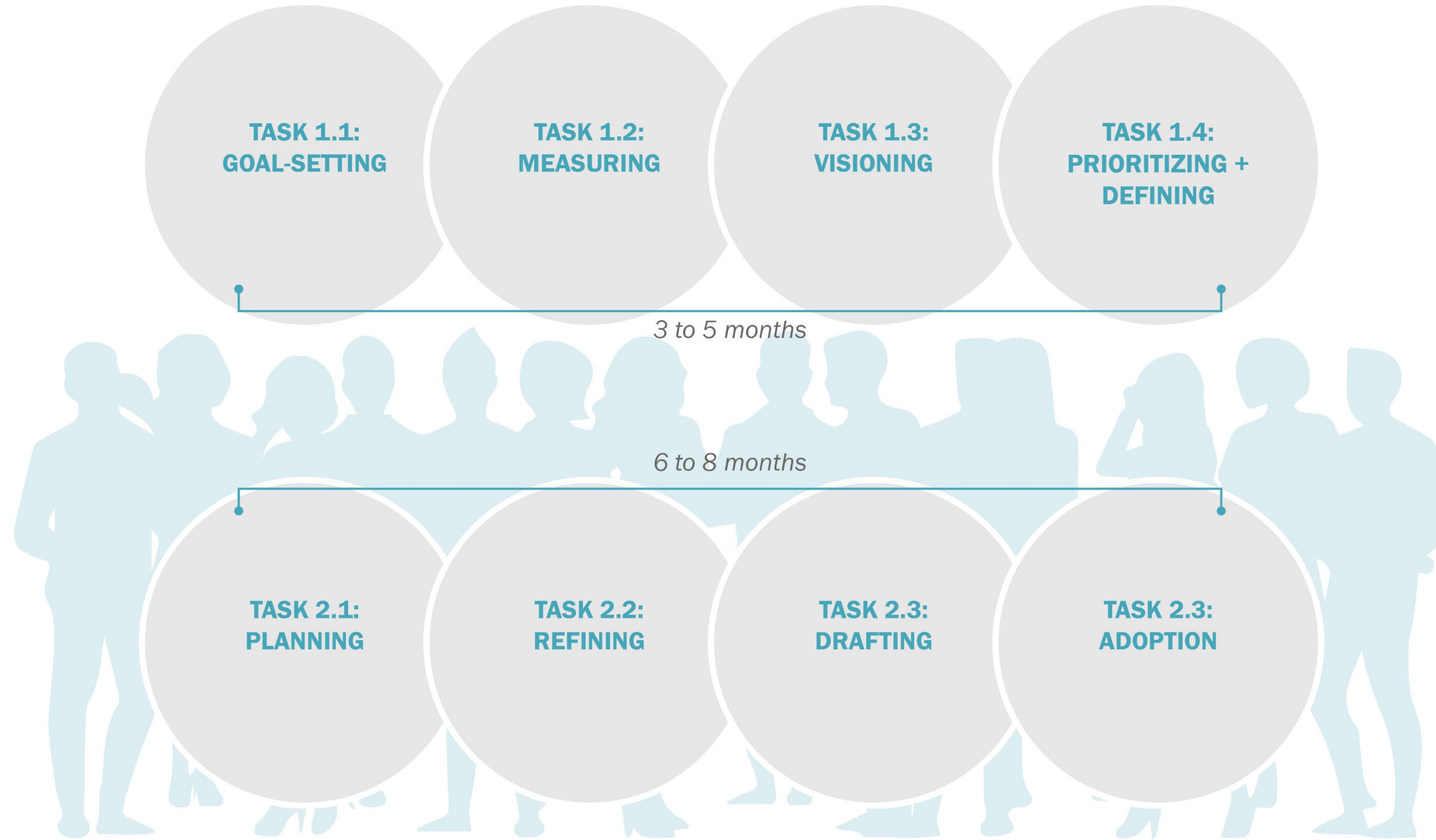
PUBLIC + LOCAL CIVIC + COMMUNITY ORGANIZATIONS





# LAKE WORTH BEACH | MUNICIPAL BEACH COMPLEX DEVELOPMENT

Creation of a Strategic Vision Plan



Use the Strategic Vision Plan to develop the MUNICIPAL BEACH COMPLEX DEVELOPMENT

**IMPLEMENTATION PLAN**



## PHASE 1

Survey Public Perception & Attitude



## PHASE 2

Public Support for Recommendations



## PHASE 3

Path Forward + Champions + Consensus



## PUBLIC OUTREACH ENGAGEMENT PLAN

Municipal Building Complex **VISIONING + PLANNING COMMITTEE**



**RFQ >  
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

**A CUSTOMIZED  
APPROACH  
TO CREATING  
VALUE**

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.

**UNDERSTANDING  
THE SCOPE OF  
SERVICES**

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 creating accessible, inclusive urban spaces that promote equity, connectivity, and community.

**PROCESS AND  
APPROACH  
TO SCOPE OF  
SERVICES**

**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.



A stylized graphic featuring a palm tree on the left and a globe in the background, both rendered in a light teal color against a darker teal background. The globe is partially obscured by the text.

**G**

**FORWARD**

**TOGETHER**

**“Once in a generation opportunity”**



**Q + A**