



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD - WMODA SPECIAL MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JULY 16, 2025 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES Present were Robert D’Arinzo-Chair; Nadine Heitz-Vice Chair; Edmund Deveaux, Elaine DeRiso; Laura Devlin.

Also present: William Waters, Director for Community Sustainability; Scott Rodriguez, Asst. Director for Planning & Preservation; Annie Greening, Principal Planner; Anne Hamilton, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

CASES

SWEARING IN OF STAFF AND APPLICANTS Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION

- 1) WMODA -COA legal notice

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

NEW BUSINESS:

- A. HRPB Main Project Number 25-00900001 (Ordinances 2025-06 and 2025-07):** A request for a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Right-Of-Way Abandonment, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, and Transfer of Development Rights for the project commonly referred to as “WMODA,” to construct a museum building and 110-unit residential building with ancillary storage, café/retail space, and community art space. The planned development also includes a property owned by the Cultural Council for Palm Beach County and a property owned by the Lake Worth Beach Community Redevelopment Agency (CRA), both of which will be vested for future development including affordable/workforce units. This project will also include a Zoning Map amendment (rezoning) of eleven (11) existing parcels, as well as the required historic review applications (Certificates of Appropriateness) for the relocation of three structures (25-00100068), demolition of one structure (25-00100149), and the construction of the proposed new museum and residential buildings (25-00100150 and 25-00100151).

Staff: A. Greening present case analysis; Rezoning, Planned Development, COA's.

Rezoning- Includes the unification of eleven (11) rezoned parcels along with 2 other parcels for a total of 2.254 combined acres.

The Planned Development is proposed to include a new museum building, 110 residential units (including eight (8) affordable units), a public art walk/arts alley and proposed future development of affordable housing at 11 South L Street and 30 South K Street.

The analysis shows the proposed rezoning is in compliance with the Comprehensive Plan and the Strategic Plan.

Planned Development –The code required applications to provide/allow the various uses are: Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, two (2) Conditional Use permits, Sustainable Bonus Incentive Program, Transfer of Development Rights, and Affordable Workforce Housing Program. Right-of-Way abandonments do not require HRPB review/recommendation to the City Commission

Phase I includes 2 buildings- the four-story Museum building and five-story Residential building.

Includes two buildings- one a museum housing ancillary uses such as café/retail, galleries, storage and offices. The second building would be a 110-unit residential use with amenities. Included on the overall site would be an Art Walk /Arts alley. Parking requirements per the uses are 213 spaces. With a 25% reduction, 223 spaces are proposed through a combination of on-street, off-street, bicycle spaces and provision of a bus space and in-lieu parking in proposed city garage. Parking is also below the Residential building.

Phases II and III involve two other parcels owned by PBC Cultural Council and Lake Worth Beach CRA; those lots would be vested with affordable workforce housing structures as part of the Planned Development request.

Renderings show the Phase I buildings share design inspiration but are not designed to be look-alike buildings.

New Construction of Museum and New Construction Residential -The buildings are larger in scale than the surrounding structures; height, width and massing is in scale and typical for a large-scale development. The rhythm of projections and openings, textures and styles all contribute to a visual differentiation and harmony. Recessed facades, arched and non-arched openings as well as colors provide visual breaks/interest in the facades. The facades are articulated in 25 foot increments similar to the lot sizes that were typically found in the city. Flat rooflines are compatible with neighboring structures in addition to limiting the height; they do not create a false sense of history. There are elements such as metal eyebrow projections on both structures which are typical in a Mid-Century Modern style. A mural is tentatively proposed to eliminate the west facing blank façade of the museum and would be brought before the Board at a later date. The proposed new construction is generally consistent with the COLWB Historic Guidelines, Historic Preservation Ordinance and Land Development Regulations (LDR's).

Incentives- SBIP- Bonus height up to 56.25 feet, 10 units per acre, FAR up to 2.27. Of the \$1,049,962.50 fee due half will be waived, per the City Commission, and the remaining half will be provided in the form of improvements including an Art Walk/Art Alley, Community Art Space, Public Art, Bicycle Mobility systems and relocation of three (3) historic structures which total 50% of the incentive improvements. The estimated value of the qualifying features equates to \$6,731,013. Of the Affordable Workforce housing units (8) six will transfer units to 30 South K Street. The CRA site will transfer eight (8) market rate units to the Phase I residential structure.

Site plans for the CRA and PBC Cultural Council will be heard by the Board at a later date.

Four Certificates of Appropriateness- COA-25-00100068- Relocation of three existing structures; COA-25-00100149- demolition of one structure; COA-25-00100150 and COA-25-00100151 for the new construction of a museum and residential building.

Relocation – 17 South M Street with 2 contributing structures proposed to move to 704 1st Ave S, and 26 South L Street a 4- unit multi-family dwelling contributing structure to 30 South K St. The City Commission also discussed a larger parking garage to use the entire South K St site. The CRA has raised concerns were finding partners and financial feasibility of relocation of 17 S. M Street. This amended proposal would follow the recommendations made with the L & M projects Certificates of Appropriateness. Ultimately the structures could be demolished. Of note is the potential re-location outside of the historic district would not bring the inventory in the district to a level below the required threshold for district designation. Reconstruction would also be a possibility.

Demolition of 501 Lake Avenue – major changes in 1968 and 2005.

Board appreciates the thoroughness of the staff report.

Agents for Sunshine Lake Worth Development LLC, Lake Worth Beach CRA and the Cultural Council of Palm Beach County (applicants)- Renee Miller/ Corey O’Gorman for Miller Consulting Group; Katheleen S. Kauffman, KSK Preservation, LLC; Robert Thomas-Architect.

Renee Miller- The applicants have stayed true to the LDR’s as is evident by the lack of variance requests. Phase I includes a proposed is a transfer of 14 affordable units to the CRA parcels for future residential in exchange for six (6) market rate units. All parcels will remain on the tax roll; the museum will remain privately owned. Projected benefit is seven (7) million in tax revenue over the next 10 years. The hope and intent is to provide a purpose-built home for the art collection amassed by the owner. The developer works with and promotes local artists and children’s programs such as pottery and glassblowing.

Kathleen Kauffman- Historic Preservation Expert- The value of the new construction is much more than the value of 501 Lake Avenue restored. The building would not qualify for the national register as there have been so many modifications over time. The Historic Design Guidelines and the Preservation Ordinance are very thorough. Context and Compatibility are of the most importance. The effect on the remaining district properties, much of it vacant lots and surface parking. This project is below the existing height of the Lucerne, even with five stories. The residential building has been stepped back as the applicant understood the height would/could be a concern. Mid-Century modern is the style most found in the district and especially right across from the museum site.

Robert Thomas-Architect at HLW- Examined the Mobility Plan and how the structures would fit into the existing area. The bus stop was provided with transportation for visiting children’s groups in mind.

A quick tour of the museum space reveals a Bookstore/Café on the ground floor level; the main museum on the 2nd floor; a gallery/event space with an outdoor terrace on the 3rd floor; and the 4th floor will be utilitarian.

Board: Members express their appreciation for the plans and efforts of all parties to bring to Board; are impressed by the inclusion of so much art since the town is re-known for art; appreciation of the outreach to the community and concern regarding the 11th hour position of the City Commission (meeting 7/15/2025) and demolition of structures. One member expresses reluctance to approve not knowing the full impact of the change. There were charettes and public meetings, the costs to move the structures were known. Doesn’t like to vote on the project without knowing the outcome of the structures. People supported the project provided the structures are to be preserved.

William Waters: The proposal for the re-location is exactly as previously approved by the Board. Every effort will be made to relocate, the Board will be apprised of the determination.

Board: Why was 501 recommended for demo versus the other two properties? **Response:** The integrity is long gone and masonry is difficult to move. Will the glass be impact? **Response:** Yes, it will meet Florida Building Code. Is there a concept for the mural as of yet? **Response:** There will be a call to artist and evaluation of the artist. **Board:** Suggestion to involve a vote with resident choices. **Response:** The executive director of the museum would be the best person to make the choices. **Board:** Is there sufficient financial backing? **Response:** Yes, the amount of funds, time and effort expended by the WMODA team would not have brought the project to this point if there was not sufficient funding. **Board:** Hours of

operation? **Response:** Considering whether it is open for 5-6 days and perhaps not late into the evening. This will be determined at a later date.

Public Comment: See attached sheet for complete detail.

Speaking on behalf of themselves: Debra Roberts (virtual) -127 S. K St.; Greg Richter – 1202 S. Palmway; Ginette Powell- 224 N. Palmway; Catherine Kohlmeyer- 503 1st Ave. S.; Tyler Chapman – 1224 16th Ave. N; Kim Stokes – 1321 N. L St.; Peggy Fisher – 508 N. A St.; Eliza Sumner – 216 S. K St.; John Szerdi -217 S. Palmway; Wes Blackman – 241 Columbia Dr.; Alex Schultz-612 2nd Ave. S.; Michelle Sylvester-525 Lake Ave. - Paws on the Avenue; Matt Budjinski- 30 S. J St.; Ven Williams-226 S. L St.; Ashley Torres-226 S. L St.; Tanya Rich-416 11th Ave. N.; Lauren Taylor-222 S. M St.; Vincent -28 Susan Cir Greenacres; Jon Faust- 511 Lake Ave.

Read into the record: Matt Budjinski 30 S. J. St Apt5; Ven Williams-226 S. L St; Vincent Z-28 Susan Cir Greenacres; Jon Faust – 511 Lake Ave; Beraca Albert 1106 6th Ave S; Ashley Torres-226 S L St.; Tanya Rich-416 11th Ave N; Lauren Taylor – 222 S. M St.; Brian Forber – 1031 N. M St.; Cory Metzler-222 N L St.; Eric Glickman-1030 N M St.; Eric Ray-1125 N. J St.; Jeni Hollister-331 S. K St.; Kim Lingle-1120 N. Palmway; Maura Hennessey-1031 N. M St.; Nancy Makek-1125 N. J St.; Penny Coursol-1232 Lake Geneva Dr.; Sandra Isabel 412 S. L St.; Maggie Lesnik 1704 Crest Rd.-unincorporated PBC.

Public Comment closed.

Motion: E. DeRiso moves to recommend approval of Ordinance 2025-07 to the City Commission for the proposed Zoning Map amendment based on the data and analysis in the staff report and the testimony at the public hearing; N. Heitz 2nd.

Vote: Ayes all, unanimous.

Motion: N. Heitz moves to recommend approval to the City Commission of Ordinance 2025-06, the WMODA Planned Development, based upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing with Conditions as recommended during discussion of the item (specifically confirmation of number of flex space parking spaces in-lieu provision) prior to City Commission); E. Deveaux 2nd.

Vote: Ayes all, unanimous.

Board asks for clarification on the COA for relocation and demolition in 2019.

Renee Miller – The contractual obligation will require Eight months to obtain building permit once entitlements are received hopefully in August.

Board member believes the burden should be on the CRA to find appropriate locations for re-location.

L. Devlin would prefer to table due to uncertainty with outcome of the structures.

Renee Miller – Believes the City Commission is seeking additional time to find a solution/options to the relocation; the developer prefers to not continue/postpone and come back as they do not want to risk losing a contract.

Motion: E. DeRiso moves to approve HRPB 25-00100068 with staff recommended Conditions for a Certificate of Appropriateness for the relocation of three structures at 17 S M Street and 26 South L Street based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; N. Heitz 2nd.

Vote: 4/1 motion passes; L. Devlin dissenting.

Motion: N. Heitz moves to approve HRPB 25-00100149 with staff recommended conditions for the demolition of the existing structure at 501 Lake Avenue based upon the competent substantial evidence

in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; E. DeRiso 2nd.

Vote: Ayes all, unanimous.

Motion: E. DeRiso moves to approve HRPB 25-00100150 with staff recommended conditions for a Certificate of Appropriateness for new construction of a museum building at 501-509 Lake Ave based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; E. Deveaux 2nd

Vote: Ayes all, unanimous.

Motion: N. Heitz moves to approve HRPB 25-00100151 with staff recommended conditions for a Certificate of Appropriateness for the new construction of a multifamily residential building at 13-23 South M Street and 16-32 South L Street, based upon the competent substantial evidence I the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; E. DeRiso 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3-minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: E. Deveaux mentions that progress can be painful but the City has to grow.

W. Waters congratulates the Board, CRA and WMODA as they have all taken much criticism.

ADJOURNMENT 8:40 PM