



AGENDA
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

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [WMODA -COA legal notice](#)

WITHDRAWALS / POSTPONEMENTS

PUBLIC HEARINGS:

BOARD DISCLOSURE

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 \(25-00100150 and 25-00100151\).](#)

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. *(Sec. 2-12 Lake Worth Code of Ordinances)*

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



LEGAL NOTICES

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IPB Project Number 25-00900001 (Ordinances 2025-06 and 2025-07)

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 "WMDA," 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), Property Control Numbers (PCNs) 38-43-44-21-15-023-0191, 38-43-44-21-15-023-0170, 38-43-44-21-15-023-0220, 38-43-44-21-15-023-0230, 38-43-44-21-15-023-0250, 38-43-44-21-15-023-0090, 38-43-44-21-15-023-0060, 38-43-44-21-15-023-0050, 38-43-44-21-15-023-0030, 38-43-44-21-15-023-0020, 38-43-44-21-15-023-0010, 38-43-44-21-15-021-0220, and 38-43-44-21-15-021-0010.

it, Jul 5, 2025
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asi-judicial Hearings - Lake Worth Beach
it, Jul 5, 2025, 10:49 a.m. EDT
[gcl Ad HRPB WMDOA](#)
greening@lakeworthbeachfl.gov

IPB Project Number 25-00900001 (Ordinances 2025-06 and 2025-07)
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HISTORIC RESOURCES PRESERVATION BOARD (HRPB) REPORT

Ordinance 2025-06 (PZHP Main Project Number 25-00900001): Consideration of a request for a Mixed Use Urban Planned Development, Major Site Plan, Development of Significant Impact, Conditional Use Permits (residential and non-residential), Sustainable Bonus Incentive Program, Transfer of Development Rights, and Affordable/Workforce Housing Program approval commonly referred to as “WMODA.”

Note: The data and analysis for the associated historic preservation applications and rezoning of eleven (11) parcels are under separate cover. The associated right-of-way abandonments do not require HRPB review prior to City Commission hearings, and will be presented under separate cover to the Commission.

Meeting Date: July 16, 2025

Applicants: Sunshine Lake Worth Development LLC, Lake Worth Beach CRA, and Cultural Council of Palm Beach County, Inc.

Property Owners: Lake Worth Beach CRA, Cultural Council of Palm Beach County, Inc.

Addresses: 501-509 Lake Avenue, 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street

PCNs: 38-43-44-21-15-023-0170, 38-43-44-21-15-023-0191, 38-43-44-21-15-023-0220, 38-43-44-21-15-023-0230, 38-43-44-21-15-023-0250, 38-43-44-21-15-023-0090, 38-43-44-21-15-023-0060, 38-43-44-21-15-023-0050, 38-43-44-21-15-023-0030, 38-43-44-21-15-023-0020, 38-43-44-21-15-023-0010, 38-43-44-21-15-021-0220, and 38-43-44-21-15-021-0010

General Location: Between the east side of South K Street and west side of South M Street, and between the south side of Lake Avenue and the north side of 1st Avenue South

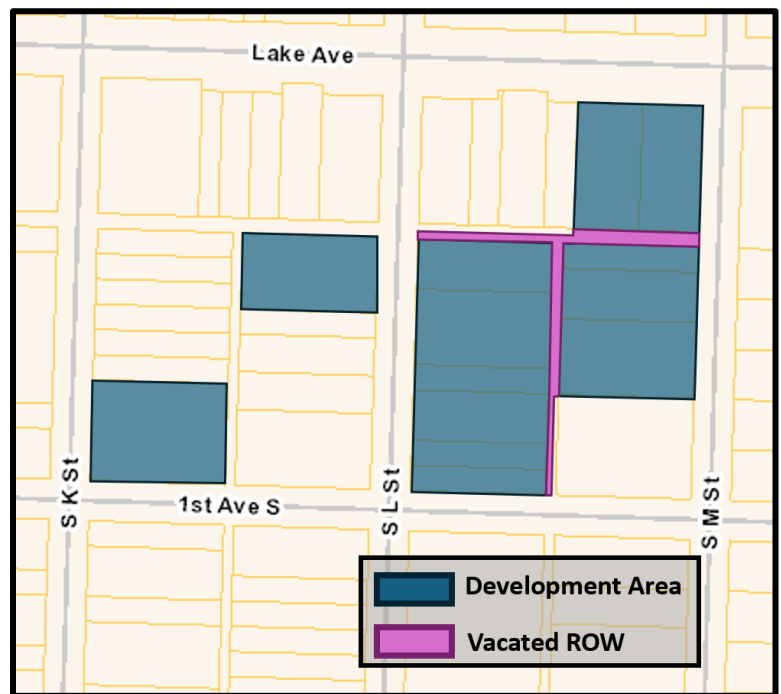
Size: ± 2.254 acres (2.14 acres of existing parcels and 0.114 acres of vacated alley) / ± 7.603 sf. existing structures

Existing Land Use: Vacant land, vacant residential, vacant office, parking lot

Future Land Use Designation: Downtown Mixed Use (DMU)

Zoning Districts: Downtown (DT) and Mixed Use – East (MU-E)

Location Map:



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) including the City's Major Thoroughfare Design Guidelines and Historic Preservation Design Guidelines and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, and Transfer of Development Rights requests are consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the HRPB for Ordinance 2025-06. The conditions are located on pages 15-17 of this report.

PROJECT DESCRIPTION

The Applicants, Sunshine Lake Worth Development LLC, Lake Worth Beach CRA, and Cultural Council of Palm Beach County are requesting approval of Ordinance 2025-06, which is inclusive of the following application types:

- **Mixed use urban planned development** to construct a \pm 32,283 square foot museum building for the Wiener Museum of Decorative Arts (WMODA) and \pm 136,831 square foot residential building (110 units) with 124 underground parking spaces along with ancillary storage, café/retail space, community art space, and an art walk/arts alley; and to vest a property owned by the Cultural Council for Palm Beach County (Cultural Council) and a property owned by the Lake Worth Beach Community Redevelopment Agency (CRA) for future development including affordable/workforce units.
- **Development of Significant Impact** to construct a mixed-use development over 100,00 square feet with more than 100 dwelling units.
- **Major Site Plan** to construct a mixed use development over 7,500 square feet
- **Conditional Use Permit** to establish a high-intensity (use area over 7,500 square feet) museum with ancillary fine arts storage, café, and retail space.
- **Conditional Use Permit** to establish a multi-family residential use over 7,500 square feet
- **Sustainable Bonus Incentive Program (SBIP)** for bonus density, intensity (FAR), and height
- **Transfer of Development Rights (TDR)** for bonus density and intensity (FAR)
- **Affordable/Workforce Housing Program (AWFH)** for bonus density

COMMUNITY OUTREACH

Per LDR Section 23.2-20, Public Neighborhood Meeting, *a public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored new construction projects along the City's major thoroughfares as well as those utilizing the City's Sustainable Bonus Incentive Program, Transfer of Development Rights Program and/or Economic Investment Incentives.*

On April 28, 2025, the applicant held a meeting with neighborhood residents at the Lake Worth Casino Ballroom. Notices were mailed to all property owners within 400 ft of the project, as well as to the Downtown Jewel Neighborhood Association, on April 19, 2025, and signs were placed on the properties. There were 137 attendees at the meeting. The applicant also created a project webpage: www.wmodaloveslwb.com

The project has complied with all of the public notice requirements, including a 400-foot courtesy notice, sign posting and legal notice. At the time of the completion and dissemination of this staff report, staff have received no letters in support of or opposition to the project from the public.

BACKGROUND

The project area includes thirteen (13) parcels: 501 Lake Avenue, 509 Lake Avenue, 13 South M Street, 17 South M Street, 23 South M Street, 16 South L Street, 20 South L Street, 24 South L Street, 26 South L Street, 30 South L Street, 32 South L Street, 11 South L Street, and 30 South K Street. Below is a summary of the properties based on Palm Beach Property Appraiser's records and City records:

501 Lake Avenue: The subject site is a 7,500 square foot parcel with an existing \pm 2,391 square foot building. The one-story Masonry Vernacular building was constructed in 1939 as a dental office. The property has also previously served as offices for the Greater Lake Worth Chamber of Commerce, and was most recently used as offices for the City of Lake Worth Beach Parking Division. The CRA acquired the property in 2024, and as of July 2025 the building is vacant. 501 Lake Avenue is a contributing resource in the Old Town National Register Historic District.

509 Lake Avenue: The subject site is a 8,125 square foot vacant parcel. The site previously had a c. 1939 commercial structure, which had served at various times as a retail shop, cafe, and restaurant. The structure was declared unsafe in 2020 and demolished in 2023. The CRA acquired the property in 2020.

13 South M Street: The subject site is a 3,375 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had two c. 1920 residential structures, which were demolished in 1984 and 2006. The CRA acquired the property in 2005.

17 South M Street: The subject site is a 6,750 square foot parcel with an existing \pm 2,100 square foot principal structure and an accessory structure. The two-story structures were built in 1941 in the Frame Vernacular architectural style with Colonial Revival detailing, and were originally used as a residential home and garage apartment. The structures have since been converted to office use, most recently housing the City's Leisure Services Department. The CRA acquired the property in 2018. Both buildings at 17 South M Street are contributing resources in the Old Town Local Historic District.

23 South M Street: The subject site is a 10,125 square foot vacant parcel. The site previously had a c. 1950 multi-family residential building and c. 1951 garage apartment structure. Both structures were demolished in 2020. The CRA acquired the property in 2018.

16 South L Street: The subject site is a 6,750 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had a c. 1925 duplex structure, which was demolished in 2006. The CRA acquired the property in 2017.

20 South L Street: The subject site is a 10,125 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had a c. 1926 single-family structure, which was demolished in 2006. The CRA acquired the property in 2005.

24 South L Street: The subject site is a 3,375 square foot vacant parcel. The site previously had a c. 1949 single-family structure and 1980 garage structure. The garage was demolished in 2020; the principal structure was demolished in 2025 following a fire that rendered the building unsafe and in danger of collapsing. The CRA acquired the property in 2018.

26 South L Street: The subject site is a 6,750 square foot parcel with an existing \pm 3,112 square foot residential structure. The two-story structure was built in 1940 in Frame Vernacular architectural style with Colonial Revival detailing, and was used as a four-unit multi-family residence. Two rear additions were constructed in 1968 and 1971-1975. The CRA acquired the property in 2018. The structure is a contributing resource in the Old Town Local Historic District.

30 South L Street: The subject site is a 3,375 square foot vacant parcel. The site previously had a c. 1935 residential building and c. 1959 garage structure, both of which were declared unsafe in 2022 and demolished in 2023. The CRA acquired the property in 2018.

32 South L Street: The subject site is a 3,375 square foot vacant parcel. The site previously had a c. 1939 multi-family building, which was declared unsafe in 2022 and demolished in 2023. The CRA acquired the property in 2018.

11 South L Street: The subject site is a 10,125 square foot parcel; the parcel has no structures but has been improved with walking paths and landscaping to serve as an outdoor gathering space. The site previously had three residential structures, which were demolished in 2004. The Cultural Council acquired the property in 2015.

30 South K Street: The subject site is a 13,500 square foot vacant parcel. The site previously had a c. 1925 multi-family building, which was declared unsafe and demolished in 2018. The CRA acquired the property in 2021.

Code Compliance: There are no active code cases on the subject sites.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject properties currently have a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per **Comprehensive Plan Future Land Use Element Policy 1.1.1.7**, the Downtown Mixed Use land use designation is intended *“to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed-Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The implementing zoning districts are DT, MU-E, MF-20 and MF-30.”* The proposal would allow for the redevelopment of multiple properties with the construction of a new museum building and 110-unit residential building, future affordable housing development at 30 South K Street and 11 South L Street, the relocation of three historic structures, and construction of an arts walk/arts alley.

The proposal is supported by several Goals, Policies, and Objectives in the Comprehensive Plan, including:

- FLU Element - Objective 1.2.1: To promote the location of high-quality retail, office and mixed use projects in the Downtown Mixed Use (DMU) and Mixed Use East (MU-E) designations as the prime retail and commercial areas of the City.
- FLU Element - Objective 1.2.1.4: Development and redevelopment opportunities in the Downtown area will be enhanced through modification or reduction of parking space requirements, in recognition of public parking opportunities in the downtown area.
- FLU Element - Goal 1.3: To preserve and enhance the City’s community character as a quality residential and business center within the Palm Beach County urban area.
- FLU Element - Objective 1.3.3: To adopt and utilize innovative land development regulations that implement the goal of preserving and enhancing the character of Lake Worth as an attractive residential community and business center.
- FLU Element - Objective 1.4.2: To provide for the protection, preservation or sensitive reuse of historic resources.
- Housing & Neighborhoods Element – Goal 3.1: To achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.
- Economic Development Element - Policy 11.1.2.2: The City shall attract industries and employers in cluster industries such as light manufacturing, green manufacturing, cultural arts, artisanal arts, research and development, tourism and associated ancillary businesses, and other emerging industry clusters.

The City’s Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II and Pilar IV of the Strategic Plan state that the City shall strengthen Lake Worth Beach as a community of neighborhoods and navigate towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan state that the City shall diversify housing options, continue crime reduction and prevention in achieving a safe, livable and friendly community, achieve economic and financial sustainability through a versatile and stable tax base, and ensure facility placement, construction and development that anticipates and embraces the future. The proposed multi-family

and museum buildings and associated site improvements will contribute towards the City's Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan.

Based on the analysis above, the proposed WMODA Planned Development (Ordinance 2025-06) request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with Other City Plans

The proposed mixed use urban planned development is also supported by a number of other City plans, including but not limited to the Mobility Plan, CRA Redevelopment Plan, and Arts Cultural Master Plan.

The Mobility Plan encourages alternatives to traditional parking requirements, including multimodal and alternative forms of transportation. The CRA Redevelopment Plan includes goals to eliminate blight conditions in the Redevelopment Area; encourage the acquisition, demolition, and reuse of properties that no longer function at their highest potential economic use; and maintain the City's historic character while promoting economic vitality.

The Arts Cultural Master Plan calls for the City to encourage exposure to diverse populations, arts, and cultures within Lake Worth Beach and to direct growth to the downtown core of the City to enhance the downtown character and reinforce the area as a safe, appealing, and entertaining arts and culture destination. The Plan recommends development between 1st Avenue South and 1st Avenue North, adding height and density to allow for mixed use, live-work developments that support artists' needs. Assemblages of land are encouraged to create these mixed use developments.

Consistency with the Land Development Regulations (LDRs):

The proposed application was reviewed for consistency with all applicable requirements in the City's Land Development Regulations (LDR), including the Downtown zoning district and planned development requirements.

Mixed Use Urban Planned Development - Per Section 23.3-25, planned developments are intended to encourage innovative land planning and development techniques through incentives to create more desirable and attractive development within the City. The Department of Community Sustainability is tasked to review planned development applications in accordance with the City's LDRs, to assess compliance with the findings for granting planned developments (analyzed below) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

Analysis: The proposed Mixed Use Urban Planned Development was reviewed for compliance with Section 23.3-25. No waivers to the land development regulations are being requested. Incentives are proposed through planned development provisions, the City's Sustainable Bonus Incentive Program, Transfer of Development Rights, and Affordable/Workforce Housing Program for increased density, intensity, and height. The project is also using the mixed-use parking incentive, which reduces the required parking spaces by twenty-five percent (25%). Upon approval of the planned development, all parcels except for 30 South K Street and 11 South L Street will be conveyed to Sunshine Lake Worth Development LLC, and will be unified through a Unity of Title. The applicants have provided the required supporting information and development plans that comprise the master development plan. The proposal meets the minimum site area requirement of 0.5 acres. Outdoor storage is not proposed.

Downtown (DT): Per LDR Section 23.3-14, the DT district *is designed for the commercial core of Lake Worth, primarily along Lake and Lucerne Avenues from Golfview to the Florida East Coast Railroad right-of-way. The DT zoning district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors.*

Analysis: The proposed museum and multi-family uses are anticipated and encouraged in the DT zoning district. The uses have been reviewed for consistency with the required conditional use review criteria; and that analysis is provided on page 11 of this report.

The proposed museum and residential development generally complies with applicable zoning requirements. However, there is a conflict between the Downtown zoning district and Major Thoroughfare Design Guidelines regarding the front setback on Lake Avenue. LDR Section 23.3-14(d)(5) states: *All buildings fronting on Lake or Lucerne Avenues shall be situated between five (5) feet from the property line to afford a consistent building line along the avenues.* The intent of this five-foot build-to line is to create a consistent building line for pedestrians in the downtown area; however, the parcels at 501-509 Lake Avenue have lost ten feet of their property to the Lake Avenue right-of-way, and constructing the new museum in a consistent line with adjacent commercial structures requires the building to be placed directly at the front property line (zero-foot setback). The Major Thoroughfare Design Guidelines state: *Setbacks of buildings on the same street shall be consistent and similar in distance. This eliminates the possibility of views of buildings being obstructed due to staggered building placement.* This aligns with the intent of the Downtown build-to line requirement, and supports the decision to place the museum at the front property line along Lake Avenue.

LDR Section 23.3-14(d)(6) also requires that at least 75% of a building's ground floor consist of transparent elements including windows, doors, and/or other openings, with an architectural break every 25 feet. The current museum design provides transparent elements across approximately 65% of the ground floor; a condition of approval has been added to revise the design to meet this requirement.

The table and topic area analysis below evaluate the proposed site features and the project's compliance with the Code, and factoring in the Sustainable Bonus incentives, Planned Development incentives, Affordable/Workforce Housing Program, Transfer of Development Rights, and the Comprehensive Plan maximums for Phase I of the planned development:

Overall Site			
Development Standard	Base Zoning District Downtown (DT)	Mixed-Use Urban Planned Development (MUUPD) with SBIP, AWFH, and TDR	Provided
Lot Size (min) In square feet (sf)	6,500 sf	0.5 acres	± 2.254 acres
Density (max)	40 du/acre (90 units)	69 du/acre (155 units) + potential for 28 additional affordable/workforce units per LDR Section 23.2-39(b)(1)(g) = 183 potential units	Phase I: 110 units Phase II/III: at least 6 affordable units at 30 S K St, <i>no specific development yet proposed</i>

Phase I: Museum and 110-Unit Residential Development			
Development Standard	Base Zoning District Downtown (DT)	Mixed-Use Urban Planned Development (MUUPD) with SBIP, AWFH, and TDR	Provided
Lot Size (min)	0.15 acres (6,500 sf)	0.5 acres	± 2.254 acres total; ± 1.712 acres WMODA development
Lot Width (min)	25' along Lake Ave 50' in general	25' along Lake Ave 50' in general	125' along Lake Ave 140 along 1 st Ave S

Setbacks - Museum	Front (min build-to line on Lake Ave)	5' build-to line <i>Additional 8-12' setback required for 3rd story and above</i>	5' build-to line on Lake Ave, <i>Additional 8-12' setback required for 3rd story and above</i>	0-4' (1 st & 2 nd stories, <i>see analysis above</i>)* 8' (3 rd & 4 th stories)
	Rear (min)	n/a	n/a	n/a
	Street Side (min)	10' <i>Additional 8-12' setback required for 3rd story and above</i>	10' <i>Additional 8-12' setback required for 3rd story and above</i>	10-14' (1 st & 2 nd stories) 18' (3 rd & 4 th stories)
	Interior Side (min)	0'	0'	0'
Setbacks - Residential	Front (min)	10' <i>Additional 8-12' setback required for 3rd story and above</i>	10' <i>Additional 8-12' setback required for 3rd story and above</i>	12' (1 st & 2 nd stories) 20' (3 rd story) 45.5' (4 th story) 47.75' (5 th story)
	Rear (min)	n/a	n/a	n/a
	Street Side (min)	10' <i>Additional 8-12' setback required for 3rd story and above</i>	10' <i>Additional 8-12' setback required for 3rd story and above</i>	12' (1 st & 2 nd stories) 20' (3 rd - 5 th stories)
	Interior Side (min)	n/a	n/a	n/a
Impermeable Surface Coverage (max)		80%	80%	79.4%
Structure Coverage (max)		60%	60%	55.6%
Density (max)		40 du/acre (68 units)	69 du/acre (118 units)	110 units (102 market rate, 8 affordable/workforce)
Building Height (max)		30' (max. 2 stories)	56.25' (5 stories)	56.17' (5 stories, residential) 55.17' (4 stories, museum)
Maximum Wall Height at Side Setback		30'	56.25'	56.17' (residential) 55.17' (museum)
Floor Area Ratio (FAR) (max)		1.10	2.45	2.27 (169,114 sf)
Parking		Parking Calculated per residential unit and non-residential square footage. <i>See page 8 for detailed parking analysis.</i>	213 required spaces w/ mixed-use reduction	222 Spaces: -89 standard off-street -29 compact off-street -10 ADA off-street -21 standard on-street -1 bus on-street (4 equivalent spaces) -156 bike (39 equivalent spaces but only counting 24)

				-45 in-lieu spaces in the City parking garage on South K Street
Is site in floodplain (Flood Zone/BFE) or in Wellfield Zone?	Not located in a flood zone; Wellfield Zone 4			
Living Area (minimum)	One-bedroom	600 sf	600 sf	618-1,267 sf
	Two-bedroom	750 sf	750 sf	890-1,716 sf

Phase II/III: CRA Affordable Housing (30 S K St)			
Development Standard	Base Zoning District Downtown (DT)	Mixed-Use Urban Planned Development (MUUPD) with SBIP, AWFH, and TDR	Provided
Lot Size (min) In square feet (sf)	6,500 sf	0.5 acres	± 2.254 acres total ± 0.31 acres CRA development (13,500 sf)
Lot Width (min)	50'	50'	100'
Density (max)	40 du/acre (12 units)	69 du/acre (21 units) + additional 8 affordable/workforce transferred from Phase I site; potential additional affordable/workforce units per LDR Section 23.2-39(b)(1)(g)	<i>Not assessed; no specific development yet proposed</i>
Building Height (max)	30' (max. 2 stories)	56.25'	<i>Not assessed; no specific development yet proposed</i>
Floor Area Ratio (FAR) (max)	1.10	2.45	<i>Not assessed; no specific development yet proposed</i>

Phase II/III: Cultural Council Affordable Housing (11 S L St)			
Development Standard	Base Zoning District Downtown (DT)	Mixed-Use Urban Planned Development (MUUPD) with SBIP, AWFH, and TDR	Provided
Lot Size (min) In square feet (sf)	6,500 sf	0.5 acres	± 2.254 acres total ± 0.23 acres Cultural Council development (10,125 sf)
Lot Width (min)	50'	50'	75'
Density (max)	40 du/acre (9 units)	69 du/acre (16 units); potential additional affordable/workforce	<i>Not assessed; no specific development yet proposed</i>

		units per LDR Section 23.2-39(b)(1)(g)	
Building Height (max)	30' (max. 2 stories)	56.25'	<i>Not assessed; no specific development yet proposed</i>
Floor Area Ratio (FAR) (max)	1.10	2.45	<i>Not assessed; no specific development yet proposed</i>

Section 23.4-10. - Off-street parking: This section provides general provisions for off-street parking. The standards “apply to all parking spaces required for new buildings, new uses, additions, enlargements, or changes.”

Analysis: A total of 283 parking spaces are required for the museum and residential building. The applicant has opted to utilize the twenty five percent (25%) parking reduction credit for mixed use projects, which reduces the total required parking to 213 spaces.

As proposed, the project will have a total of 222 parking spaces, provided as follows:

- 89 standard off-street spaces (underground garage)
- 29 compact off-street spaces (underground garage)
- 10 ADA off-street spaces (underground garage and behind museum)
- 156 bicycle spaces (equivalent 39 off-street spaces, only counting 24 equivalent spaces due to limitations on alternative parking spaces)
- 21 on-street standard spaces
- 1 on-street bus space (equivalent 4 standard spaces)
- 45 in-lieu spaces in the proposed City parking garage on South K Street (see City Commission-approved development agreement)

Seven (7) EV charging stations will be available in the underground parking area. The applicants have also provided a parking management plan (see attachments to this report), which details how the applicants will allocate spaces to residents, employees, and guests; encourage alternative modes of transportation; and manage and enforce parking on the site.

Section 23.4-9, Off-Street Loading Regulations: *Every hospital, institution, hotel, commercial and industrial building or similar use, having a floor area in excess of ten thousand (10,000) square feet requiring the receipt or distribution by vehicle of materials and merchandise, shall have at least one (1) permanently maintained off-street loading space for each ten thousand (10,000) square feet of gross floor area or fraction thereof.*

Analysis: Per the plans provided, gallery, storage, and café areas of the proposed museum total approximately 19,841 square feet of space, which requires two (2) loading spaces. Two loading spaces are proposed for the development; one is located at the rear of the museum building, and the other is located at the east side of the residential building.

Section 12-7, Dumpster Requirements: *The location of all dumpsters shall be approved by the public services director or his designee and/or the building official or his designee. All dumpsters shall meet the requirements set forth in this section and all other ordinances, rules, regulations and policies adopted by the city.*

Analysis: The proposed locations for dumpsters, refuse bins, and recycling have been reviewed by Public Works. The dumpsters and bins will be fully screened and/or located inside the buildings. Per conditions of approval provided by Public Works, the applicant shall coordinate with Public Works regarding a service and collection plan, including centralized pickup location(s) and exact numbers of containers required.

Section 23.4-3, Exterior Lighting: *All outdoor lighting shall be installed in conformance with the provisions of this chapter, applicable electrical and energy codes, and applicable sections of the building code.*

Analysis: A photometric plan was provided depicting compliance with the exterior lighting requirements in Section 23.4-3 and does not allow light trespass upon neighboring residential properties or districts in excess of 12.57 lumens. The photometric plan also demonstrates compliance with the illumination requirements in LDR Section 23.3-25(e); with the exception of public lighting such as City-standard street lights, the proposed outdoor lighting does not exceed one foot candle outside the development's property lines. A condition of approval has been provided requiring proposed fixtures to have a warm tone setting of 3000 K or less.

Signage: Signage is required to comply with the size and design requirements in LDR Section 23.5-1. Proposed signs are reviewed for consistency with the sign code requirements and planned development at building permit.

Analysis: Signage is required to comply with the size and design requirements in the Land Development Regulations. Prior to the issuance of building permit for commercial signage, a Minor Site Plan amendment to establish a Uniform Master Sign Program in accordance with the City's Land Development Regulations is required.

Section 23.6-1. - Landscape regulations: *The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the City. Per Section 23.6-1(c)(2), "on the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping."*

Analysis: The development proposal provides perimeter landscaping and shade trees. Tree species include a mix of Bridal Veil, Spanish Stopper, and Live Oak trees with multiple native and non-native shrubs, grasses and groundcovers for the perimeter and interior plantings. The proposed landscaping is mostly consistent with the City's landscape regulations and the Major Thoroughfare Design Guidelines; however, conditions of approval have been added to replace proposed palms with street trees along South L Street and to increase the native tree count to meet the minimum 75% native tree requirement.

As required by the tree removal provisions in the landscape regulations, the applicant submitted a tree survey and disposition list. LDR 23.6-1(m)(7) establishes criteria for replacement of trees and palms; if there is not sufficient space on site to successfully plant enough replacement trees, an in-lieu fee shall be paid into the Tree Canopy Restoration Fund as a substitute to replacement.

Staff has added conditions of approval to remove sites from the disposition list that are not applicable to this development proposal, provide condition ratings in percentages, provide detailed calculations for mitigation and in-lieu fees, and revise inconsistencies about tree(s) to be retained. Staff has also provided a condition requiring any necessary in-lieu mitigation payment into the City's Tree Canopy Restoration fund prior to the issuance of a building permit for new construction.

Section 23.2-31 - Site Design Qualitative Standards (Attachment A)

Site Design Qualitative Standards are intended to *"promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements. The qualitative standards are designed to ensure that site improvements are arranged in ways which cannot be otherwise accomplished with quantitative standards."* These qualitative standards are applicable to site plan applications as well as all conditional uses. The Major Thoroughfare Design Guidelines are an adopted component of these Site Design Qualitative Standards as per Section 23.2-31(j), which are applicable to

properties adjacent to the City's major thoroughfares inclusive of the subject site. Compliance determination with the applicable standards in Section 23.2-31 are provided in Attachment A, and applicant responses to the applicable standards are provided in their Justification Statement (see attachments to this report). **The following analysis of the site, building, vehicular use area, and appearance support the compliance findings for the applicable standards listed in Attachment A and in the Major Thoroughfare Design Guidelines.**

Site Design Qualitative Standards Analysis & Major Thoroughfare Design Guidelines:

The proposed improvements to the site are consistent with the Major Thoroughfare Design Guidelines and the City's LDRs. The subject site is located along both Major Thoroughfares A and C as designated in the City's Major Thoroughfare Design Guidelines. The site is configured with a four (4)-story building and a five (5)-story building with pedestrian entrances fronting Lake Avenue, South L Street, and South M Street, as well as a pedestrian entrance to the residential building from the proposed art walk/arts alley. The art walk/arts alley will enhance the existing alley to create a walkable, inviting pedestrian experience integrating public art. Refuse will be stored internally for the residential building, and will be stored both internally and in a screened refuse area for the museum building.

Parking is proposed on a small surface parking area behind the museum and in an underground garage beneath the residential building. Vehicular ingress and egress is proposed from South M Street. The pedestrian and vehicular site circulation safely connects to the existing public rights-of-way. Landscaping is proposed to screen the perimeter of the site and provide internal vegetation; these improvements are further discussed in the landscape section of this report.

The proposed buildings are contemporary in design with visual references to and inspiration from Mid-Century Modern and Streamline Moderne architecture. Although the structures share design inspiration, they are not designed to be lookalike buildings; each building has its own unique design. The primary exterior finishes include smooth stucco in multiple colors, metal panels, and reinforced concrete panels, with a variety of painted and coated metal finishes for the buildings' windows, window shades, balconies, and canopies. Both buildings have flat roofs with screened mechanical equipment, and facades are recessed above the second story to align with zoning requirements and visually mitigate the buildings' height. The museum's windows emphasize horizontality, while the residential building's windows are more vertically oriented. While both buildings include visual breaks in the primary facades, the residential structure in particular emphasizes visual breaks through changes in color, balconies, recesses, and arches to visually reference the typical 25-foot and 50-foot increments of development (lot sizes) in Lake Worth Beach. Staff expressed concerns to the applicants regarding the long expanse of blank façade along the west elevation of the museum building; the applicants have proposed a mural on this elevation to bring visual interest and help mitigate the lack of architectural features.

Per LDR Section 23.2-31(c)(16), all new buildings that are 7,500 square feet in size or larger must meet additional performance standards, such as overall reduction in greenhouse emissions, reduction in carbon footprint, support of multi-modal transportation options, etc. Verification of these performance standards must be provided by an independent third party; staff has included conditions of approval requiring submittal of the third party verification for the performance standards prior to the issuance of the buildings' certificates of occupancy.

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North	DMU – Downtown Mixed Use	DT – Downtown and MU-E - Mixed Use - East	Residential, Restaurant, Retail, Office, Cultural Arts
South	HDR – High-Density Residential	MF-30 - Medium Density Multi-Family Residential (30)	Residential, Place of Worship
East	DMU – Downtown	DT – Downtown and MU-	Residential, Restaurant, Retail,

	Mixed Use	E - Mixed Use - East	Office
West	DMU – Downtown Mixed Use	DT – Downtown and MU- E - Mixed Use - East	Residential, Restaurant, Retail, Office, Parking

The proposed uses are anticipated, desired, and compatible uses in the Downtown zoning district. Additional use analysis is located in the Conditional Use Permit section, located on page 11 of this report.

Community Appearance Criteria:

The proposed development and associated site improvements represent a substantial improvement in the general appearance of the existing properties and is consistent with the Comprehensive Plan, Major Thoroughfare Design Guidelines, and the City's Land Development Regulations (LDRs). The project is in conformity with the principals of good design and quality and is in harmony with the city and the surrounding area as conditioned.

Section 23.2-35 - Development of Significant Impact (DSI)

A development of significant impact (DSI) is a commercial, office, or industrial development of 100,000 or more gross square feet of enclosed building area, including renovations of existing structures when a change to a more intensive use is anticipated, or a residential development of 100 or more dwelling units, including renovations of existing structures when a change to a more intensive use is anticipated. The proposed project qualifies as a DSI because it exceeds 100,00 square feet and includes a residential development of over 10 dwelling units.

Per LDR Section 23.2-35, a proposed DSI and any amendments to an approved DSI shall be reviewed and approved in accordance with the procedures and requirements for a Conditional Use Permit, except that the City Commission shall be the decisionmaker instead of the Historic Resources Preservation Board. The Conditional Use Permit criteria is outlined in the conditional use analysis section below.

Section 23.2-29 - Conditional Use Permit (CUP) (Attachment B)

Conditional uses are those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of conditions to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area. The museum and multi-family residential uses were reviewed for consistency with the required conditional use findings (Attachment B).

The proposed conditional uses are anticipated uses in the DT zoning district. The buildings will be served by existing municipal services, including water, sewer, refuse, fire and police. The proposed associated site improvements would improve the condition of existing parcels while providing new housing options, a new art museum, and public amenities such as the art walk and community art space. Electric service in the development area will be undergrounded, which will improve the infrastructure and service to the surrounding area. The applicant has also provided a PBC Traffic Performance Standards approval letter from Palm Beach County. In summary, the museum and multi-family uses are not anticipated to negatively impact the surrounding areas with traffic, noise, and air pollution more than uses that are permitted by right in the DT zoning district.

Section 23.2-33(c) - Sustainable Bonus Incentive Program (SBIP)

The City of Lake Worth Beach Sustainable Bonus Incentive Program (SBIP) is intended to implement Objective 1.2.3 of the City's Comprehensive Plan, which states the City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program. The Program offers the opportunity to attain an option for increased density, intensity (FAR), and/or height in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of a development proposal.

Per Policy 1.2.3.4 of the City's Comprehensive Plan, a mixed use urban planned development may obtain a 25% bonus on density, intensity (FAR), and height over the base line as outlined in Table 1 of the Comprehensive Plan. The Applicants are asking for a bonus height up to 56.25', a density of 50 units per acre (22 bonus units overall; 17 bonus units in Phase I), and a floor area ratio (FAR) of 2.27. The FAR requested is less than the maximum allowances that can be permitted for intensity through a sustainable bonus incentive in a planned development in the DT zoning district. The total square footage of bonus area above the second floor is $\pm 86,274$ square feet in total ($\pm 32,553$ square feet through Tier 1 SBIP for the buildings' third stories and $\pm 53,721$ square feet through Tier 2 SBIP for the buildings' fourth and fifth stories). Therefore, the value of required improvements for the SBIP bonus areas are \$244,147.50 ($32,553 \text{ sf} \times \7.50 per sf), plus an additional \$805,815 ($53,721 \text{ sf} \times \$15 \text{ per square foot}$). The total combined value of both SBIP Tiers is \$1,049,962.50. In the approved development agreement, the City Commission waived the requirement that 50% of the sustainable bonus incentive fee be paid to the City.

The project proposes multiple qualifying features, such as the art walk/arts alley, community art space, public art, and bicycle mobility systems. The project also proposes relocating three structures designated in the Lake Worth Beach Register of Historic Places for rehabilitation and reuse, which entitles the project to 50 percent of the incentive (equivalent value of \$524,981.25). The applicants have calculated the total value of their qualifying sustainability features at \$6,731,016.

Section 23.3-25(g) - Transfer of Development Rights (TDR):

Section 23.3-25(g) establishes the city's Transfer of Development Rights (TDR) program. Projects located east of Dixie Highway which utilize the TDR program may obtain an increase in overall density of ten units per acre. The rights are valued at a cost of \$15 per square foot, and are paid to the city in exchange for development rights on city-owned properties with a Public (P) future land use designation.

The proposed project has gained an additional 10 units per acre (22 bonus units overall; 17 bonus units in Phase I) through the transfer of development rights bonus. The TDR fee has been waived by the City Commission in the previously approved Development Agreement with the applicants.

Below are the criteria projects must meet to qualify for the program:

1. Projects incorporating transfer development rights must be a mixed use urban planned development, planned development, mixed use planned development or residential planned development.

Analysis: Yes, the proposed project is a Mixed Use Urban Planned Development.

2. Projects must have incorporated all of the density, height and intensity bonuses available under the sustainable bonus program prior to being eligible for the transfer development rights program.

Analysis: The proposed project has incorporated all of the density, height, and intensity bonuses available under the sustainable bonus program prior to incorporating the density bonus from the TDR program.

Section 23.2-29 - Affordable/Workforce Housing Program:

The applicant has elected to utilize the fifteen percent (15%) density incentive through the City's Affordable/Workforce Housing Program (AWFH). The AWFH Program requires that all units acquired through the affordable/workforce density incentive be income restricted in accordance with the provisions in this ordinance, as well as 15% of the total number of units gained through utilization of any other City incentives or bonus programs.

Analysis: The applicants are proposing to construct 110 dwelling units at 13-23 South M Street and 16-32 South L Street ("WMODA residential building"), of which eight (8) will be income restricted. Six affordable units that are required through the utilization of the City's Sustainable Bonus Incentive Program and Transfer of Development Rights program are being transferred to the CRA-owned site at 30 South K Street, along with an additional eight (8) affordable units that

are available through the Affordable/Workforce Housing Program for the WMODA residential building. This results in a total of fourteen (14) affordable units being transferred to the CRA site at 30 South K Street. The CRA site is transferring back six (6) market-rate units to the WMODA residential building.

The eight affordable/workforce units at the WMDOA residential building, also referred to by the applicants as “artist lofts,” will be income restricted at 80-120% of Area Median Income (AMI) for a period of fifteen (15) years. This is a reduction from the City’s standard requirement for affordable/workforce units to be income-restricted for a minimum of twenty five (25) years; this reduction was part of the applicants’ previously approved Development Agreement with the City Commission. The applicants have provided calculations for the in-lieu fee amount that resulted from this reduction in the affordability restriction period, which amounts to \$435,240 and is provided in the attachments to this report.

Site plans will be brought to the HRPB at a future date for residential development at the CRA site (30 South K Street) and the Cultural Council Site (11 South L Street). Both are eligible for residential development with affordable/workforce units:

- 30 South K Street: 21 units (10 market rate, 11 affordable/workforce), plus an additional 8 affordable/workforce units transferred from the Phase 1 development area
- 11 South L Street: 16 units (11 market rate, 5 affordable/workforce)

The planned development is also eligible for an additional 28 affordable/workforce units. Per LDR Section 23.2-39(b)(1)(g), *any platted lot of record within the CRA area boundaries, regardless of lot width or lot area, is entitled to one (1) additional affordable/workforce unit governed by a restrictive covenant meeting this section, even where the platted lot(s) of record are combined into a single parcel.* This planned development has a total of 28 platted lots of record, which entitles the proposed residential development(s) to an additional 28 income-restricted units. As there is not yet a specific development proposal for either 30 South K Street or 11 South L Street, it has not been determined how or if these additional 28 units will be distributed across the parcels.

Right of Way Abandonment

The proposal includes a right-of-way abandonment for the alleys running north-south and east-west bisecting the project site. 125 feet of the east-west alley between Lake Avenue and 1st Avenue South is proposed to be abandoned, along with the south half of the remaining 155 feet of that alley (approximately 3,037.5 square feet in total). 150 feet of the north-south alley between South L Street and South M Street is also proposed to be abandoned, along with the west half of the remaining 100 feet of that alley (approximately 2,000 square feet in total).

The City Commission will consider this request concurrently with the mixed use urban planned development. At first reading, the City Commission will consider permission to advertise the proposed ROW abandonment and then will consider the ROW abandonment request. If approved, the portions of the alleyways within the project site would be granted to the applicants. The utilities staff have added conditions of approval to require utility easements in the abandoned rights-of-way.

CONCLUSION AND CONDITIONS

The DT zoning district is intended “to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use.” The museum and multi-family residential uses are anticipated and encouraged uses in the Downtown zoning district. Based on the data and analysis in this report and the supporting materials by the applicant, the proposed mixed use urban planned development is appropriate and consistent with the City’s Comprehensive Plan, Strategic Plan, Major Thoroughfare Design Guidelines, and Land Development Regulations. The applicants have provided documentation that the proposed project will provide a substantial positive economic impact on the City’s downtown, and the planned development will vest multiple sites for the creation of new affordable/workforce housing. **Therefore, a recommendation of approval is provided to the HRPB with the following conditions:**

Planning & Zoning

1. A restrictive covenant shall be recorded for the affordable/workforce units prior to the issuance of a Certificate of Occupancy for the residential building.
2. Separate HRPB approval shall be required for the proposed mural on the museum building. The mural shall be approved, permitted, and installed prior to the issuance of a Certificate of Occupancy for the museum building.
3. All utility easements required by Electric Utilities and/or Water and Sewer Utilities shall be recorded before or concurrently with the ROW abandonments.
4. Prior to the issuance of a certificate of occupancy, documentation shall be submitted by an independent third party to the Department of Community Sustainability that the project fulfills the City's project performance standards listed in LDR Section 23.2-31.
5. Prior to building permit application, submit a site plan amendment to address the following:
 - a. Establish a Uniform Master Sign Program in accordance with LDR Section 23.5-1
 - b. Correct the front setback notation along Lake Avenue; setbacks on site plan (A-02) are currently measured from beyond the indicated property line.
 - c. Depict proposed utility easements on the site plan (A-02)
 - d. Correct the residential unit mix type and associated parking calculations on sheet A-04 to match the unit mix shown on the residential floorplans
 - e. Revise the museum's ground floor to comply with transparency requirement in LDR Section 23.3-14(d)(6).
 - f. Site-related comments provided by other departments, as applicable.
6. At building permit, provide a percolation test done by either a Professional Engineer or Geotechnical firm for proposed semi-pervious pavers. The percolation test must include an evaluation of the site soils and shall calculate the hydraulic conductivity. The hydraulic conductivity values should be calculated based on the South Florida Water Management District's Usual Open Hole Constant Head percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV". The percolation test should be submitted under the same cover of the Semi-Pervious Surface specification submittal.
7. All light fixtures shall be fully shielded to mitigate light pollution and shall meet Dark Sky requirements. If LED lights are used, then the light temperature shall be less than 3000K.
8. ROW permit approval shall be required for sidewalk café use along Lake Ave.
9. FDOT approval shall be required for work affecting the Lake Ave ROW, including awning/canopy overhang, landscape, and/or sidewalk café permit.

Historic Preservation

1. All conditions of approval from COAs #25-00100068, 25-00100149, 25-00100150, and 25-00100151 shall be adopted as part of the WMODA Mixed Use Urban Planned Development.

Landscape

1. Proposed tree removals will require a stand-alone tree removal permit.
2. Root barriers shall be used for all plantings that are within 5 feet of a utility easement or any other underground utility. Include a root barrier detail and indicate the root barrier locations on the landscape plan.
3. Prior to the issuance of a building permit for new construction, the applicant shall pay any required in-lieu mitigation fees into the City's Tree Canopy Restoration fund.
4. Prior to building permit application, submit a site plan amendment to address the following:
 - a. Revise disposition list to separate WMDOA development area from CRA receiving site and Cultural Council site, and remove 704 1st Avenue South from the disposition list, as that address is not part of this development approval

- b. Revise disposition list to provide condition ratings in percentages. Per LDR 23.6-1(m)(7), mitigation requirements differ for trees/palms with a condition rating of 50% or more versus trees/palms with a condition rating below 50%.
- c. Provide calculations for mitigation in-lieu fee, including the per-inch fees used to make the calculations.
- d. Provide plan to resolve the deficiency of replacement palms.
- e. Correct inconsistencies between landscape plan and disposition list as to whether the live oak (#123) will be removed or retained.
- f. At least 75% of all required trees must be native per LDR 23.6-1(j)(5). Please revise plans to increase native tree count.
- g. Provide trees in the northwest corner of the property near the residential L Street entrance. Palms shall not be used to replace required street trees.

Water & Sewer Utilities

1. Contact Rakib Chowdhury (rchowdhury@lakeworthbeachfl.gov) to coordinate regarding removal/replacement of water/sewer connections and meters:
 - a. The property 500 1st Ave South (Marked as Lot 28 Block 23 in the civil drawing) has active water and sewer connections from the mains located at the alley (Proposed to remove). In addition, the property has an active master water meter near the alley-side.
 - b. All the three water meters proposed for the removal are currently active.
2. During the building permit application:
 - a. Please call out in the plan about the schedules of the proposed sewer main construction before removal of the existing main.
 - b. Please show the invert elevations for all the proposed manholes.
 - c. Please call out the pipe materials for the water service lines.
 - d. Please provide permitting information from the South Florida Water Management District, PBC Health Department, FDEP, and FDOT.
 - e. Please provide a fire-flow calculation report based on a recent hydrant test.
 - f. Please show the conflict elevations for all utility crossings/conflicts.
 - g. Please call out the existing and proposed water-sewer utilities in the landscape plan. Please provide minimum clearances between the trees and utilities (both proposed and existing). Alternatively, please provide Public Service Details-23 (Typical Tree with Root Barrier) in the landscape details.
 - h. Please provide the cross-section for the South-East and North-West portion of the property showing how the stormwater will be stopped from flowing to the neighborhood properties.

Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under the jurisdiction of the Department of Public Works.
3. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
4. Prior to the issuance of a certificate of occupancy, ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction. A pre-construction video of the entire perimeter shall be performed and submitted to the City.

5. Contact Public Works Solid Waste and Recycling Division and meet with a representative to agree upon garbage / recycling storage location and screening, centralized container pickup location, and number of containers required so that they may be accurately depicted on the plans. Ex:
 - a. A-31 on Residential Plans: Trash location is shown, but there needs to be a discussion on how collection will take place. Based on dimensions and necessary radius for collection, truck access to the current plan location illustrated is not physically feasible.
 - b. A-11 on Museum Plans and Elevations: Dumpster location is shown, but there needs to be a discussion on how collection will take place. Based on dimensions and necessary radius for collection, truck access to the current plan location illustrated is not physically feasible.
 - c. Will there be any compactor(s) utilized? If not and individual containers are proposed to remain in the current location, will property management be placing them in the right-of-way for service and then returning them back on to the property on collection days?
 - d. The division manager for Solid Waste and Recycling, David Monestime, can be contacted by email at dmonestime@lakeworthbeachfl.gov or by phone at 561-533-7396.
6. Prior to the issuance of a Building Permit, any dumpster enclosure design (if applicable) shall meet the specifications of the Public Works Dept for size, type and material.
7. Prior to issuance of a building permit, a location shall be designated on the site plan for the storage of refuse carts and/or dumpsters on non-collection days. Plans shall also indicate how the refuse carts/dumpsters will be screened from public view on non-collection days.
8. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected right of way and remove all silt and debris collected as a result of construction activity.
9. Prior to performing work in the City Right-of-Way (ROW), apply for and receive issuance of a "Right of Way/Utility Permit" application.
10. Prior to the issuance of a Certificate of Occupancy, restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
11. Prior to the issuance of a Building Permit, the applicant shall submit an approved FDOT Permit for the work on Lake Ave.
12. For the Art Walk (A-02 on Site plan & A-11 on Museum Plans and Elevations), alleyway improvements consisting of new base, asphalt, and header curbs shall be constructed in compliance with the Public Works Construction Standards and Policy and Procedures Manual. Stamped concrete or stamped asphalt is requested, as annual / semi-annual brick paver maintenance is not desirable from a budgetary standpoint.

Electric Utilities

1. Prior to building permit application, submit a site plan amendment to address the following:
 - a. Developer to specify the path of the electric underground facilities to feed the transformers. Conduit for residential building to be enclosed due to the possibility of impact by traversing vehicles.
2. Electric Utility will request the utility 10ft easement in the alley between Lake Ave and 1st Ave S and L ST from the alley heading south to 1st Ave S and from L St heading east to the alley between L and M St. Before the issuance of a Certificate of Occupancy, the utility easement must be recorded.
3. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram.
4. Developer to show the location of the meter center on the site plan.
5. Developer will be responsible for installing their own lightning for the parking areas.
6. Developer will be responsible for installation of the conduits within the identified 10ft utility easement.
7. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
8. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.
9. If any meter is over 320 amps for single phase, or over 200 amps for 3-phase, a CT cabinet and CT meter will need to be installed. All meters and CT cabinets will require a minimum of 36" (36in) clearance in front for installation of the meter.

BOARD POTENTIAL MOTION:

I MOVE TO RECOMMEND APPROVAL WITH CONDITIONS of Ordinance 2025-06, commonly referred to as the “WMODA Planned Development” based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I MOVE TO NOTE RECOMMEND APPROVAL of Ordinance 2025-06, commonly referred to as the “WMODA Planned Development.” The project does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons].

Consequent Action: *The Historic Preservation Review Board recommendation will be forwarded to the City Commission as part of the supporting documents and materials upon first reading of Ordinance 2025-06.*

ATTACHMENTS

- A. Qualitative Development Standards
- B. Conditional Use Findings
- C. Ordinance 2025-06
- D. Application Package (survey, site plan package, architectural plans & supporting documents)

ATTACHMENT A – Qualitative Development Standards

Section 23.2-31(c) – Qualitative Development Standards	Analysis
<p>1. Harmonious and efficient organization. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.</p>	In compliance
<p>2. Preservation of natural conditions. The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four feet or more.</p>	Not applicable
<p>3. Screening and buffering. Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.</p>	In compliance
<p>4. Enhancement of residential privacy. The site plan shall provide reasonable visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.</p>	In compliance
<p>5. Emergency access. Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.</p>	In compliance as conditioned
<p>6. Access to public ways. All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.</p>	In compliance
<p>7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.</p>	In compliance
<p>8. Design of ingress and egress drives. The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.</p>	In compliance
<p>9. Coordination of on-site circulation with off-site circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of</p>	In compliance

existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

- 10. Design of on-site public right-of-way (ROW).** On-site public street and rights-of-way shall be designed to for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited access to parcels. **Not applicable**
- 11. Off-street parking, loading and vehicular circulation areas.** Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**
- 12. Refuse and service areas.** Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**
- 13. Protection of property values.** The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property. **In compliance**
- 14. Transitional development.** Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development. **In compliance**
- 15. Consideration of future development.** In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development. **In compliance**

Section 23.2-31(d) - Qualitative Buildings, generally	Analysis
<p>1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.</p>	In compliance
<p>2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.</p>	In compliance
<p>3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.</p>	In compliance

4. *The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.* **In compliance**
5. *Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.* **In compliance**
6. *Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.* **Not applicable**
7. *Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.* **In compliance**
8. *Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.* **In compliance**
9. *"Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.* **Not applicable**
10. *All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.* **Not applicable**
11. *All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.* **In compliance**
12. *Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.* **In compliance**
13. *No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.* **Not applicable**
14. *Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.* **In compliance**

15. All buildings shall address both the public right-of-way and improve the overall pedestrian experience through the inclusion of the following components: **In compliance**
- a. Clearly articulated entrances,
 - b. Expanses of fenestration at the ground level,
 - c. Provision of shade through porches, awnings, galleries, arcades and/or loggias as well as other appropriate forms to the chosen architectural style(s),
 - d. Integrated signage,
 - e. Pedestrian scaled lighting,
 - f. Buildings that define at least fifty (50) percent of the street frontage, and
 - g. Openings that approximate a golden ratio of 1.618.
16. All new buildings of seven thousand five hundred (7,500) gross square feet or larger shall incorporate design principles, practices and performance standards to achieve the following through a project proforma description and analysis prepared by the developer and verified by an independent third party: **In compliance as conditioned**
- a. Overall ten (10) percent reduction in greenhouse emissions over the life of the building as compared to industry standards,
 - b. Overall ten (10) percent reduction in carbon footprint during construction and operation of the building as compared to industry standards,
 - c. Overall twenty (20) percent reduction in refuse stream during construction and operation of the building as compared to industry standards,
 - d. Overall utilization of at least twenty (20) percent recycled materials and/or materials that are recyclable,
 - e. Overall twenty (20) percent reduction in water usage during operation of the building as compared to industry standards,
 - f. Efficient use of natural resources through use reduction, reuse, reclamation, and recycling,
 - g. Incorporation of design features and uses that support multi-modal transportation options,
 - h. Incorporation of appropriate safety features to ensure the security and comfort of both occupants and visitors,
 - i. Incorporation of amenities that are conducive to enhancing community pride and social interaction, and
17. In addition to the items enumerated above, all new planned developments shall strive to incorporate design elements, performance standards and/or specifications to enhance the public's awareness and appreciation of the community's commitment to the preservation and enhancement of the following sustainability qualities, values and principles: **In compliance**
- a. Cultural resources,
 - b. Historical resources,
 - c. Ecological/natural resources,
 - d. Diversity and inclusion,
 - e. Social justice,
 - f. Economic investment,
 - g. Neighborhood vitality,
 - h. Sense of place,
 - i. Education, and
 - j. Recreation.

Section 23.2-31(h) – Criteria for parking lots and vehicular use areas	Analysis
1. <i>Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.</i>	In compliance
2. <i>Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.</i>	In compliance
3. <i>The responsibility for beautification and design of a parking lot is the same as that which a homeowner has to his residential lot. The atmosphere within a parking lot or vehicular use area is to be as pleasant and park-like as possible, rather than a harsh stand of paving. Trees are of primary importance to the landscape and are not to be minimized in either height or quantity. Trees impart a sense of three-dimensional space in a relatively flat area. Trees cast shadows that help to reduce the monotony of an expanse of paving and create a refuge from the tropical sun. Signs designating entrances, exits and regulations are to be of a tasteful design and shall be subject to review by the board. Consideration may be given to use of pavement which is varied in texture or color to designate lanes for automobile traffic, pedestrian walks and parking spaces. Brightly colored pavement is to be used with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrance and exit areas of the lot. Trash, refuse and unaesthetic storage and mechanical equipment shall be screened from the parking lot.</i>	In compliance
4. <i>Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.</i>	In compliance

Section 23.2-31(m) – Community Appearance Criteria	Analysis
1. <i>The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.</i>	In compliance
2. <i>The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.</i>	In compliance
3. <i>The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.</i>	In compliance as conditioned
4. <i>The proposed structure or project is in compliance with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.</i>	In compliance

ATTACHMENT B - Findings for Granting Conditional Uses

Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:

Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	In compliance
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	In compliance
3. <i>The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.</i>	In compliance
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	In compliance
Section 23.2-29(e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	In compliance
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	In compliance
3. <i>The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.</i>	In compliance
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	In compliance
6. <i>The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a</i>	In compliance

demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

7. *The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.* **In compliance**

8. *The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior lighting.* **In compliance**



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Main Project Number 25-00900001: Consideration of multiple Certificates of Appropriateness as part of the Planned Development project commonly known as “WMODA,” including a COA for the relocation of three historic structures (25-00100068), a COA demolition of one structure (25-00100149), and COAs for new construction of the proposed new museum and residential buildings (25-00100150 and 25-00100151). The subject properties are located in the Old Town Historic District; 501-509 Lake Avenue is included in the Old Town National Register and Local Historic District boundaries, while 13-23 South M Street and 16-32 South L Street are only within in the Old Town Local District boundaries.

Note: The data and analysis for the associated zoning applications and rezoning of eleven (11) parcels are under separate cover.

Meeting Date: July 16, 2025

Applicants: Sunshine Lake Worth Development LLC, and Lake Worth Beach CRA

Property Owner: Lake Worth Beach CRA

Addresses: 501-509 Lake Avenue, 13-23 South M Street, 16-32 South L Street

PCNs: 38-43-44-21-15-023-0170, 38-43-44-21-15-023-0191, 38-43-44-21-15-023-0220, 38-43-44-21-15-023-0230, 38-43-44-21-15-023-0250, 38-43-44-21-15-023-0090, 38-43-44-21-15-023-0060, 38-43-44-21-15-023-0050, 38-43-44-21-15-023-0030, 38-43-44-21-15-023-0020, 38-43-44-21-15-023-0010

Size: ± 1.712 acres

General Location: Between South L Street and South M Street, and between Lake Avenue and 1st Avenue South

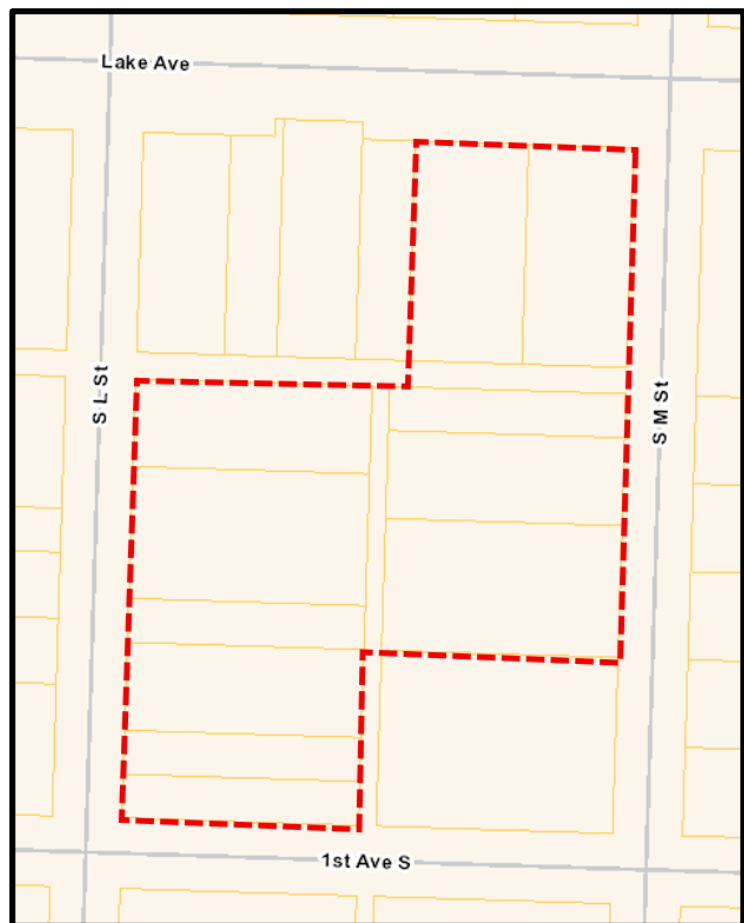
Existing Land Use: Vacant land, vacant residential, vacant office, parking lot

Future Land Use Designation: Downtown Mixed Use (DMU)

Current Zoning District: Downtown (DT) and Mixed Use – East (MU-E)

Proposed Zoning District: Downtown (DT)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. Staff recommends approval with conditions (listed on pages 8, 10, and 15) for the Certificates of Appropriateness for relocation, demolition, and new construction.

PROJECT DESCRIPTION

The applicants, Sunshine Lake Worth Development LLC and the Lake Worth Beach Community Redevelopment Agency (CRA), are requesting approval for four (4) Certificates of Appropriateness (COAs), inclusive of the following COA types:

- **Relocation** of three (3) contributing historic structures from 17 South M Street and 26 South L Street
- **Demolition** of one contributing historic structure at 501 Lake Avenue
- **New Construction** of a 110-unit, five-story residential building
- **New Construction** of a four-story museum building for the Wiener Museum of Decorative Arts (WMODA)

COMMUNITY OUTREACH

Per LDR Section 23.2-20, Public Neighborhood Meeting, *a public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored new construction projects along the City's major thoroughfares as well as those utilizing the City's Sustainable Bonus Incentive Program, Transfer of Development Rights Program and/or Economic Investment Incentives.*

On April 28, 2025, the applicant held a meeting with neighborhood residents at the Lake Worth Casino Ballroom. Notices were mailed to all property owners within 400 ft of the project, as well as to the Downtown Jewel Neighborhood Association, on April 19, 2025, and signs were placed on the properties. There were 137 attendees at the meeting. The applicant also created a project webpage: www.wmodaloveslwb.com

The project has complied with all of the public notice requirements, including a 400-foot courtesy notice, sign posting and legal notice. At the time of the completion and dissemination of this staff report, staff have received no letters in support of or opposition to the project from the public.

PROPERTY DEVELOPMENT HISTORY

The project area for the COAs includes eleven (11) parcels: 501 Lake Avenue, 509 Lake Avenue, 13 South M Street, 17 South M Street, 23 South M Street, 16 South L Street, 20 South L Street, 24 South L Street, 26 South L Street, 30 South L Street, and 32 South L Street. Below is a summary of the properties based on Palm Beach Property Appraiser's records and City records:

Parcels with Existing Structures:

501 Lake Avenue: The subject site is a 7,500 square foot parcel with an existing \pm 2,391 square foot building. The one-story Masonry Vernacular building was designed by local architect Edgar Wortman and constructed in 1939 as a dental office. Major alterations occurred in 1968, including major alterations to the front elevation. The front elevation originally had two separate doors flanked by three-part casement windows, a central cast stone panel, and decorative arched brick planters on the front and side elevations. The 1968 renovations created a central front entrance flanked by two tall windows on either side, and removed all decorative brick detailing. The alterations also altered the sizes of some window openings on the east elevation, added awnings across the structure, constructed a carport/garage and walled patio on the west side, and removed most of the windows on the west side of the structure and replaced them with doors to provide access to the carport. The building was renovated again in 2005, including replacement of casement windows with single hung windows and interior alterations. In addition to its use as a dental office, the property has previously served as offices for the Greater Lake Worth Chamber of Commerce, and was most recently used as offices for the City of Lake Worth Beach Parking Division. The CRA acquired the property in 2024, and as of July 2025 the building

is vacant. 501 Lake Avenue is a contributing resource in the Old Town National Register Historic District. The applicants are proposing to demolish the structure at 501 Lake Avenue so that the new museum may be constructed on the site.

17 South M Street: The subject site is a 6,750 square foot parcel with an existing \pm 2,100 square foot principal structure and an accessory structure. The two-story structures were built in 1941 in the Frame Vernacular architectural style with Colonial Revival detailing, and were originally used as a residential home and garage apartment. The structures were designed and constructed by C.R. White. The structures underwent rehabilitation in 2012, including window and door replacements, siding replacement, metal shingle roof replacement, front porch reconstruction replicating the original 1941 drawings, a new brick driveway, and interior renovations. The structures have been converted to office use, most recently housing the City's Leisure Services Department. The CRA acquired the property in 2018. Both buildings at 17 South M Street are contributing resources in the Old Town Local Historic District. The applicants are proposing to relocate the structures to a new site in the same historic district (704 1st Avenue South).

26 South L Street: The subject site is a 6,750 square foot parcel with an existing \pm 3,112 square foot residential structure. The two-story structure was built in 1940 in Frame Vernacular architectural style with Colonial Revival detailing, and was used as a four-unit multi-family residence. The structure was designed by local architect Edgard S. Wortman. Two rear additions were constructed in 1968 and 1971-1975. Other alterations include the installation of aluminum siding and roof replacement with asphalt shingles. The CRA acquired the property in 2018. The structure is a contributing resource in the Old Town Local Historic District. The applicants are proposing to relocate the structure (without the rear additions) to a new site in the same historic district (30 South K Street).

Vacant Parcels (No Existing Structures)

509 Lake Avenue: The subject site is a 8,125 square foot vacant parcel. The site previously had a c. 1939 commercial structure, which had served at various times as a retail shop, cafe, and restaurant. The structure was declared unsafe in 2020 and demolished in 2023. The CRA acquired the property in 2020.

13 South M Street: The subject site is a 3,375 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had two c. 1920 residential structures, which were demolished in 1984 and 2006. The CRA acquired the property in 2005.

23 South M Street: The subject site is a 10,125 square foot vacant parcel. The site previously had a c. 1950 multi-family residential building and c. 1951 garage apartment structure. Both structures were demolished in 2020. The CRA acquired the property in 2018.

16 South L Street: The subject site is a 6,750 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had a c. 1925 duplex structure, which was demolished in 2006. The CRA acquired the property in 2017.

20 South L Street: The subject site is a 10,125 square foot parcel; the parcel has no structures but has been improved with paving and striping for use as a parking lot. The site previously had a c. 1926 single-family structure, which was demolished in 2006. The CRA acquired the property in 2005.

24 South L Street: The subject site is a 3,375 square foot vacant parcel. The site previously had a c. 1949 single-family structure and 1980 garage structure. The garage was demolished in 2020; the principal structure was demolished in 2025 following a fire that rendered the building unsafe and in danger of collapsing. The CRA acquired the property in 2018.

30 South L Street: The subject site is a 3, 375 square foot vacant parcel. The site previously had a c. 1935 residential building and c. 1959 garage structure, both of which were declared unsafe in 2022 and demolished in 2023. The CRA acquired the property in 2018.

32 South L Street: The subject site is a 3,375 square foot vacant parcel. The site previously had a c. 1939 multi-family building, which was declared unsafe in 2022 and demolished in 2023. The CRA acquired the property in 2018.

A survey, current photos of the properties, the proposed site plan, and the submitted plans for the new construction are included as attachments to this report.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject properties have a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per Comprehensive Plan Future Land Use Element Policy 1.1.1.7, the Downtown Mixed Use land use designation is intended *“to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed-Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The implementing zoning districts are DT, MU-E, MF-20 and MF-30.”* The proposal would allow for the redevelopment of multiple properties with the construction of a new museum building and 110-unit residential building, requiring the relocation of three historic structures and demolition of one historic structure.

The proposal is supported by several Goals, Policies, and Objectives in the Comprehensive Plan, including:

- FLU Element - Objective 1.2.1: To promote the location of high-quality retail, office and mixed use projects in the Downtown Mixed Use (DMU) and Mixed Use East (MU-E) designations as the prime retail and commercial areas of the City.
- FLU Element - Objective 1.2.1.4: Development and redevelopment opportunities in the Downtown area will be enhanced through modification or reduction of parking space requirements, in recognition of public parking opportunities in the downtown area.
- FLU Element - Goal 1.3: To preserve and enhance the City’s community character as a quality residential and business center within the Palm Beach County urban area.
- FLU Element - Objective 1.3.3: To adopt and utilize innovative land development regulations that implement the goal of preserving and enhancing the character of Lake Worth as an attractive residential community and business center.
- FLU Element - Objective 1.4.2: To provide for the protection, preservation or sensitive reuse of historic resources.
- Housing & Neighborhoods Element – Goal 3.1: To achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.
- Economic Development Element - Policy 11.1.2.2: The City shall attract industries and employers in cluster industries such as light manufacturing, green manufacturing, cultural arts, artisanal arts, research and development, tourism and associated ancillary businesses, and other emerging industry clusters.

The City’s Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II and Pillar IV of the Strategic Plan state that the City shall strengthen Lake Worth Beach as a community of neighborhoods and navigate towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan state that the City shall diversify housing options, continue crime reduction and prevention in achieving a safe, livable and friendly community, achieve economic and financial sustainability through a versatile and stable tax base, and ensure facility placement, construction and development that anticipates and embraces the future. The proposed multi-family and museum buildings and associated site improvements will contribute towards the City’s Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan.

Consistency with Other City Plans

The proposed relocations, demolition, and new construction are supported by a number of other City plans, including but not limited to the CRA Redevelopment Plan and Arts Cultural Master Plan.

The CRA Redevelopment Plan includes goals to eliminate blight conditions in the Redevelopment Area; encourage the acquisition, demolition, and reuse of properties that no longer function at their highest potential economic use; and maintain the City's historic character while promoting economic vitality.

The Arts Cultural Master Plan calls for the City to encourage exposure to diverse populations, arts, and cultures within Lake Worth Beach and to direct growth to the downtown core of the City to enhance the downtown character and reinforce the area as a safe, appealing, and entertaining arts and culture destination. The Plan recommends development between 1st Avenue South and 1st Avenue North, adding height and density to allow for mixed use, live-work developments that support artists' needs. Assemblages of land are encouraged to create these mixed use developments.

Consistency with the Land Development Regulations - Zoning

The data and analysis related to the planning and zoning components/application types (Ordinance 2025-06) of the request are presented under separate cover. Specifically, Ordinance 2025-06 is inclusive of the following planning & zoning requests:

- **Mixed use urban planned development** to construct a ± 32,283 square foot museum building for the Wiener Museum of Decorative Arts (WMODA) and ± 136,831 square foot residential building (110 units) with 124 underground parking spaces along with ancillary storage, café/retail space, community art space, and an art walk/arts alley; and to vest a property owned by the Cultural Council for Palm Beach County (Cultural Council) and a property owned by the Lake Worth Beach Community Redevelopment Agency (CRA) for future development including affordable/workforce units.
- **Development of Significant Impact** to construct a mixed-use development over 100,00 square feet with more than 100 dwelling units.
- **Major Site Plan** to construct a mixed use development over 7,500 square feet
- **Conditional Use Permit** to establish a high-intensity (use area over 7,500 square feet) museum with ancillary fine arts storage, café, and retail space.
- **Conditional Use Permit** to establish a multi-family residential use over 7,500 square feet
- **Sustainable Bonus Incentive Program (SBIP)** for bonus density, intensity (FAR), and height
- **Transfer of Development Rights (TDR)** for bonus density and intensity (FAR)
- **Affordable/Workforce Housing Program (AWFH)** for bonus density

General Guidelines for Granting Certificates of Appropriateness

Section 23.5-4(k)1. – In General:

A. *What is the effect of the proposed work on the landmark or the property upon which such work is to be done?*

Analysis: The proposed work will relocate three contributing structures within the Old Town Historic District to prevent demolition and encourage their reuse, will demolish one contributing structure, and will construct a new four-story museum building and a new five-story multi-family residential building.

B. *What is the relationship between such work and other structures on the landmark site or other property in the historic district?*

Analysis: The proposed relocations, demolition, and new construction will have a direct visual impact on the massing relationship of the site to neighboring properties. While the reuse of multiple vacant sites will enhance and improve the appearance of the City's downtown core, the new structures will have larger massing and height than the existing structures (17 South M Street, 26 South L Street, and 501 Lake Avenue), which will most directly impact the neighboring two-story condominium (500 1st Avenue South) and the neighboring one-story and two-story

commercial structures (511, 513, 517, and 521 Lake Avenue). The proposed relocations will have a more minimal visual impact, as all structures will be relocated within the same historic district and are no more than two stories tall.

- C. *To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?*

Analysis: The relocation of the three historic structures at 17 South M Street and 26 South L Street will not include any changes to the structures' architectural style, design, arrangement, texture, materials, or color. The architectural significance of the structures will be preserved and their contributing status in the Old Town Historic District will continue. The structure at 501 Lake Avenue will be directly affected, as it is proposed to be demolished.

- D. *Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?*

Analysis: The applicants contend that denial of the certificates of appropriateness for relocation, demolition, and new construction may prevent reasonable use of the property, as the few existing structures on the property are unlikely to be able to provide a reasonable return on investment for the proposed principal museum use.

- E. *Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?*

Analysis: Yes, the plans are feasible and could be carried out in a reasonable timeframe.

- F. *Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect? Copies of the city's design guidelines, once adopted, and the United States Secretary of the Interior's Standards for Rehabilitation are available at the department for community sustainability and are posted on the city website.*

Analysis: The proposed new construction plans are generally consistent with the City's Historic Preservation Design Guidelines. Further analysis is provided in the Design Guidelines section of this report.

- G. *What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?*

Analysis: There will be little effect on the features of 17 South M Street and 26 South L Street that served as the basis for their designation as contributing structures. The primary effects on their historic integrity will be in location and setting rather than architectural features, as the structures will be moved to new parcels. However, these effects will be minimized by relocating the structures within the same historic district. The effects on 501 Lake Avenue will be significant, as the structure is proposed to be demolished.

Certificate of Appropriateness for Relocation

Section 23.5-4(k)5. – Additional Guidelines for Relocation:

- A. *What contribution does the building or structure make to its present setting?*

Analysis: The existing structures at 17 South M Street and 26 South L Street are noted for their association with the development of the residential core of Lake Worth Beach during the Great Depression era. Much of the rest of the blocks at the structures' current locations have lost their historic context through demolition; most of the surrounding sites that were formerly residential in use are now vacant land or surface parking lots. Relocation of

the structures will keep them in the Old Town Historic District and the historic residential core of the City, and will locate the structures closer to existing historic structures that still retain their residential use.

B. Are there definite plans for the site to be vacated?

Analysis: Yes; 26 South L Street is already vacated and there are definite plans for 17 South M Street to be vacated.

C. Can the building or structure can be moved without significant damage to its physical integrity, or change in or significant loss of historic characteristics? Prior to installation at its new location (especially if the structure has been dismantled to achieve relocation), will the owner undertake stabilization measures required by the HRPB as a condition of its approval of the certificate of appropriateness for relocation?

Analysis: Yes, the structures at 26 South L Street and 17 South M Street can be moved without significant physical damage or loss of historic characteristics. A non-original rear wing at 26 South L Street will be removed prior to moving the structure. Stabilization will be undertaken by the City and CRA prior to installation at their new locations at 704 1st Avenue South and 30 South K Street.

D. Is the building or structure compatible with its proposed site and adjacent properties?

Analysis: Yes, the structures are compatible with their proposed sites and adjacent properties. As the structures will be relocated within the same historic district and only about 1.5 blocks from their original sites, the structures will retain much of their historic context and will continue to be compatible with adjacent multifamily and commercial properties.

E. Will relocation affect subsurface historic or archeological resources?

Analysis: No; no subsurface historic or archeological resources have been identified or designated at the structures' current sites or their proposed relocation sites.

F. Will site of relocation be within the city?

Analysis: Yes; the relocation sites will be within the Old Town Historic District at 704 1st Avenue South (relocated structures from 17 South M Street) and 30 South K Street (relocated structure from 26 South L Street).

G. Will the relocation cause the district to fall below the threshold needed to qualify as an historic district?

Analysis: No, as the structures will remain within the same historic district their relocation will not affect the threshold for qualification as a historic district.

H. Documentation of the resource to be removed with photographs of each elevation and significant architectural elements/features. The applicant and staff will determine the number of photographs needed to adequately satisfy this requirement.

Analysis: The applicants have provided elevation photographs and have agreed to provide any additional documentation staff determines is necessary to satisfy this requirement.

Conclusion

The proposed application for relocation of three (3) historic structures at 17 South M Street and 26 South L Street is consistent with the requirements for relocation based on the review and analysis in this report and the supporting

materials provided by the applicants. Therefore, staff recommends approval of COA #25-00100068 with the following conditions of approval:

Conditions of Approval

1. The applicants shall submit documentation of the existing historic structures, including photographs of each elevation and significant architectural elements/features as determined by staff prior to relocation.
2. The applicants shall submit updated site file forms to the State of Florida Division of Historic Resources' Florida Master Site File noting the structures' relocation.

Potential Motion

I MOVE TO **APPROVE** HRPB Project Number 25-00100068 with staff recommended conditions for a Certificate of Appropriateness for relocation of three structures at 17 South 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100068 for a Certificate of Appropriateness for relocation of three structures at 17 South M Street and 26 South L Street. The application does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons].

Certificate of Appropriateness for Demolition

Section 23.5-4(k)4. – Additional Requirements for Demolitions:

A. *Decision-making criteria. All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:*

- (1) *Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?*

Analysis: The existing structure is a contributing structure in the Old Town Historic District. Based on the information currently available about the structure, staff contends that the structure is unlikely to qualify as an individual landmark on the National Register of Historic Places.

- (2) *Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?*

Analysis: The structure could be reconstructed using materials available today without great difficulty or unreasonable expense.

- (3) *Is the structure one of the few remaining examples of its kind in the city?*

Analysis: No, there are other remaining examples of commercial Masonry Vernacular architecture in the city.

- (4) *Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?*

Analysis: The design of the structure is not so notable that it would provide an exemplary opportunity to study local history or design, or help develop an understanding of a particular culture or heritage.

- (5) *Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?*

Analysis: Yes, the application proposes concurrent demolition and new construction of a museum on the site. Analysis of the new construction's compatibility is provided in the new construction section of this staff report.

- (6) *Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?*

Analysis: While granting the COA for demolition would be a loss to the city of a historic resource, it is staff's analysis that the building does not contribute so greatly to the historic character of the district that it would constitute an irreparable loss of a significant historic resource.

- (7) *Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?*

Analysis: Yes, there are definite plans for immediate reuse of the property through new construction of a museum on the site. Analysis of the new construction's compatibility and impact on the surrounding district is provided in the new construction section of this staff report.

- (8) *Is the building or structure capable of earning reasonable economic return on its value?*

Analysis: Staff defers to the applicants. The applicants contend that the existing building at 501 Lake Avenue is not capable of earning a reasonable return on its value due to the size limitations of the existing structure.

- (9) *Would denial of demolition result in an unreasonable economic hardship for the property owner?*

Analysis: Staff defers to the applicants. The applicants contend that denial of the demolition would result in unreasonable economic hardship as the museum would no longer be able to be constructed, significantly impacting the overall proposed project.

- (10) *Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?*

Analysis: The existing structure is designated as a contributing resource within Old Town Historic District. The building does contribute to the overall ensemble of low-scale commercial buildings within the district; however, its contribution is not especially significant within the district.

- (11) *Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?*

Analysis: No, the structure has not been deemed unsafe or ordered to be demolished by a public agency.

- (12) *Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?*

Analysis: Until very recently, the building was actively used to house the City’s Parking Division. It appears that reasonable measures have been taken to secure the property since the Parking Division vacated the building; the structure is not in any advanced state of deterioration or at risk of collapse.

G. *Issuance of certificate if site has lost historic character; redevelopment areas.* The HRPB may grant a certificate of appropriateness for demolition even though the designated landmark, or property within the designated historic district has reasonable beneficial use, if the HRPB determines that the property no longer has significance as a historic, architectural or archaeological landmark or that the demolition of the designated property is required by a community redevelopment plan approved by the city commission and the community redevelopment agency.

Analysis: The demolition of the property is part of the overall redevelopment plans established in the downtown Arts Cultural Master Plan. Demolition of 501 Lake Avenue is also identified as one of the CRA’s obligations in the Development Agreement that was approved by both the CRA Board and the City Commission in fall 2024. While the site retains elements of its historic character, including the exterior wall finishes, roof shape, and overall configuration, staff contends that the property offers little significance as a historic or architectural landmark in the City.

Conclusion

The proposed application for demolition of the existing historic structure at 501 Lake Avenue is generally consistent with the requirements for demolition based on the review and analysis in this report and the supporting materials provided by the applicants. Therefore, staff recommends approval of COA #25-00100149 with the following conditions of approval:

Conditions of Approval

1. The applicant shall document both interior and exterior of the existing structure prior to demolition with a walk-through video, and photographs of the structures’ interior, exterior elevations, and architectural details. The photographs shall be keyed to floor plans of the structure.
2. The applicant shall submit an updated site file form with the State of Florida Division of Historic Resources’ Florida Master Site File.

Potential Motion

I MOVE TO **APPROVE** HRPB Project Number 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100149 for a Certificate of Appropriateness (COA) for the demolition of the existing structure at 501 Lake Avenue, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

Certificates of Appropriateness for New Construction

All new structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City’s Historic Preservation Ordinance, detailed in the section below. The applicant has also submitted a Justification Statement, provided as an attachment to this report.

Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility: *In approving or denying applications for certificates of appropriateness for new construction and additions, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property’s historic district:*

- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.

Analysis: While the proposed 4-story museum and 5-story multi-family structure are substantially larger in scale than the primarily one and two-story historic commercial and residential structures located in the Old Town Historic District, the proposed design is still reminiscent of the massing of these historic structures. The multi-family building has been designed with a number of step backs in order to visually replicate the lower scale of the nearby historic structures, and therefore reads to the eye as in keeping with the surrounding structures, particularly along South L Street and 1st Avenue South, as shown in the provided streetscape elevations. The proposed museum structure is somewhat taller in scale in relation to its surroundings, but is located on a more predominantly commercial and more highly trafficked street frontage of Lake Avenue. The proposed design does provide some relief in the form of step backs and terracing above the third floor which is aligned visually with the step backs provided on the multi-family structure.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

Analysis: As discussed above, the proposed structures are significantly larger in height than the surrounding structures, with provided step backs to visually diminish the impact of the proposed height. As proposed, the width and massing of these structures are appropriate and in scale for a large-scale development, and they are designed appropriately such that the overall height is still in proportion to the width of the structure.

- (3) For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.

Analysis: The proposed windows and doors on the new multi-family structure are visually compatible with and reminiscent of the plate glass storefront windows on the surrounding commercial historic structures. While the proposed window proportions are taller than the surrounding structures' storefronts, they are visually in keeping with the height of the proposed structure and provide substantial glazing and openness on the ground floor. The various sections of the structure are differentiated via a rhythmic pattern of square and arched openings, further providing visual interest in the fenestration patterns. The upper floors of the multi-family structure feature an appropriate rhythm of solids to voids and a symmetrical spacing of window and door openings reminiscent of surrounding residential structures in the area.

The proposed museum structure similarly features an expanse of storefront glazing on the ground floors of the Lake Avenue and M Street frontages, reminiscent of the adjacent one story retail buildings. While the upper stories feature less fenestration and a more predominantly horizontal orientation than surrounding structures, the structure does feature a harmonious patterning of fenestration and pleasing visual symmetry.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

Analysis: The proposed multi-family structure features a rhythm of solids to voids which complements the surrounding visual setting and streetscape by breaking the massing into smaller bays as required by the Historic Preservation Design Guidelines. While the proposed structure could break up the massing somewhat further by

incorporating more substantial planar breaks of 2-3 feet into the rhythm of these bays, the alternating textures, styles and opening patterns of these architectural elements does successfully visually replicate the pattern of smaller storefront openings predominantly found in the surrounding streetscape.

The proposed museum structure is not similarly broken into bays but does feature an adequate rhythm of projections and openings along the primary East and North street-facing façades in order to create depth and visual differentiation. The non-street facing facades have fewer openings and more blank façade space, particularly the west elevation which features an entirely blank façade. While this is generally discouraged, the west elevation shares a party wall with the adjacent one-story commercial structure at 511 Lake Avenue and the remaining portions of the façade are proposed to be surfaced with an artistic mural, subject to approval at a later date by the HRPB.

- (5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.

Analysis: The proposed new structures adhere to setback requirements within the current zoning code and are each spaced appropriately in relation to neighboring buildings. The Old Town Historic District is primarily characterized by adjoining commercial structures with zero lot lines, which the proposed new museum and multi-family structures largely visually replicate albeit at a taller scale than their surroundings.

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.

Analysis: Both the proposed multi-family and museum structures feature metal eyebrow projections along portions of the expanses of their façades, which are common in Mid Century styling and reminiscent of the awnings and eyebrow projections featured on many commercial buildings throughout the Old Town Historic District and along Lake Avenue. The entrance features of both structures are clearly delineated and provided architectural prominence through the incorporation of this feature.

- (7) The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.

Analysis: The proposed façade materials, texture, and color are appropriate and in keeping with the materials used on surrounding historic structures in the district. The proposed multi-family structure features a stucco finish in alternating colors and textures in order to provide differentiation to the various planes of the facade of the structure. Stucco is the predominant architectural finish material found on historic structures within the surrounding historic district and the proposed façade materiality is therefore generally in keeping with the surrounding district. The structure will feature metal detailing on portions of the upper floors and the arched column features of the façade; while this is a more modern feature not seen in the surrounding district, this feature creates a visual differentiation which identifies the proposed structure as a modern rather than historic structure.

While the proposed museum structure features a wider variety of materials and textures, it predominantly features a smooth stucco exterior finish. To add visual interest, the structure is proposed to utilize fiber cement panels and corrugated metal paneling on small sections. These materials are not typically seen in historic structures in the district but do add an element of modern materiality while remaining visually harmonious with the surrounding historic structures.

- (8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.

Analysis: The flat rooflines are visually compatible and in harmony with the neighboring structures located in the Old Town Historic District. Nearby historic structures are predominantly commercial or multi-family structures with flat rooflines and therefore the proposed roof designs of both the museum and multi-family structure are in keeping with the surrounding predominant architectural features.

- (9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.

Analysis: The site features are largely appropriate for the structure and its context in the surrounding downtown area. The structures follow the general lot configuration of surrounding structures and form a cohesive visual streetscape with the surrounding area.

- (10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

Analysis: As previously detailed, the proposed structures generally feature opening patterns of windows, doors, porches and balconies which are sized in proportion to the massing of the structure and generally echo the surrounding commercial historic district.

- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

Analysis: The new structures are visually compatible with the surrounding structures to which they are visually related—while both the proposed multi-family and museum structures are taller in vertical scale than the surrounding structures, they have similar horizontal massing and the provided step backs lessen the visual weight of the additional upper stories.

- (12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

Analysis: The design of both the proposed multi-family and museum structures successfully avoid creating a false sense of history within the surrounding historic district. The two new structures are visually modern while incorporating elements of historic structures in the surrounding district such as similar materiality, storefront style glazing and fenestration features. The structures incorporate elements of nearby commercial vernacular structures while successfully conveying a contemporary architectural style. The structures also incorporate some Mid Century styling, particularly the multi-family structure, such as curvilinear balcony features and metal banding.

- (13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:
- (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Analysis: This requirement is not applicable to the new construction portions of this application for the museum or multi-family residential structures.

- (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

Analysis: The proposed mechanical equipment for each structure is located on the roof. While the proposed mechanical systems are visible from the primary façades of both structures, no other location is available due to site constraints and the equipment is appropriately screened with metal panels, minimizing the visual impact of the proposed mechanical systems to the overall design of either structure.

- (c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Analysis: This requirement is not applicable to this project.

- (14)The site should consider the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The parking facilities, utility service areas, walkways, and appurtenances of the proposed structures have been reviewed by the City's Site Plan Review Team and found to be consistent with the City's regulations and the surrounding district. Of note, the applicant has proposed an underground parking garage and interior loading dock for the multi-family structure, which greatly reduces the impact of the required parking on the visual appearance of the structure and is in keeping with the surrounding historic district, which generally does not feature integrated parking. Similarly, the museum structure is designed in such a way so as to minimize the visual appearance of the required parking on site, which is located to the rear of the property.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, *"New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style."* The Mid Century Modern architectural style is covered in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included as an attachment to this report.

Analysis: New construction in the City's historic districts is not limited to any particular architectural style, but typically should align with one architectural style consistently rather than utilizing elements from many different styles. The proposed designs of both structures predominantly feature the simple form of a Mid Century style structure, incorporating smoothly curved terrace projections, large spans of glass panes, poured concrete and a mixture of architectural material and detailing. While incorporating a variety of architectural styles is generally discouraged, the proposed multi-family structure is intended to be broken into a rhythm of various differentiated styles in order to break up the massing and replicate the historic pattern and width of commercial structures in the surrounding district. This structure therefore integrates sections or bays of double height arched openings to the balcony features in contrast with the square openings on the alternating bays. This element brings a contrasting architectural element reminiscent of the styling of some of the Mediterranean Revival architecture found throughout Lake Worth Beach. As proposed, both structures successfully demonstrate a compatible architectural styling and are appropriate for their surrounding district.

Conclusion

The proposed new construction of a new museum structure at 501-509 Lake Avenue and a multi-family residential structure located at 13-23 South M Street and 16-32 South L are generally consistent with the City of Lake Worth Beach Historic Guidelines, Historic Preservation Ordinance and applicable Land Development Regulations. Therefore, staff recommends approval of the application as submitted, with the following recommended conditions of approval:

Conditions of Approval

1. The proposed mural on the West elevation of the museum structure shall be reviewed under a separate development application by the HRPB prior to installation, as required by Sec. 23.5-1 (e)(13) of the City's Land Development Regulations.
2. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
3. All windows and/or doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
4. Minor revisions to the proposed architectural designs may be reviewed and approved by staff; should major revisions to the designs be proposed, the project shall be brought back to the HRPB for additional review and approval.

Potential Motions

I MOVE TO **APPROVE** HRPB Project Number 25-00100150 with staff-recommended conditions for a Certificate of Appropriateness for new construction of a museum building at 501-509 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100150 for a Certificate of Appropriateness for new construction of a museum building at 501-509 Lake Avenue. The application does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons].

I MOVE TO **APPROVE** HRPB Project Number 25-00100151 with staff-recommended conditions for a Certificate of Appropriateness for 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 in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100151 for a Certificate of Appropriateness for new construction of a multifamily residential building at 13-23 South M Street and 16-32 South L Street. The application does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons].

CONSEQUENT ACTIONS:

The Historic Resources Preservation Board's decision will be the final decision for the Certificates of Appropriateness. The Applicants may appeal the Board's decision to the City Commission.

The concurrent Mixed Use Urban Planned Development application and Rezoning application will be brought to the City Commission for approval with the Historic Resources Preservation Board's associated recommendations.

ATTACHMENTS

- A. Application Package (survey, site plan, architectural plans & supporting documents)
- B. Applicants' Justification Statement
- C. Design Guidelines – Mid-Century Modern



HISTORIC RESOURCES PRESERVATION BOARD REPORT

Ordinance Number 2025-07 (main project number HRPB 25-00900001): Privately-initiated Zoning Map amendment (rezoning) for the project commonly known as “WMODA” located at 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street requesting rezoning of eleven (11) parcels from Mixed Use – East (MU-E) to the Downtown (DT).

Meeting Date: July 16, 2025

Applicants: Sunshine Lake Worth Development LLC, Lake Worth Beach CRA, and Cultural Council of Palm Beach County, Inc.

Property Owners: Lake Worth Beach CRA, Cultural Council of Palm Beach County, Inc.

Addresses: 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street

PCNs: 38-43-44-21-15-023-0220, 38-43-44-21-15-023-0230, 38-43-44-21-15-023-0250, 38-43-44-21-15-023-0090, 38-43-44-21-15-023-0060, 38-43-44-21-15-023-0050, 38-43-44-21-15-023-0030, 38-43-44-21-15-023-0020, 38-43-44-21-15-023-0010, 38-43-44-21-15-021-0220, and 38-43-44-21-15-021-0010

Size: ± 1.78 acres

General Location: Between South K Street and South M Street, and between Lake Avenue and 1st Avenue South

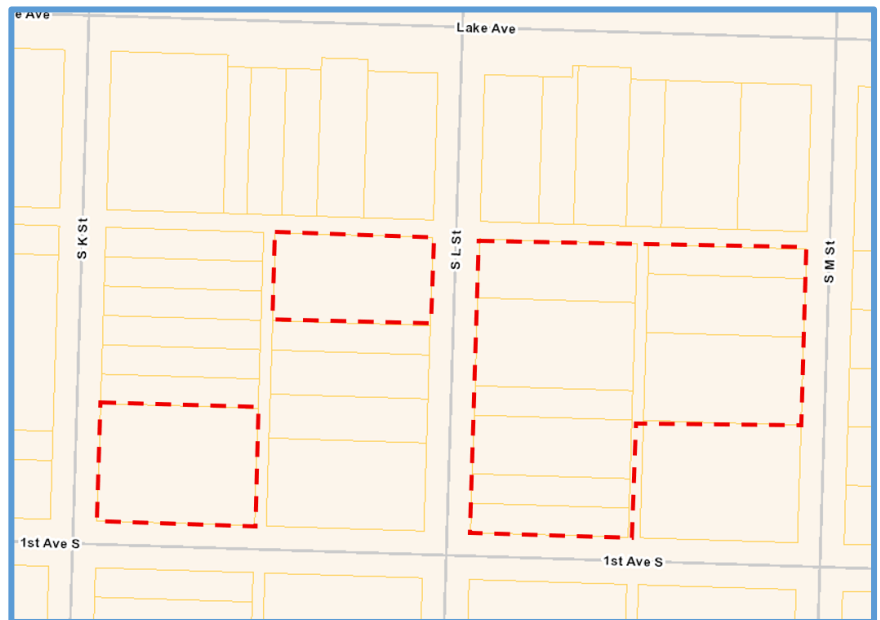
Existing Land Use: Vacant land, vacant residential, vacant office, parking lot

Current Future Land Use Designation: Downtown Mixed Use (DMU)

Current Zoning District: Mixed Use – East (MU-E)

Proposed Zoning District: Downtown (DT)

Location Map



RECOMMENDATION

The proposed rezoning (Ordinance 2025-07) is consistent with the Comprehensive Plan, Strategic Plan, and the guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs). Therefore, staff recommends that the Historic Resources and Preservation Board recommends approval to the City Commission for the proposed rezoning request.

PROJECT DESCRIPTION

The proposed privately-initiated rezoning request would amend the zoning district on the subject properties from Mixed Use – East (MU-E) to Downtown (DT). The proposed map amendment comprises a portion of the concurrently proposed WMODA Planned Development, which would allow for the redevelopment of a total of ± 2.254 acres. The proposed map amendment would be consistent with the current Future Land Use designation of Downtown Mixed Use (DMU). The rezoning is supported by and is consistent with the Comprehensive Plan and City Strategic Plan, as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report.

The data and analysis section of this staff report for the Zoning Map amendment analyzes the proposed request for consistency with the City's Comprehensive Plan, Strategic Plan, and review criteria provided in LDR Section 23.2-36(3).

COMMUNITY OUTREACH

As of the date of this report's publication, staff has not received any letters of support or opposition for this application. Per LDR Section 23.2-20, Public Neighborhood Meeting, *a public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored new construction projects along the City's major thoroughfares as well as those utilizing the City's Sustainable Bonus Incentive Program, Transfer of Development Rights Program and/or Economic Investment Incentives.*

On April 28, 2025, the applicant held a meeting with neighborhood residents at the Lake Worth Casino Ballroom. Notices were mailed to all property owners within 400 ft of the project, as well as to the Downtown Jewel Neighborhood Association, on April 19, 2025, and signs were placed on the properties. There were 137 attendees at the meeting. The applicant also created a project webpage: www.wmodaloveslwb.com

BACKGROUND

The proposed zoning map amendment will rezone eleven (11) parcels, which will be unified with two (2) other parcels (501 and 509 Lake Avenue) to create a mixed use urban planned development. The parcels on Lake Avenue already have a Downtown (DT) zoning district designation. The combined project area will be ± 2.254 acres, including approximately 1.78 acres of the project area are proposed to be rezoned to DT. The planned development will propose a new museum building, 110 residential units (102 market rate and 8 affordable), a public art walk/arts alley, as well as future development of affordable housing at 11 South L Street and 30 South K Street. This planned development is being proposed concurrently with the rezoning request.

ZONING MAP AMENDMENT ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject properties currently have a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per **Comprehensive Plan Future Land Use Element Policy 1.1.1.7**, the Downtown Mixed Use land use designation is intended *"to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed-Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The implementing zoning districts are DT, MU-E, MF-20 and MF-30."*

Additionally, the proposed changes to the properties' zoning district are consistent with **Future Land Use Element Policy 1.1.2.9 (Locational Criteria for the Downtown Mixed-Use Designation)** as these properties are specifically identified in the policy as the intended location for the DT district. **Future Land Use Element Policy 1.2.1.2 states:** "The City shall ensure the highest possible degree of mutually reinforcing commercial and residential uses are located in the DMU areas." Approval of the rezoning request would allow for the construction of a museum, a 110-unit residential building, and future development of affordable housing on two additional sites and would be in keeping with the intent of Policy 1.2.1.2.

The City's Strategic Plan sets goals and ideals for the City's future vision and lays out methods to achieve them. **Pillar II.A** seeks to "Diversify housing options." Approval of the rezoning will result in the construction of 102 market-rate and 8 affordable residential dwelling units, and will also result in the vesting of two additional properties for future affordable housing development. Additionally, the proposal, if approved, would be consistent with **Pillar IV. D and E** influencing the supply and expansion of jobs, and ensuring facilities anticipate and embrace the future.

Based on this analysis, the proposed rezoning is consistent with the City's Comprehensive Plan and Strategic Plan.

Consistency with the City's Land Development Regulations

Full analysis of the rezoning review criteria is provided below. The analysis demonstrates that the proposed rezoning complies with the review criteria and that the required findings can be made in support of the rezoning.

Section 23.2-36(3): Review Criteria for the Rezoning of Land

The Department of Community Sustainability is tasked in the Code to review rezoning applications for consistency with the findings for granting rezoning applications in LDR Section 23.2-36 and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

The land development regulations require all rezoning requests without a concurrent FLUM Amendment to be analyzed for consistency with **Section 23.2-36(3)**. Staff has reviewed the rezoning against this section and has determined that the rezoning complies with the following review criteria:

***a. Consistency.** Whether the proposed rezoning amendment would be consistent with the purpose and intent of the applicable comprehensive plan policies, redevelopment plans, and land development regulations. Approvals of a request to rezone to a planned zoning district may include limitations or requirements imposed on the master plan in order to maintain such consistency.*

Analysis: As analyzed in the sections above addressing consistency with the City's Comprehensive Plan and Strategic Plan, and the analysis in this section, the proposed rezoning is consistent with the comprehensive plan and land development regulations. **Meets Criterion.**

***b. Land use pattern.** Whether the proposed rezoning amendment would be contrary to the established land use pattern, or would create an isolated zoning district unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude rezoning that would result in more desirable and sustainable growth for the community.*

Analysis: The rezoning request will not be contrary or incompatible with the established land pattern as the surrounding uses within the area include the DT district. The rezoning will not create an isolated zoning district unrelated to the adjacent and nearby classifications as reflected in the adjacent use analysis table below, and does not constitute a grant of special privilege to the petitioner as contrasted with the protection of the public welfare. The subject parcels currently have a FLU designation of DMU and do not require a FLU amendment, and the proposed rezoning is consistent with the location policy in the comprehensive plan for the DT zoning district (Future Land Use Element Policy 1.1.1.9). Below is a table outlining the existing zoning and future land use designations of adjacent properties. **Meets Criterion.**

Subject Properties FLU	Adjacent Direction	Adjacent Future Land Use Designations	Adjacent Zoning Districts	Existing Use
DMU – Downtown Mixed Use	North	DMU – Downtown Mixed Use	DT – Downtown and MU-E - Mixed Use - East	Residential, Restaurant, Retail, Office, Cultural Arts
	South	HDR – High-Density Residential	MF-30 - Medium Density Multi-Family Residential (30)	Residential, Place of Worship
	East	DMU – Downtown Mixed Use	DT – Downtown and MU-E - Mixed Use - East	Residential, Restaurant, Retail, Office
	West	DMU – Downtown Mixed Use	DT – Downtown and MU-E - Mixed Use - East	Residential, Restaurant, Retail, Office, Parking

c. Sustainability: Whether the proposed rezoning would support the integration of a mix of land uses consistent with smart growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.

Analysis: The rezoning request supports the integration of a mix of land uses consistent with smart growth and sustainability initiatives with an emphasis on complementary land uses. Approval of the rezoning request would facilitate the property's redevelopment into a mixed-use site with access to transit stops nearby. Further, the proposed rezoning would allow the City to benefit from increased efficiency and the proximity of residential uses to commercial properties in the downtown core area of the City. The proposed art walk/arts alley will also promote interconnectivity within the project and between adjacent properties. **Meets Criterion.**

d. Availability of public services/infrastructure: Requests for rezoning to planned zoning districts shall be subject to review pursuant to section 23.5-2.

Analysis: The proposed planned development will include the recombination of the existing lots through a Unity of Title. The area is already served by water, sewer, storm drainage, and other utilities to sustain the future development demands. **Meets Criterion.**

e. Compatibility: The application shall consider the following compatibility factors: 1. Whether the proposed rezoning would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties. 2. Whether the proposed rezoning is of a scale which is reasonably related to the needs of the neighborhood and the city as a whole.

Analysis: The proposed rezoning will reflect existing uses in the area. The proposed Downtown (DT) zoning designation for the subject properties would be compatible with the current zoning designations and FLU designations of surrounding properties and will not negatively affect the property values of the neighborhood. Rezoning of the subject sites will be consistent with the proposed mixed-use redevelopment of the site that is complimentary to the area and surrounding uses. **Meets Criterion.**

f. Direct community sustainability and economic development benefits: For rezoning involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:

1. Further implementation of the city's economic development (CED) program;

2. *Contribute to the enhancement and diversification of the city's tax base;*
3. *Respond to the current market demand or community needs or provide services or retail choices not locally available;*
4. *Create new employment opportunities for the residents, with pay at or above the county average hourly wage;*
5. *Represent innovative methods/technologies, especially those promoting sustainability;*
6. *Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare;*
7. *Be complementary to existing uses, thus fostering synergy effects; and*
8. *Alleviate blight/economic obsolescence of the subject area.*

Analysis: The project commonly known as “WMODA” will have several economic benefits for the community. Approval of the rezoning request would allow for the redevelopment of the site as a compact mixed use development. The proposed planned development will also result in the construction of affordable housing units, both in the proposed 110-unit residential building and in future development on 30 South K Street and 11 South L Street. The proposed development will contribute to the diversification of the City’s tax base, create new employment opportunities, foster synergy with existing uses and redevelop multiple vacant parcels in the downtown core. **Meets Criterion.**

g. Economic development impact determination for conventional zoning districts. *For rezoning to a conventional zoning district, the review shall consider whether the proposal would further the economic development program, and also determine whether the proposal would:*

- A. *Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category; and*
- B. *Represent a potential decrease in the number of uses with high probable economic development benefits.*

Analysis: The proposed rezoning to the DT zoning district will not result in a decrease in development intensity or a decrease in the number of permitted uses of the subject properties with high probable economic development benefits. **Meets Criterion.**

h. Master plan and site plan compliance with land development regulations. *When master plan and site plan review are required pursuant to section 2.D.1.e. above, both shall comply with the requirements of the respective zoning district regulations of article III and the site development standards of section 23.2-32.*

Analysis: The zoning analysis for the mixed use urban planned development is provided in a separate report. Based on the data and analysis in that report and the supporting materials by the applicant, the proposed site improvements are consistent with the zoning district regulations and site development standards. **Meets Criterion.**

The analysis has shown that the required findings can be made in support of the rezoning. Therefore, the proposed rezoning is consistent with the review criteria for rezoning as outlined in LDR Section 23.2-36.

CONCLUSION

The proposed rezoning request is consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board recommend approval to the City Commission of the Zoning Map amendment based on the data and analysis in this report.

BOARD POTENTIAL MOTION:

I MOVE TO RECOMMEND APPROVAL OF Ordinance Number 2025-07 for the proposed Zoning Map amendment based on the data and analysis in the staff report and the testimony at the public hearing.

I MOVE TO NOT RECOMMEND APPROVAL OF Ordinance Numbers 2025-07 for the proposed Zoning Map amendment. The proposal does not meet the applicable criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Historic Resources Preservation Board will forward a recommendation to the City Commission.*

ATTACHMENTS

- A. Current Zoning Map
- B. Proposed Zoning Map
- C. Ordinance 2025-07
- D. Justification Statement

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ORDINANCE NO. 2025-06 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 501-509 LAKE AVENUE, 13-23 SOUTH M STREET, 16-32 SOUTH L STREET, 11 SOUTH L STREET, AND 30 SOUTH K STREET AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE DOWNTOWN (DT) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF DOWNTOWN MIXED USE (DMU) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A MAJOR SITE PLAN; APPROVING A DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING TWO CONDITIONAL USE PERMITS; APPROVING HEIGHT, DENSITY, AND INTENSITY BONUS INCENTIVES THROUGH THE CITY’S SUSTAINABLE BONUS INCENTIVE PROGRAM, TRANSFER OF DEVELOPMENT RIGHTS PROGRAM, AND AFFORDABLE/WORKFORCE HOUSING PROGRAM; APPROVING A RIGHT-OF-WAY ABANDONMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider petitions relating to zoning and land development orders; and

WHEREAS, Chapter 23, Article 3, Division 6. – Planned Development of City of Lake Worth Beach’s Land Development Regulations allows for the creation of planned development districts to incentivize innovative development through the utilization of incentive programs and flexible dimensional and use requirements that are defined within and occur in conformity with an approved master development plan; and

WHEREAS, Sunshine Lake Worth Development LLC, the Lake Worth Beach Community Redevelopment Agency, and Cultural Council of Palm Beach County, Inc, (the applicants) have petitioned the City of Lake Worth Beach (the City) for creation of a Mixed Use Urban Planned Development District to allow for the construction of a four-story museum building, a five-story multi-family residential building containing 110 dwelling units, and future development of additional residential buildings, located at 501-509 Lake Avenue, 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street (PCNs 38-43-44-21-15-023-0170, 38-43-44-21-15-023-0191, 38-43-44-21-15-023-0220, 38-43-44-21-15-023-0230, 38-43-44-21-15-023-0250, 38-43-44-21-15-023-0090, 38-43-44-21-15-023-0060, 38-43-44-21-15-023-0050, 38-43-44-21-15-023-0030, 38-43-44-21-15-023-0020, 38-43-44-21-15-023-0010, 38-43-44-21-15-021-0220, and 38-43-44-21-15-021-0010) as further described in Exhibit A (the Property) within the DT Zoning District and the DMU Future Land Use designation, which, if approved, shall constitute an amendment to the City’s official zoning map; and

WHEREAS, the applicant requests use of the City’s Sustainable Bonus Incentive Program, Transfer of Development Rights, and Affordable/Workforce Housing Program to allow for additional height, density, and intensity to be considered in conjunction with the applicant’s request for approval for a major site plan for the creation of a mixed use development currently known as “WMODA” to allow for construction of a museum building, new construction of a 110-unit residential building, and future residential development of up to 37 dwelling units;

52 WHEREAS, on July 16, 2025, the Lake Worth Beach Historic Resources Preservation
53 Board (HRPB) considered the subject application for a Mixed Use Urban Planned Development,
54 Major Site Plan, Development of Significant Impact, Conditional Use Permits (residential and non-
55 residential), Sustainable Bonus Incentive Program, Transfer of Development Rights,
56 Affordable/Workforce Housing Program, and Right-of-Way Abandonment and recommended that
57 the City Commission approve the creation of this mixed use urban planned development subject
58 to specific district development standards and certain enumerated conditions; and
59

60 WHEREAS, on August 5, 2025, the City Commission voted to approve on first reading the
61 subject application for a Mixed Use Urban Planned Development, Major Site Plan, Development
62 of Significant Impact, Conditional Use Permits (residential and non-residential), Sustainable Bonus
63 Incentive Program, Transfer of Development Rights, Affordable/Workforce Housing Program, and
64 Right-of-Way Abandonment subject to specific district development standards and enumerated
65 conditions herein; and
66

67 WHEREAS, the City Commission has considered all of the testimony and evidence and
68 has determined that a Mixed Use Urban Planned Development, Major Site Plan, Development of
69 Significant Impact, Conditional Use Permits (residential and non-residential), Sustainable Bonus
70 Incentive Program, Transfer of Development Rights, Affordable/Workforce Housing Program, and
71 Right-of-Way Abandonment including the development regulations and conditions, meets the
72 requirements of the Land Development Regulations, Section 23.3-25.
73

74 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF**
75 **LAKE WORTH BEACH, FLORIDA, that:**
76

77 Section 1. Recitals. The foregoing recitals are true and correct and are hereby affirmed and
78 ratified.
79

80 Section 2. The Mixed Use Urban Planned Development District located within the DT Zoning
81 District with a future land use designation of DMU, as described more particularly in **Exhibit A**, is
82 hereby approved. This approval includes the approval of the following elements to be known as
83 the Master Development Plan: (a) Mixed Use Urban Planned Development; (b) Major Site Plan;
84 (c) Development of Significant Impact; (d) Conditional Use Permits; (e) Sustainable Bonus
85 Incentive Program; (f) Transfer of Development Rights; (g) Affordable/Workforce Housing
86 Program; (h) Right-Of-Way Abandonment (i) district development standards (**Exhibit B**); (j)
87 conditions of approval (**Exhibit C**); (k) required plans including the site plan, landscape plan, and
88 civil & drainage plans; (l) supplemental supporting documents, as well as all agreements,
89 provisions and/or covenants which shall govern the use, maintenance, and continued protection of
90 the mixed use urban planned development and any of its common areas or facilities. The applicant
91 is bound to all elements and requirements of the Master Development Plan.
92

93 Section 3. The City's zoning maps shall be updated to reflect the changes to the property
94 described in **Exhibit A**.
95

96 Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith
97 are hereby repealed to the extent of such conflict.
98

99 Section 5. Severability. If any provision of this ordinance or the application thereof is held
100 invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the
101 ordinance which can be given effect without the invalid provision or application, and to this end the
102 provisions of this ordinance are declared severable.

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Section 6. Effective Date. This ordinance shall become effective ten (10) days after its final passage contingent on the final passage of Ordinance 2023-07.

The passage of this ordinance on first reading was moved by _____,
seconded by _____ and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Sarah Malega
- Commissioner Christopher McVoy
- Commissioner Mimi May
- Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on first reading on the ____ day
of _____, 2025.

The passage of this ordinance on second reading was moved by _____,
seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Sarah Malega
- Commissioner Christopher McVoy
- Commissioner Mimi May
- Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on the _____ day of
_____, 2025.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, City Clerk

EXHIBIT A

Property Description and Location Map

Addresses: 501-509 Lake Avenue, 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street, inclusive of vacated alleyways

PCNs: 38-43-44-21-15-023-0170, 38-43-44-21-15-023-0191, 38-43-44-21-15-023-0220, 38-43-44-21-15-023-0230, 38-43-44-21-15-023-0250, 38-43-44-21-15-023-0090, 38-43-44-21-15-023-0060, 38-43-44-21-15-023-0050, 38-43-44-21-15-023-0030, 38-43-44-21-15-023-0020, 38-43-44-21-15-023-0010, 38-43-44-21-15-021-0220, and 38-43-44-21-15-021-0010

Size: 2.254 acres

General Location: Between the east side of South K Street and west side of South M Street, and between the south side of Lake Avenue and the north side of 1st Avenue South

Legal Description: See boundary survey in the Master Development Plan supporting documentation



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EXHIBIT B
Development Standards

Overall Site			
Development Standard	Base Zoning District Downtown (DT)	Mixed-Use Urban Planned Development (MUUPD) with SBIP, AWFH, and TDR	Provided
Lot Size (min) In square feet (sf)	6,500 sf	0.5 acres	± 2.254 acres
Density (max)	40 du/acre (90 units)	69 du/acre (155 units) + potential for 28 additional affordable/workforce units per LDR Section 23.2-39(b)(1)(g) = 183 potential units	Phase I: 110 units Phase II/III: at least 6 affordable units at 30 S K St, <i>no specific development yet proposed</i>

167

Phase I: Museum and 110-Unit Residential Development				
Development Standard	Base Zoning District Downtown (DT)	Mixed-Use Urban Planned Development (MUUPD) with SBIP, AWFH, and TDR	Provided	
Lot Size (min)	0.15 acres (6,500 sf)	0.5 acres	± 2.254 acres total; ± 1.712 acres WMODA development	
Lot Width (min)	25' along Lake Ave 50' in general	25' along Lake Ave 50' in general	125' along Lake Ave 140 along 1 st Ave S	
Setbacks - Museum	Front (min build-to line on Lake Ave)	5' build-to line <i>Additional 8-12' setback required for 3rd story and above</i>	5' build-to line on Lake Ave, <i>Additional 8-12' setback required for 3rd story and above</i>	0-4' (1 st & 2 nd stories, see <i>analysis above</i>)* 8' (3 rd & 4 th stories)
	Rear (min)	n/a	n/a	n/a
	Street Side (min)	10' <i>Additional 8-12' setback required for 3rd story and above</i>	10' <i>Additional 8-12' setback required for 3rd story and above</i>	10-14' (1 st & 2 nd stories) 18' (3 rd & 4 th stories)
	Interior Side (min)	0'	0'	0'
Setbacks - Residential	Front (min)	10' <i>Additional 8-12' setback required for 3rd story and above</i>	10' <i>Additional 8-12' setback required for 3rd story and above</i>	12' (1 st & 2 nd stories) 20' (3 rd story) 45.5' (4 th story) 47.75' (5 th story)
	Rear (min)	n/a	n/a	n/a
	Street Side (min)	10' <i>Additional 8-12' setback required for 3rd story and above</i>	10' <i>Additional 8-12' setback required for 3rd story and above</i>	12' (1 st & 2 nd stories) 20' (3 rd - 5 th stories)
	Interior Side (min)	n/a	n/a	n/a
Impermeable Surface Coverage (max)	80%	80%	79.4%	
Structure Coverage (max)	60%	60%	55.6%	
Density (max)	40 du/acre (68 units)	69 du/acre (118 units)	110 units (102 market rate, 8 affordable/workforce)	
Building Height (max)	30' (max. 2 stories)	56.25' (5 stories)	56.17' (5 stories, residential) 55.17' (4 stories, museum)	

Maximum Wall Height at Side Setback	30'	56.25'	56.17' (residential) 55.17' (museum)	
Floor Area Ratio (FAR) (max)	1.10	2.45	2.27 (169,114 sf)	
Parking	Parking Calculated per residential unit and non-residential square footage. <i>See page 8 for detailed parking analysis.</i>	213 required spaces w/ mixed-use reduction	222 spaces: - 89 standard off-street - 29 compact off-street - 10 ADA off-street - 21 standard on-street - 1 bus on-street (4 equivalent spaces) - 156 bike (39 equivalent spaces but only counting 24) - 45 in-lieu spaces in the City parking garage on South K Street	
Is site in floodplain (Flood Zone/BFE) or in Wellfield Zone?	Not located in a flood zone; Wellfield Zone 4			
Living Area (minimum)	One-bedroom	600 sf	600 sf	618-1,267 sf
	Two-bedroom	750 sf	750 sf	890-1,716 sf

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Phase II/III: CRA Affordable Housing (30 S K St)			
Development Standard	Base Zoning District Downtown (DT)	Mixed-Use Urban Planned Development (MUUPD) with SBIP, AWFH, and TDR	Provided
Lot Size (min) In square feet (sf)	6,500 sf	0.5 acres	± 2.254 acres total ± 0.31 acres CRA development (13,500 sf)
Lot Width (min)	50'	50'	100'
Density (max)	40 du/acre (12 units)	69 du/acre (21 units) + additional 8 affordable/workforce transferred from Phase I site; potential additional affordable/workforce units per LDR Section 23.2-39(b)(1)(g)	<i>Not assessed; no specific development yet proposed</i>
Building Height (max)	30' (max. 2 stories)	56.25'	<i>Not assessed; no specific development yet proposed</i>
Floor Area Ratio (FAR) (max)	1.10	2.45	<i>Not assessed; no specific development yet proposed</i>

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Phase II/III: Cultural Council Affordable Housing (11 S L St)			
Development Standard	Base Zoning District Downtown (DT)	Mixed-Use Urban Planned Development (MUUPD) with SBIP, AWFH, and TDR	Provided
Lot Size (min) In square feet (sf)	6,500 sf	0.5 acres	± 2.254 acres total ± 0.23 acres Cultural Council development (10,125 sf)
Lot Width (min)	50'	50'	75'
Density (max)	40 du/acre (9 units)	69 du/acre (16 units); potential additional affordable/workforce units	<i>Not assessed; no specific development yet proposed</i>

		per LDR Section 23.2-39(b)(1)(g)	
Building Height (max)	30' (max. 2 stories)	56.25'	<i>Not assessed; no specific development yet proposed</i>
Floor Area Ratio (FAR) (max)	1.10	2.45	<i>Not assessed; no specific development yet proposed</i>

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EXHIBIT C
Conditions of Approval

Planning & Zoning

1. A restrictive covenant shall be recorded for the affordable/workforce units prior to the issuance of a Certificate of Occupancy for the residential building.
2. Separate HRPB approval shall be required for the proposed mural on the museum building. The mural shall be approved, permitted, and installed prior to the issuance of a Certificate of Occupancy for the museum building.
3. All utility easements required by Electric Utilities and/or Water and Sewer Utilities shall be recorded before or concurrently with the ROW abandonments.
4. Prior to the issuance of a certificate of occupancy, documentation shall be submitted by an independent third party to the Department of Community Sustainability that the project fulfills the City's project performance standards listed in LDR Section 23.2-31.
5. Prior to building permit application, submit a site plan amendment to address the following:
 - a. Establish a Uniform Master Sign Program in accordance with LDR Section 23.5-1
 - b. Correct the front setback notation along Lake Avenue; setbacks on site plan (A-02) are currently measured from beyond the indicated property line.
 - c. Depict proposed utility easements on the site plan (A-02)
 - d. Correct the residential unit mix type and associated parking calculations on sheet A-04 to match the unit mix shown on the residential floorplans
 - e. Revise the museum's ground floor to comply with transparency requirement in LDR Section 23.3-14(d)(6).
 - f. Site-related comments provided by other departments, as applicable.
6. At building permit, provide a percolation test done by either a Professional Engineer or Geotechnical firm for proposed semi-pervious pavers. The percolation test must include an evaluation of the site soils and shall calculate the hydraulic conductivity. The hydraulic conductivity values should be calculated based on the South Florida Water Management District's Usual Open Hole Constant Head percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV". The percolation test should be submitted under the same cover of the Semi-Pervious Surface specification submittal.
7. All light fixtures shall be fully shielded to mitigate light pollution and shall meet Dark Sky requirements. If LED lights are used, then the light temperature shall be less than 3000K.
8. ROW permit approval shall be required for sidewalk café use along Lake Ave.
9. FDOT approval shall be required for work affecting the Lake Ave ROW, including awning/canopy overhang, landscape, and/or sidewalk café permit.

Historic Preservation

1. All conditions of approval from COAs #25-00100068, 25-00100149, 25-00100150, and 25-00100151 shall be adopted as part of the WMODA Mixed Use Urban Planned Development.

Landscape

1. Proposed tree removals will require a stand-alone tree removal permit.
2. Root barriers shall be used for all plantings that are within 5 feet of a utility easement or any other underground utility. Include a root barrier detail and indicate the root barrier locations on the landscape plan.

- 221 3. Prior to the issuance of a building permit for new construction, the applicant shall pay any
- 222 required in-lieu mitigation fees into the City’s Tree Canopy Restoration fund.
- 223 4. Prior to building permit application, submit a site plan amendment to address the
- 224 following:
- 225 a. Revise disposition list to separate WMDOA development area from CRA receiving
- 226 site and Cultural Council site, and remove 704 1st Avenue South from the
- 227 disposition list, as that address is not part of this development approval
- 228 b. Revise disposition list to provide condition ratings in percentages. Per LDR 23.6-
- 229 1(m)(7), mitigation requirements differ for trees/palms with a condition rating of
- 230 50% or more versus trees/palms with a condition rating below 50%.
- 231 c. Provide calculations for mitigation in-lieu fee, including the per-inch fees used to
- 232 make the calculations.
- 233 d. Provide plan to resolve the deficiency of replacement palms.
- 234 e. Correct inconsistencies between landscape plan and disposition list as to whether
- 235 the live oak (#123) will be removed or retained.
- 236 f. At least 75% of all required trees must be native per LDR 23.6-1(j)(5). Please
- 237 revise plans to increase native tree count.
- 238 g. Provide trees in the northwest corner of the property near the residential L Street
- 239 entrance. Palms shall not be used to replace required street trees.
- 240

Water & Sewer Utilities

- 242 1. Contact Rakib Chowdhury (rchowdhury@lakeworthbeachfl.gov) to coordinate regarding
- 243 removal/replacement of water/sewer connections and meters:
- 244 a. The property 500 1st Ave South (Marked as Lot 28 Block 23 in the civil drawing)
- 245 has active water and sewer connections from the mains located at the alley
- 246 (Proposed to remove). In addition, the property has an active master water meter
- 247 near the alley-side.
- 248 b. All the three water meters proposed for the removal are currently active.
- 249 2. During the building permit application:
- 250 a. Please call out in the plan about the schedules of the proposed sewer main
- 251 construction before removal of the existing main.
- 252 b. Please show the invert elevations for all the proposed manholes.
- 253 c. Please call out the pipe materials for the water service lines.
- 254 d. Please provide permitting information from the South Florida Water Management
- 255 District, PBC Health Department, FDEP, and FDOT.
- 256 e. Please provide a fire-flow calculation report based on a recent hydrant test.
- 257 f. Please show the conflict elevations for all utility crossings/conflicts.
- 258 g. Please call out the existing and proposed water-sewer utilities in the landscape
- 259 plan. Please provide minimum clearances between the trees and utilities (both
- 260 proposed and existing). Alternatively, please provide Public Service Details-23
- 261 (Typical Tree with Root Barrier) in the landscape details.
- 262 h. Please provide the cross-section for the South-East and North-West portion of the
- 263 property showing how the stormwater will be stopped from flowing to the
- 264 neighborhood properties.
- 265

Public Works

- 267 1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal
- 268 Code and all other applicable standards including but not limited to the Florida Department
- 269 of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City
- 270 of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.

- 271 2. No Certificate of Occupancy shall be granted until all conditions of approval have been
272 satisfied under the jurisdiction of the Department of Public Works.
- 273 3. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD)
274 District's Engineering Department and obtain any required permit(s), if necessary, and
275 furnish to the City. Prior to the issuance of a building permit, contact the South Florida
276 Water Management District's (SFWMD) Engineering Department and obtain any required
277 permit(s), if necessary.
- 278 4. Prior to the issuance of a certificate of occupancy, ensure the entire surrounding off-site
279 infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and
280 structures, valve boxes, manholes, landscaping, striping, signage, and other improvements
281 are in the same condition as prior to construction. A pre-construction video of the entire
282 perimeter shall be performed and submitted to the City.
- 283 5. Contact Public Works Solid Waste and Recycling Division and meet with a representative
284 to agree upon garbage / recycling storage location and screening, centralized container
285 pickup location, and number of containers required so that they may be accurately depicted
286 on the plans. Ex:
- 287 a. A-31 on Residential Plans: Trash location is shown, but there needs to be a
288 discussion on how collection will take place. Based on dimensions and necessary
289 radius for collection, truck access to the current plan location illustrated is not
290 physically feasible.
- 291 b. A-11 on Museum Plans and Elevations: Dumpster location is shown, but there
292 needs to be a discussion on how collection will take place. Based on dimensions
293 and necessary radius for collection, truck access to the current plan location
294 illustrated is not physically feasible.
- 295 c. Will there be any compactor(s) utilized? If not and individual containers are
296 proposed to remain in the current location, will property management be placing
297 them in the right-of-way for service and then returning them back on to the property
298 on collection days?
- 299 d. The division manager for Solid Waste and Recycling, David Monestime, can be
300 contacted by email at dmonestime@lakeworthbeachfl.gov or by phone at 561-533-
301 7396.
- 302 6. Prior to the issuance of a Building Permit, any dumpster enclosure design (if applicable)
303 shall meet the specifications of the Public Works Dept for size, type and material.
- 304 7. Prior to issuance of a building permit, a location shall be designated on the site plan for the
305 storage of refuse carts and/or dumpsters on non-collection days. Plans shall also indicate
306 how the refuse carts/dumpsters will be screened from public view on non-collection days.
- 307 8. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected
308 right of way and remove all silt and debris collected as a result of construction activity.
- 309 9. Prior to performing work in the City Right-of-Way (ROW), apply for and receive issuance of
310 a "Right of Way/Utility Permit" application.
- 311 10. Prior to the issuance of a Certificate of Occupancy, restore the right of way to a like or better
312 condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be
313 restored in kind.
- 314 11. Prior to the issuance of a Building Permit, the applicant shall submit an approved FDOT
315 Permit for the work on Lake Ave.
- 316 12. For the Art Walk (A-02 on Site plan & A-11 on Museum Plans and Elevations), alleyway
317 improvements consisting of new base, asphalt, and header curbs shall be constructed in
318 compliance with the Public Works Construction Standards and Policy and Procedures
319 Manual. Stamped concrete or stamped asphalt is requested, as annual / semi-annual brick
320 paver maintenance is not desirable from a budgetary standpoint.
- 321

322 **Electric Utilities**

- 323 1. Prior to building permit application, submit a site plan amendment to address the
324 following:
- 325 a. Developer to specify the path of the electric underground facilities to feed the
326 transformers. Conduit for residential building to be enclosed due to the possibility
327 of impact by traversing vehicles.
 - 328 2. Electric Utility will request the utility 10ft easement in the alley between Lake Ave and 1st
329 Ave S and L ST from the alley heading south to 1st Ave S and from L St heading east to
330 the alley between L and M St. Before the issuance of a Certificate of Occupancy, the
331 utility easement must be recorded.
 - 332 3. Before or at the time of application for a Building Permit, Developer must provide the load
333 calculation, voltage requirements and riser diagram.
 - 334 4. Developer to show the location of the meter center on the site plan.
 - 335 5. Developer will be responsible for installing their own lightning for the parking areas.
 - 336 6. Developer will be responsible for installation of the conduits within the identified 10ft utility
337 easement.
 - 338 7. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for
339 this project.
 - 340 8. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must
341 be done
 - 342 9. If any meter is over 320 amps for single phase, or over 200 amps for 3-phase, a CT
343 cabinet and CT meter will need to be installed. All meters and CT cabinets will require a
344 minimum of 36" (36in) clearance in front for installation of the meter.

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ORDINANCE 2025-07 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY’S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF MIXED USE – EAST (MU-E) TO DOWNTOWN (DT) ON THE PROPERTIES GENERALLY LOCATED BETWEEN THE WEST SIDE OF SOUTH K STREET AND EAST SIDE OF SOUTH M STREET, AND BETWEEN THE SOUTH SIDE OF LAKE AVENUE AND THE NORTH SIDE OF 1ST AVENUE SOUTH, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider amending the City’s Official Zoning Map; and

WHEREAS, this is a privately-initiated request for a zoning map amendment to change the zoning district of the properties as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, City staff has prepared and reviewed an amendment to the City’s Official Zoning Map to change the zoning district of the properties described below from Mixed Use – East (MU-E) to Downtown (DT), pursuant to the City of Lake Worth Beach Land Development Regulations and Comprehensive Plan; and

WHEREAS, on July 16, 2025, the City Historic Resources Preservation Board, in its capacity as the local planning agency, considered the proposed zoning map amendment to the City’s Official Zoning Map; and

WHEREAS, the City has received public input and participation through hearings before the Local Planning Agency and the City Commission in accordance with Section 163.3181, Florida Statutes; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that rezoning meets the rezoning review criteria of the Land Development Regulations, Section 23.2-36 and is consistent with the City’s Comprehensive Plan and Strategic Plan; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the adoption of this Ordinance is in the best interest of the citizens and residents of the City of Lake Worth Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1: The foregoing recitals are hereby affirmed and ratified.

Section 2: The eleven (11) parcels of land more particularly described in **Exhibit A** are hereby designated Downtown (DT) on the City’s Official Zoning Map.

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Section 3: The City’s zoning maps shall be updated to reflect the changes to the property described in **Exhibit B**.

Section 4: Severability. If any provision of this Ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision or application, and to this end provision of this ordinance are declared severable.

Section 5: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: Effective Date. This ordinance shall become effective 10 days after passage.

The passage of this ordinance on first reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Sarah Malega
- Commissioner Christopher McVoy
- Commissioner Mimi May
- Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on first reading on the _____ day of _____, 2025.

The passage of this ordinance on second reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Sarah Malega
- Commissioner Christopher McVoy
- Commissioner Mimi May
- Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2025.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

EXHIBIT A
Property Location

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Addresses: 13 South M Street, 17 South M Street, 23 South M Street, 16 South L Street, 20 South L Street, 24 South L Street, 26 South L Street, 30 South L Street, 32 South L Street, 11 South L Street, and 30 South K Street

PCNs: 38-43-44-21-15-023-0220, 38-43-44-21-15-023-0230, 38-43-44-21-15-023-0250, 38-43-44-21-15-023-0090, 38-43-44-21-15-023-0060, 38-43-44-21-15-023-0050, 38-43-44-21-15-023-0030, 38-43-44-21-15-023-0020, 38-43-44-21-15-023-0010, 38-43-44-21-15-021-0220, and 38-43-44-21-15-021-0010

Size: 2.32 acres

General Location: Between the west side of South K Street and east side of South M Street, and between the south side of Lake Avenue and the north side of 1st Avenue South

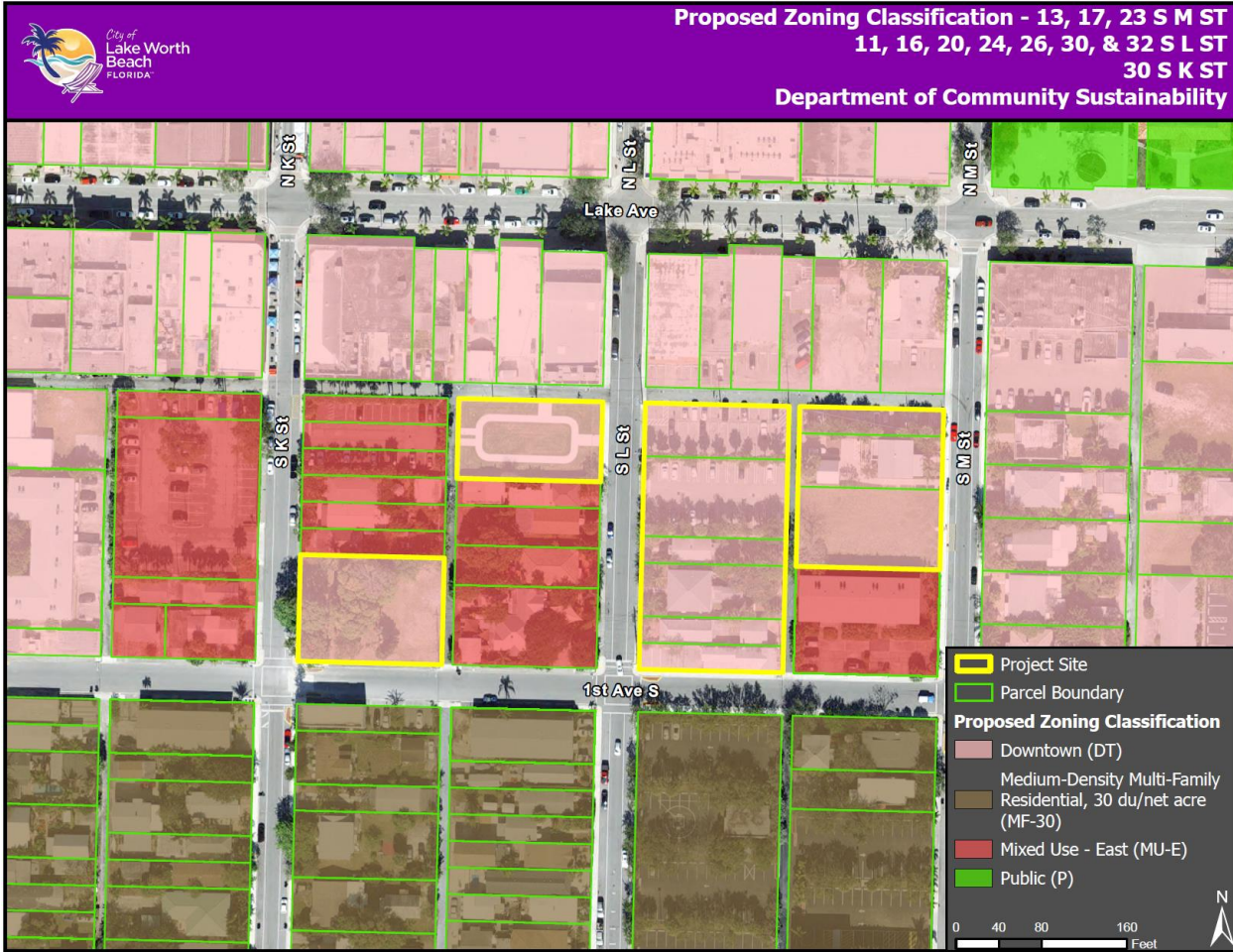


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EXHIBIT B Amended Zoning District

Mixed Use – East (MU-E) to Downtown (DT) Zoning District



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