



# **WMODA MIXED-USE CULTURAL ARTS CAMPUS**

## **Project Narrative & Justification Statement**

Submitted By: Sunshine Lake Worth Development, LLC  
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# **Project Narrative & Justification Statement**

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## **WMODA Mixed-Use Cultural Arts Campus Project Narrative / Justification Statement**

### **Section 1 – Project Description:**

The WMODA Mixed-Use Cultural Arts Campus (WMODA) project is a mixed-use development project being constructed under a public-private partnership (P3) with the City of Lake Worth Beach and the Lake Worth Beach CRA. The WMODA project includes the construction of the museum, residential units, and arts alley, and subterranean parking, as well as the relocation of three (3) existing historic structures and demolition of one (1) historic structure.

Under the P3, the development application will consist of several sites in downtown Lake Worth Beach and will include properties currently owned by the Lake Worth Beach Community Redevelopment Agency (CRA), and the Cultural Council of Palm Beach County, and are subject of a development agreement between the parties. In the Development Agreement between WMODA, the City and the CRA, it is the CRA's obligation to demolish the existing building located at 501 Lake Avenue. Since the CRA is party to this application under the Mixed Use Urban Planned Development and because the building at 501 Lake Avenue is located where the museum is proposed, demolition of 501 Lake Avenue is included under the CRA's purview in this application.

The project will include construction of approximately 33,000 square feet of museum space for WMODA on four (4) floors at the southwest corner of South M Street and Lake Avenue; 110 residential units (8 of which will be affordable Artist Lofts) between L and M Streets north of 1<sup>st</sup> Avenue South; relocation of three (3) existing structures to CRA-owned properties; demolition of the structure at 501 Lake Avenue that is part of this application although to be completed by the CRA; the construction of an Arts Alley between L and M Streets (portions to be vacated by city).

To accomplish this project, several applications will be needed including Mixed-Use PUD, Rezoning from MU-E to DT, Conditional Uses, Certificates of Appropriateness, Major Site Plan Approval, Abandonment of Alleyways (and replacement with perpetual easements), and incentive applications including Sustainable Bonus (density and height), Transfer of Development Rights (TDR) and Affordable/Workforce Housing. This Project Narrative and Justification Statement addresses the proposed development and compliance with the various application requirements. The following provides background information on the project and property:

#### **Summary of DT Zoning District Requirements:**

Total Acreage (Museum/Residential): 2.14  
Museum Acreage: 0.36  
Residential Acreage: 1.78

Cultural Council Acreage: 0.23  
CRA Receiving Site Acreage: 0.31  
Total Acreage Rezoned: 2.68

Total Dwelling Units: 110  
Workforce: 8  
Market: 102

#### DT Zoning District Requirements

##### Lot area:

- Required: Lot Area, 6500 SF with maximum density of 1 unit per 1,085 SF, maximum density of 40 units per acre, and 1,085 SF per unit.
- Provided: Approximately 2.14 acres or 93,218 square feet

##### Setbacks:

- Required:
- Front: 10' min, 22' max
- Rear: 10'
- Side: 10' street, 0' interior
- Additional required setbacks above 3<sup>rd</sup> story:
- Front: 8'-12'
- Rear: 8'-12'
- Major Thoroughfares: 8' – 12'

- Provided:
- Front: 10'-12'
- Rear: 12'
- Side: 11' interior and 0' interior
- Additional required setbacks above 3<sup>rd</sup> story:
- Front: 8'
- Rear: 8'
- Major Thoroughfares: 8'

##### Maximum Lot Coverage:

- Required: Lots over 7500 SF: 60%
- Provided: 55.6%

##### Maximum Impermeable Surface:

- Required: Lots over 7500 SF: 80%
- Provided: 79.4%

Phasing information: Construction of the museum, relocation of contributing structures and construction of the museum residential units will be the first phase, where potential additional residential on the Cultural Council site and CRA's receiving site will be conducted at a future time as a future phase.

##### Site Characteristics and Surrounding Property Information:

**WMODA Project Site Description:**

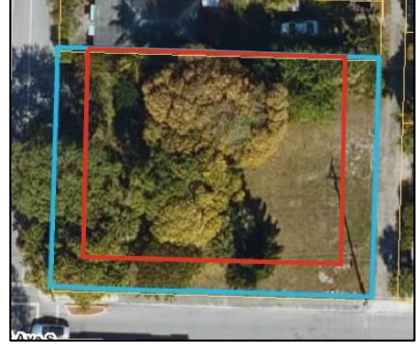
Museum Site is located on Lake Avenue and is comprised of two tax parcels, one is 501 Lake Avenue and is developed with a 1-story building currently occupied by the City of Lake Worth Beach Parking Division. The other is vacant and undeveloped. Both are relatively flat and are also accessed by the alleyway on the south side. As part of the urban core for the City of Lake Worth Beach, these properties and the surrounding sites are urban in nature with relatively dense development and include streets, sidewalks, streetscapes and building ranging from single-story to multi-story with uses that are retail, office, restaurant and residential.

Museum Residential Site is comprised of nine (9) tax parcels located between South L and South M Streets on the south side of the alleyway and is developed with three (3) structures that are contributing to the Old Town Historic District (and will be relocated as part of this project), public parking lots and vacant properties. All of the parcels are relatively flat with some scattered vegetation and are accessed by the alleyway, South L and South M Streets, and 1<sup>nd</sup> Avenue South. Also as part of the urban core for the City of Lake Worth Beach, these properties and the surrounding sites are urban in nature with relatively dense development and include streets, sidewalks, streetscapes and buildings ranging from single-story to multi-story with uses that include retail, office and restaurants to the north along Lake Avenue, and office, single-family and multi-family residential to the east, south and west.

**The Cultural Council Site:** is located with frontage on South L Street (address is 11 South L Street), is comprised of one (1) parcel located just south of the alleyway paralleling Lake Avenue, and is developed as an open space area that displays artwork and is available for public use. The property is relatively flat with a pathway, grass and fencing. This is also part of the urban core for the City of Lake Worth Beach and the surrounding properties are urban in nature with relatively dense development with streets, sidewalks, streetscapes and buildings ranging from single-story to multi-story and uses that include institutional (art gallery), retail, office and restaurants to the north along Lake Avenue, and public parking, office, single-family and multi-family residential to the east, south and west. Although there is no specific development program for the Cultural Council site, the future development will comply with all applicable regulations including building setbacks which are depicted on the site aerial.



**The CRA Receiving Site:** is located at the northeast corner of South K Street and 2<sup>nd</sup> Avenue South, is comprised of one (1) parcel, and is currently vacant. The site is relatively flat with some trees, ground covers and grass. This is also part of the urban core for the City of Lake Worth Beach and the surrounding properties are urban in nature with relatively dense development with streets, sidewalks, streetscapes and buildings ranging from single-story to multi-story and uses that include public parking, office, single-family and multi-family residential. Although there is no specific affordable housing development program for the CRA Receiving site, the future development will comply with all applicable regulations including building setbacks which are depicted on the site aerial.



**Parcel Numbers:**

Museum: 38-43-44-21-15-023-0191  
38-43-44-21-15-023-0170

Museum Residential: 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

Cultural Council Site: 38-43-44-21-15-021-0220

Historic Structure Receiving Site: 38-43-44-21-15-021-0010  
And Future Development  
(CRA-Owned)

Historic Structure Receiving Site: 38-43-44-21-15-019-0301  
With Garage Access Drive 38-43-44-21-15-019-0302  
And Future Development  
(CRA-Owned / Separate Application)

Garage: 38-43-44-21-15-019-0290  
(Separate Application) 38-43-44-21-15-019-0230  
38-43-44-21-15-019-0220

**Future Land Use Designation:** Downtown Mixed-Use (All Sites)

**Zoning:**

Museum: Downtown (DT)  
Museum Residential: Mixed-Use East (MU-E)  
Cultural Council Site  
CRA Receiving Site

**Acreage:**

Museum: +/- 15,625 Square Feet, 0.36 acres, not including alley  
Museum Residential: +/- 54,000 Square Feet, 1.24 acres, not including alley  
Vacated Alleyway: +/- 4,962 Square Feet, 0.114 acres  
Total Museum Project Area: +/- 74,586 Square Feet, 1.712 acres  
Cultural Council Site: +/- 10,125 Square Feet, 0.23 acres  
CRA Receiving Site: +/- 13,504 Square Feet, 0.31 acres

Total Acreage: +/-79,750 square feet, 2.14 acres, not including alley, historic structure receiving sites or garage.

**Site Plan Review Team:** The following addresses comments that were generated by the concierge review of the conceptual layout submitted to staff:

**Advisory Information**

No response Required. Information acknowledged.

**Planning/Zoning Comments**

1. Waivers can be utilized as an incentive through the planned development projects.

**Reply: acknowledged.**

2. Project shall meet the City's loading and parking requirements: a. parking plans provided for the residential parking to include street parking spaces that are not feasible/permitted. b. Parking plan notes 160 bicycle rack spaces, please show. c. Alternate parking spaces including compact spaces shall county toward no more than 25%. d. parking plan appears to show the residential garage extending across the entirety of the vacated alley near the southern side of the property, should only extend halfway into vacated alley. e. staff has concerns about the proposed traffic direction in the northeast section of the residential parking garage. f. based on the plans provided the museum would need two (2) off-street loading spaces. g. advisory: museum parking accessed from the arts alley must provide a 20' backout.

**Reply: The WMODA project complies with the city's load and parking requirements.**

Per Section 23.4-10.h., the total number of required parking spaces is calculated based on the sum of the required parking for the various uses, minus 25%, and in no case shall the parking be less than 0.8 spaces per employee and 1 space for each dwelling unit. In the case of the WMODA project, there are a total of 110 units and it is estimated that there will be 21 employees between the museum and the apartments, with varied schedules. Irrespective of the fact that at no time will all 21 employees be assigned to the museum/residential at the same time the project complies with the shared parking requirements with a total of 215 spaces are provided as noted on architectural sheet A-04.

- a. The residential parking garage configuration has been revised to address this comment, please see sheet A-30.
  - b. Bicycle parking is shown on sheet A-31 with a total of 156 bicycle parking spaces.
  - c. Required and proposed parking calculation is provided on sheet A-04, and sheet A-30 shows the residential parking configuration with a total of 124 garage spaces provided of which 28 are compact spaces which is approximately 23% of the total. Parking in the Residential Garage will be shared with the Museum employees.
  - d. Site plan sheet A-02 is updated to reflect the partially vacated alley.
  - e. Sheet A-30 is revised to address the traffic direction.
  - f. Site plan sheet A-02 shows one loading space by dumpsters near the alley and one on-street along S. M Street.
3. Project shall meet Public (P) zoning district and Downtown (DT) zoning district development regulations as applicable.

**Reply:** All property to be zoned Public (P) will be subject of a separate application. See site plan sheet A-02 for the Zoning Summary showing compliance with all DT district regulations.

4. Parking garages in the downtown core area must include active uses on the ground floor.

**Reply:** The parking garage will be subject of a separate application.

5. Is the area noted as an "Amenity/Community Center" in the residential building intended as public community space and how will public access be handled?
- a. The "Amenity/Community Center" space on the floorplans is not the same area labeled as "Community art Space" on the Art Walk Plan.

**Reply:** The Community Art Space and "Amenity" referred to on sheet A-31 are two separate areas within the residential building. The "Amenity" will be strictly accessed by residents of the building for such things as gym space and/or casual meeting space. The Community Art Space will be open to the public and

**programmed for community classes and programs in partnership with the City and the cultural council, as such, the entrance will be adjacent to the Art Walk. A limited access point system will be utilized to grant access to the Community Art Space from the Art Walk.**

6. Overall site plan should reflect Commission direction for access from 1<sup>st</sup> Ave South.

**Reply: The parking garage will be subject of a separate application and will include access from 1<sup>st</sup> Ave South.**

7. Density shown on page 1 of the submittal is no longer accurate as the lot south of the parking garage will be rezoned Public.

**Reply: Density calculation is provided on architectural sheet A-02.**

8. Per electric utility comments lease coordinate with their staff for a site visit regarding transformer locations.

**Reply: Proposed transformer locations are shown architectural sheets A-02, A-11 and A-31, and civil sheet C-301 along the alley near 1<sup>st</sup> Avenue South for the residential and near the alley behind the proposed museum. These location were identified as a part of a site visit with electric utility staff.**

9. Submittal shall meet LDR 23.2-32 site plans and specifications.

**Reply: Acknowledged, the site plan submittal includes architectural, civil, landscape and site lighting plans meeting all the relevant requirements.**

10. Project shall meet the City's Major Thoroughfare Guidelines.

**Reply: Acknowledged, the architectural plans comply with the required guidelines.**

11. Project shall meet code requirements for dumpsters including screening.

**Reply: The proposed dumpsters are enclosed and screened from view, and shown on architectural sheets A-02, A-11 and A-31, and on civil sheet A-301.**

12. Provide a photometric plan that demonstrates consistency with Section 23.4-3.

**Reply: Please see sheets L-101 and L-102.**

13. Project shall meet signage requirements.

**Reply: Acknowledged. Sheets A-16, A-17, A-37 and A-38 illustrate how signage might be addressed, but is just an illustration and all signage will comply with the City's sign regulations.**

14. Sidewalk café permit will be required for outdoor seating.

**Reply: Acknowledged, a permit will be requested at the appropriate time.**

#### Landscape Comments

15. A full landscape plan complying with Section 23.6-1 will be required.

**Reply: Landscape plan is included by Bohler in Sheets L-701, L-702 and L-703.**

16. Provide a tree survey and disposition plan for all existing trees and palms.

**Reply: A tree inventory has been provided along with the survey.**

17. Any proposed tree removals will require a tree removal permit and mitigation.

**Reply: Acknowledged. Tree inventory is provided along with the survey.**

18. Root barriers shall be used for all plantings within 5' of a utility easement.

**Reply: See planter details on landscape Sheet L-702.**

19. See Thoroughfare Guidelines for tree palette.

**Reply: See landscape sheet L-701 for tree legend.**

#### Urban Design

1. Overall site plan needs to be updated to reflect Commission direction for parking garage access.

**Reply: The parking garage will be subject of a separate application.**

2. Conceptually the art walk extension should be shown extending between South K and J Streets.

**Reply: Please see MUUPD plan sheet A-01.**

3. On the floor plans, is visible storage the same things as gallery space open to visitors?

**Reply: No, this space is storage space that is not accessible to visitors.**

4. There should be a detail slide like slide 3 for each of the four floors.

**Reply: See architectural sheets A-04, A-11, A-12, A-13 and A-14 for floor plans of the museum, and sheets A-30 through A-35 for floor plans of the residential.**

5. Please provide gross square feet for each floor.

**Reply: Please see square footage breakdown on architectural sheet A-02.**

6. Additional comments will be provided once questions are clarified and details provided.

**Reply: Acknowledged.**

#### Electric Utilities

1. The site plan does not indicate where transformers will be located.

**Reply: Proposed transformer locations are shown architectural sheets A-02, A-11 and A-31, and civil sheet C-301 along the alley near 1<sup>st</sup> Avenue South for the residential and near the alley behind the proposed museum.**

#### Palm Beach County Fire

1. I don't see description of Art Walk or Art Walk Extension.

**Reply: The Art Walk and potential Art Walk Extension is a 20' wide open promenade which will be open to both vehicular and pedestrian traffic. The Art Walk will be a living street comprised of hardscape, landscape, and lighting and will serve as a safe well-lit pedestrian connection between the museum and the downtown, and access point for the Community Art Space. Although this area will be pedestrian focused the width and functionality of the Art Walk maintains its ability to provide the required access for adjacent property owners, Fire Department, and sanitation services per the code. This area will also be a service corridor for the existing businesses and Museum loading area.**

#### Utilities – Water & Sewer

1. Drainage should be capable of treating 3-year 1-hr storm event, need Geotech report with K value of site.

**Reply: Geotech report is provided**

2. If any landscaping is used please make sure the existing water and sewer utilities are included in the landscape drawings.

**Reply: Please see landscape sheet L-701 showing landscaping and including utilities.**

3. Cross section of the western part of parcels 3 and 6 are needed showing how the storm water will be prevented from flowing on neighboring properties.

**Reply: The master storm drainage system has been designed to direct all stormwater to an underground exfiltration system.**

4. Grading and water and sewer utility plans are needed.

**Reply: Please see civil plans.**

#### Public Works

**All comments are advisory / conditions of approval, and are acknowledged.**

The following sections describe how the subject project complies with the various City Code requirements for each of the applications including the Mixed Use Planned Development, the Rezoning from MU-E to DT, Conditional Uses, Certificate of Appropriateness, Major Site Plan, Abandonment of Alleyway (and replacement with perpetual easements), and incentive applications including Sustainable Bonus, TDR and Affordable/Workforce Housing

## **Section 2 – Justification Statement /Mixed-Use Urban Planned Development:**

The proposed Mixed-Use Urban Planned Development (MUUPD) is proposed for the parcels including the museum use, the residential development between South “L” and “M” Streets, the Cultural Council site and the CRA-owned lot at the northeast corner of South “K” Street and 1<sup>st</sup> Avenue South. The MUUPD is being proposed in accordance with the intent outlined in Section 23.3-25 by enabling the proposed mix of uses, density, building heights, waivers to certain development standards, and location of the site in the DT zoning district.

### **General Provisions and Requirements, Section 23.3-25(b)**

1. *Compliance with other sections.* All planned developments shall comply with sections 23.2-27, 23.2-28 and 23.2-29.

**Reply: As needed to accommodate the project, requests for waivers (Section 23.2-27), administrative adjustments (Section 23.2-28) and conditional use permits (Section 23.2-29) are included in this application.**

2. *Increase in development potential.* Planned developments allow for increases in height, intensity and density based on the allowances described in the future land use element of the city's comprehensive plan as follows:
  - A. As part of a planned development, mixed use planned development, residential planned development or urban planned development, a project may maximize the density, intensity and height as outlined in Comprehensive Plan Policy 1.1.1.1, Table 1 (hereinafter referred to as Table 1). For each project requesting the bonus, the base line sustainable bonus value shall apply to each square foot above the maximum allowed in the underlying zoning district.

**Reply: The subject site is located in the Downtown Mixed Use FLU category and is requesting DT rezoning for the portions that are not currently DT. The allowable density is 40 units/acre, intensity is 2.45 FAR and height is 30'. With 1.712 acres, this allows a maximum of 68 units, and with the requested incentives through the Planned Development the project is proposed with 110 units; FAR of 2.27 requested (less than the maximum allowable); and height incentive requesting 56' 2".**

- B. As part of a planned development, mixed use planned development, residential planned development or urban planned development, a project may obtain a twenty-five (25) percent bonus on density, intensity and height as outlined in Table 1. For each project requesting the additional bonus, twice the base line sustainable bonus value shall apply to each square foot above the maximum threshold as shown in Table 1.

**Reply: The request for additional density and height includes the allowable 25% increase.**

- C. For mixed use urban planned developments located west of Dixie Highway, which include at least three use categories, one being residential, and a minimum project size of two acres, an additional fifty (50) percent bonus in density, intensity and height as outlined in Table 1 may be obtained. For each project requesting the additional bonus, twice the base line sustainable bonus value shall apply to each square foot above the maximum threshold as shown in Table 1.

**Reply: This is not applicable.**

- D. For mixed use planned developments located west of Interstate 95, which include at least three use categories, one being residential, and a minimum project size of five (5) acres, an additional fifty (50) percent bonus in density, intensity and height as outlined in Table 1 may be obtained. For each project requesting the additional bonus, twice the base line sustainable bonus value shall apply to each square foot above the maximum threshold as shown in Table 1.

**Reply: This is not applicable.**

- E. For a mixed use planned development with a Tri-Rail Station component located within the Transit Oriented Development West land use area, which includes at least three use categories, one being residential, and a minimum project size of five (5) acres, an additional one hundred (100) percent bonus in density and intensity and fifty (50) percent increase in height as outlined in Table I may be obtained. For each project requesting the additional bonus, twice the base line sustainable bonus value shall apply to each square foot above the maximum threshold as shown in Table 1.

**Reply: This is not applicable.**

2. *Conflict with other regulations.* The provisions of this section shall apply generally to the creation and regulation of all planned development districts. Where conflicts exist between these special planned development provisions and regulations relating to the installation operation or service requirements of any utility system or service, the utility regulations shall apply. Where conflicts exist between these special provisions and general zoning, subdivision or other applicable non-utility regulations, these special regulations shall apply.

**Reply: There are no known conflicts relating to the operation or service requirements of any utility system or service. There are no known conflicts between special provisions and general zoning that are not addressed through bonus requests.**

3. *Dedication of public facilities.* Dedication, grant, reservation or improvement of property or easements therein for public rights-of-way, streets, schools, parks, utilities or other public facilities may be required as a condition or requirement of approval pursuant to this section.

**Reply:** This application requests abandonment of portions of alleyways. To accommodate existing and proposed utilities and to allow public access to continue, there will be a dedication of ingress/egress and utility easements as needed.

4. *Effect of planned development approval.* When approved pursuant to the provisions of this section, the master development plan and all information and documents formally incorporated with the application shall constitute an amendment the official zoning map. Development within a planned development shall occur in conformity with the approved master development plan and development phasing.

**Reply:** Acknowledged. Once approved all building permit applications will be in conformity with the approved master plan. Construction of the museum, relocation of contributing structures and construction of the museum residential units will be the first phase, where additional residential on the Cultural Council site and CRA's receiving site will be conducted at a future time as a second phase.

6. *Utilities.* All utilities, including telephone, cable television, and electrical service systems, shall be installed underground. However, the following facilities may be exempt from this requirement:
  - A. Accessory facilities normally associated with such systems that require above-ground installation, provided such facilities are screened adequately; and

**Reply:** The project details are being designed in accordance with this requirement. For instance, where electric service lines are being placed underground, the transformers are located at grade.

- B. Primary facilities, such as electric substations, providing service to the planned development or to service areas not located within the planned development. Primary facilities shall be screened or landscaped.

**Reply:** Electric transformers for both the museum and residential are screened from view and/or landscaped while providing the required clearances for access by the electric utility.

7. *Visibility triangle.* In all planned development, visibility at all street and alley intersections shall be provided pursuant to section 23.4-4.

**Reply:** Proposed buildings and structures are setback to comply with required visibility triangles, and landscaping is designed to ensure necessary visibility will not be impeded.

8. *Open space.* In all planned development, sufficient areas of common open space shall be provided at each stage of development and upon completion of development. Such common open space shall include areas not covered by water.

**Reply:** The residential project provides several common amenities that will be for the benefit of the residents as well as some open to the public, and although not “open space” as defined by the code they provide recreational opportunities and are cultural enhancements similar to and in keeping with the definition of “open spaces” in the City’s code. These areas are shown on architectural sheet A-31, and include “Amenity” spaces of 1,896 and 621 square feet, and a “Community Art Space” of 1,982 square feet, along with the pool, pool deck area, and landscape areas along the roadway frontages that is outdoor space. In addition, although not open space as defined, the Museum itself will be a community amenity benefiting the residents of this project as well as the community, and will include the “Art Walk” space that will be designed as an enhanced public space integrating works of public art in a way that makes the space walkable and enjoyable by pedestrians while also providing vehicular access and accommodating all necessary utilities.

9. *Establishment of planned development districts.* Planned development districts will be established from designated existing zoning districts by amendment to the official zoning map for tracts of land suitable in location, extent, and character for the structures and uses proposed.

**Reply: Acknowledged.**

10. *Unified control.* All land included for purpose of development within a planned development district shall be owned or under the control of the petitioner for such zoning designation, whether that petitioner be an individual, partnership or a corporation, or a group of individuals, partnerships or corporations. The petitioners shall present firm evidence of the unified control of the entire area within the proposed planned development district and shall agree that when the development proceeds:
  - A. It will be in accordance with the ordinance officially adopted for the district and the regulations in effect when the planned development was approved.

**Reply:** The area subject of the proposed planned development is also subject of a development agreement / purchase agreement with the Lake Worth Community Redevelopment Agency, and once approved the property will be conveyed to the petitioner including the portions of adjacent alleyways to provide the required unified control.

- B. Agreements, contracts, or deed restrictions and covenants will be provided to the city to insure that the development will occur in accordance with the master development plan; and that the developer, his successors, assignees, or heirs, are responsible for the continued maintenance and operation of common areas and facilities, including sodding, watering down and fencing of undeveloped areas earmarked for future stages of development that are disturbed during development.

**Reply: Acknowledged.**

11. *Master development plan.* Any petition for planned development district zoning shall be accompanied by a professionally prepared master development plan of the development comprised of at least the following elements:

A. A site plan, drawn to acceptable scale, which shall indicate:

- (1) The title of the project and name of developer.
- (2) The scale, date, a north arrow, and a general location map.
- (3) A survey prepared by a registered surveyor, indicating the boundaries of the subject property, all existing streets, all buildings, watercourses, easements, section lines, the existing topography at a contour interval of one (1) foot or less, and other important physical features within and adjoining the proposed project.
- (4) The proposed use of all land within the project boundaries, including the location and function of all areas proposed to be dedicated or reserved for community or public use.
- (5) The location and size as appropriate, of all existing and proposed drainage, water, sewer, and other utility service systems.
- (6) The existing vegetative cover and soil conditions in sufficient detail to indicate suitability for proposed structures and uses.

**Reply: The plans and information required for the Master Development Plan includes architectural sheets A-02, civil engineering sheets C-401 and C-501, along with the property survey.**

B. A written legal description of the subject property, together with names and addresses of all owners of record.

**Reply: Legal description is in the survey and the names and addresses of all owners of record is included as an attachment to the Universal Application.**

C. Agreements, provisions or covenants which govern the use, maintenance, and continued protection of the planned development and any of its common areas or facilities.

**Reply: Both the museum and residential will be owned, operated and managed by the project owner, who will be responsible for all aspects of facility operation and maintenance.**

12. *Supporting information.* Applications for planned development approval shall include the following documentation:

A. A statement indicating the manner in which the proposed project complies with the comprehensive plan;

**Reply:** The City of Lake Worth Beach Comprehensive Plan Future Land Use Map designates the project site as Downtown Mixed-Use. Table 1 of the Future Land Use Element outlines the allowable density, intensity and building height, and references possible increases which are proposed with this project. Policy 1.1.1.7 describes the Downtown Mixed-Use category as intended to provide for a broad range of office, retail and commercial with some residential, a diversity of retail uses, and goes on to required transitional buffering and design features to mitigate impacts of development adjacent to residential zoning districts. This project includes a mix of Museum (institutional) with café, retail and other related/supportive uses.

- B. A general description of the proposed development, including the total acreage involved in the project; the number and percentage of acres devoted to various categories of land use; the number and type of dwelling units proposed and the overall project density in dwelling units per gross acre; the minimum design standards for such features as lot shape and size, building size and lot coverage, open space, off-street parking and loading, signs, and landscaping;

**Reply:**

Total Acreage: 2.14

Museum Acreage: 0.36

Residential Acreage: 1.78

Total Dwelling Units: 110

Workforce: 8

Market: 102

**DT Zoning District Requirements**

**Lot area:**

Required: Lot Area, 6500 SF with maximum density of 1 unit per 1,085 SF, maximum density of 40 units per acre, and 1,085 SF per unit.

Provided: Approximately 2.14 acres or 93,218 square feet

**Setbacks:**

**Required:**

Front: 10' min, 22' max

Rear: 10'

Side: 10' street, 0' interior

Additional required setbacks above 3<sup>rd</sup> story:

Front: 8'-12'

Rear: 8'-12'

Major Thoroughfares: 8' – 12'

Provided:

Front: 10'-12'

Rear: 12'

Side: 11' interior and 0' interior

Additional required setbacks above 3<sup>rd</sup> story:

Front: 8'

Rear: 8'

Major Thoroughfares: 8'

Maximum Lot Coverage:

Required: Lots over 7500 SF: 60%

Provided: 55.6%

Maximum Impermeable Surface:

Required: Lots over 7500 SF: 80%

Provided: 79.4%

Open Space: The open spaces areas for this project include the perimeter buffers around both the museum and the residential units, and the common open space area for the residential units located in the central core area at the ground level. The perimeter buffers include walkways, landscaping and create a more passive open space that buffers the building from the adjacent streets, and also provide the transition between public and private spaces. The common open space in the central core of the residential building includes a swimming pool with a pool deck and landscape areas, and will serve as an outdoor area for socializing and various community activities, where other activities will be at the Amenity space, the Community Art Space and in the residential lobby area, all of which will provide some level of open space opportunities for the residents as well as the public in the Community Art Space.

Parking & Loading: The WMODA project complies with the city's load and parking requirements.

Per Section 23.4-10.h., the total number of required parking spaces is calculated based on the sum of the required parking for the various uses, minus 25%, and in no case shall the parking be less than 0.8 spaces per employee and 1 space for each dwelling unit. In the case of the WMODA project, there are a total of 110 units and it is estimated that there will be 21 employees between the museum and the apartments, with varied schedules. Irrespective of the fact that at no time will all 21 employees be assigned to the museum/residential at the same time the

project complies with the shared parking requirements with a total of 215 spaces are provided as noted on architectural sheet A-04.

- a. The residential parking garage configuration has been revised to address this comment, please see sheet A-30.
- b. Bicycle parking is shown on sheet A-31 with a total of 156 bicycle parking spaces.
- c. Required and proposed parking calculation is provided on sheet A-04, and sheet A-30 shows the residential parking configuration with a total of 124 garage spaces provided of which 28 are compact spaces which is approximately 23% of the total. Parking in the Residential Garage will be shared with the Museum employees.
- d. Site plan sheet A-02 is updated to reflect the partially vacated alley.
- e. Sheet A-30 is revised to address the traffic direction.
- f. Site plan sheet A-02 shows one loading space by dumpsters near the alley and one on-street along S. M Street.

Signs – signage is understated on both the museum building and the residential. The north elevation of the museum shows “WMODA” lettering on a wall nearby to the museum entry, and lettering on top of an overhang. The west elevation also shows “WMODA” lettering on the wall facing west to be visible for pedestrians and vehicles eastbound on Lake Avenue. The east elevation for the residential building shows “address” signage at the east lobby entry, and the west elevation has similar signage over the west lobby entry.

Landscaping – the landscape plan include trees, shrubs and groundcovers in the buffer areas between the buildings and the adjacent roadways as well as some landscaping in the pool area of the residential building. The landscaping provides the required buffer between the public and private space while also creating some open space opportunities, complementing the architecture and enhancing the adjacent streetscape.

- C. The proposed schedule of development which identifies the anticipated project start and completion dates, stages of development (if any), and the area and location of common open space to be provided at each stage;

**Reply: The museum and residential will be constructed concurrently, and will commence after the conclusion of the permitting process which is expected to conclude in the fall of 2026, and total construction period is expected to be approximately 24 months with completion anticipated on the fall of 2028.**

- D. A detailed traffic impact analysis study;

**Reply: Traffic statement is in process and will be submitted upon completion.**

- E. A detailed market analysis study prepared pursuant to commonly accepted professional practices (this study may be required at the discretion of the city commission); and

**Reply: Please see the Economic Impact Analysis completed by Lambert Advisory, LLC on August 2024 as well as the Market Analysis completed by Lambert Advisory in April of 2024 .**

- F. Schematic architectural drawings (floor plans, elevations, perspectives, method of attachment, etc.) of all proposed structure types and improvements in the proposed project, except detached single-family residences and related accessory buildings (at the discretion of the city commission, these drawings may be submitted in stages if the project is to be developed in stages).

**Reply: All plans are provided in the architectural set.**

13. *Professional services required.* A master development plan for any proposed planned development district shall be prepared utilizing the professional services of individuals possessing appropriate licensure or registration.

**Reply: All plans are prepared by licensed architect, engineer or landscape architect.**

14. *Application fees.* Application fees for planned development districts shall be established and amended by resolution of the city commission.

**Reply: Acknowledged.**

#### **Mixed-Use Urban Planned Development Requirements, Section 23.3-25(e)**

1. *Location.* Urban planned developments may be located in any mixed use district, such as Mixed Use — East, Mixed Use — West, Mixed Use — Dixie Highway, Mixed Use — Federal Highway, Transit Oriented Development — East, Transit Oriented Development — West and Downtown with the exception of the neighborhood commercial district. Industrial planned developments are not allowed as a mixed use urban planned development.

**Reply: This application requests a Mixed-Use Urban Planned Development and the site is located east of Dixie Highway.**

2. *Minimum area required.* The minimum area required for an urban planned development district shall be one-half (0.5) acres.

**Reply: The site contains approximately 1.712 acres.**

3. *Permitted uses.* Permitted uses within a mixed use urban development are shown in article 3 of these LDRs. An urban planned development may be residential alone or may be any mixture of residential, retail, commercial, office, personal services, institutional, and cultural and artisanal arts or other uses specifically listed with the use tables of section 23.3-6 for the districts where the planned development is to be located.

**Reply: Use Tables allow residential multifamily as a permitted use and allows museums as a conditional use. This application includes conditional use for the museum.**

4. *Required setbacks.* Required setbacks shall be as provided in these LDRs for the zoning district in which the planned development is to be located.

**Reply: Please see architectural sheet A-02 for the site data table showing compliance with the DT district setbacks.**

5. *Parking and loading space requirements.* Parking and loading spaces shall be provided pursuant to article 4 of these LDRs.

**Reply: Please see architectural sheet A-04 for the site data table showing compliance with the parking and loading requirements.**

6. *Landscaping/buffering.* Landscaping and buffering shall be provided as required by section 23.6-1.

**Reply: Please see landscape sheets L-701 and L-702.**

7. *Illumination.* Any source of illumination located within a commercial or industrial planned development district shall not exceed one (1) foot candle at or beyond the boundaries of such development.

**Reply: Please see site lighting plan sheet L-101. All private outdoor lighting is contained within the limits of the project site so that those lights in-and-of themselves do not contribute light in excess of 1.0 footcandles at the project boundary. There is, however, public lighting including street lights meeting the City's specifications, and bollard lighting, which is specifically intended to illuminate sidewalks, parking and roadways within the public domain. The public lighting is therefore exempt.**

8. *Outdoor storage.* All outdoor storage facilities are prohibited in any mixed use urban planned development district.

**Reply: No outdoor storage areas or facilities are proposed.**

9. *Sustainability.* All mixed use urban planned development districts shall include provisions for sustainability features such as those listed in section 23.2-33, City of Lake Worth Sustainable Bonus Incentive Program.

**Reply:** See the section below addressing the sustainable bonuses.

#### **Mixed-Use Planned Development Requirements, Section 23.2-31(d)(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:

- a. Cultural resources,

**Reply:** One of the main elements of the project is the Wiener Museum of Decorative Arts (WMODA) which is a museum dedicated to the collection of fired arts of Arthur Wiener and will be located with frontage on Lake Avenue and create a major cultural focal point for the community. In conjunction with the museum, there is a Community Art Space located within the residential development that caters to art classes and lectures.

- b. Historical resources,

**Reply:** The project includes relocation and reuse of structures which are “contributing” to the historic district in which the site is located, and the new construction is designed with elements indicative of architectural styles reflected in the district. The museum and residential design aesthetics also draw inspiration from Lake Worth Beach’s rich art deco and streamline moderne vernacular styles.

- c. Ecological/natural resources,

**Reply:** The site is in an urban environment and there are no known ecological or natural resources that require or warrant preservation and protection, and there are no trees that would meet the standard as “champion trees” under the City landscape code. There are some trees, shrubs and groundcover that exist on the project site, and some trees that will meet the minimum requirement for mitigation / replacement but they were planted as part of the development that exists there now and are not ecologically significant from a preservation perspective.

- d. Diversity and inclusion,

**Reply:** There will be no discrimination during the construction or after completion and occupancy/operation of the project against any individual or group, and all people will be welcome as residents or participants in the programs of the museum.

e. Social justice,

**Reply:** Everyone, regardless of socioeconomic status, race, or other factors, should benefit equally from this project. There will be various housing types, styles and affordability ranges, the site is accessible to transit routes and will include bicycle racks for alternative modes of transportation, and there will be no discrimination during construction or after completions and occupancy/operation of the project against any individual or group, and all people will be welcome as residents or participants in the programs of the museum.

f. Economic investment,

**Reply:** Through the addition of residential units and the attraction to the museum of individuals and groups outside of the Lake Worth Beach area, the community will realize over \$65M in direct economic investment at the City , which will result in over \$7 Million in City of Lake Worth Beach and Palm Beach County Ad Valorem tax Revenue over 10 years. During the construction period WMODA will generate \$48 Million in construction revenue and add \$27 Million in labor income to the local economy. New residents will purchase goods and services from area vendors and businesses which is estimated to generate \$5.1 Million in annual expenditures in the City of Lake Worth Beach.

g. Neighborhood vitality,

**Reply:** The addition of the museum and residential units will activate the downtown and add vitality, and ato the neighborhood. The museum will expand the LuLa Arts district creating destination opportunities in collaboration with existing Arts organization and new developments such as the Gulfstream Hotel.

h. Sense of place,

**Reply:** The museum will help to strengthen the culture of the arts in Lake Worth Beach and help to add to the sense of place that already exists and thrives in the community. Transformative in aspiration, it will serve as a beacon and destination for all.

i. Education, and

**Reply:** The museum will have art educational programs that will be available to residents and visitors of all ages. The addition of the Community Arts space will further expand the ability to collaborate with existing arts organizations to provide community centered arts programming.

j. Recreation.

**Reply:** For the residents there will be amenity spaces and outdoor recreation in the pool area. For the community, WMODA will serve as a cultural recreation facility that will celebrate local history, traditions, and diversity. These museum and the Community Art spaces will provide inclusive environments that foster pride and social cohesion, strengthening the fabric of the community.

### **Section 3 - Justification Statement / Rezoning:**

This request is for the rezoning of a portion of the project site from MU-E to DT. The existing DT zoning is along Lake Avenue and to the east of South M Street. The rezoning would extend the DT zoning south of the alley parallel with Lake Avenue to 1<sup>st</sup> Avenue South for the entire block with the exception of the parcel where the condominium units are located at the southeast corner of the block, and includes the Cultural Council site at 11 S. L Street and the CRA receiving site at 30 S. K Street. The following Justification Statement addresses those items required for rezoning on the “Rezoning of Land and Future Land Use Checklist”:

LDR Section 23.2-36, Review Criteria.

*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

**Reply:** The proposed rezoning requests a change from MU-E to DT for the Museum Residential site, the Cultural Council Site and the CRA Receiving Site and includes the Mixed-Use Urban Planned Development (MUUPD). The City of Lake Worth Beach Comprehensive Plan designation for this entire area is Downtown Mixed-Use (DMU), and as noted in Table 1 of the Future Land Use Element, the DT district is one of the zoning districts is one of the “implementing zoning districts” of the DMU land use designation.

In addition, the project is consistent with the following comprehensive plan policies through the proposed uses in the MUUPD, the proposed parking strategy, and by the proposed “Art Walk” which will be an enhancement to the alleyway:

**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.

**Policy 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.

**Policy 1.2.1.5:** The pedestrian character of the downtown commercial area shall be enhanced through continuation of pedestrian access programs to ensure that development in the DMU is easily accessible to residents and visitors.

*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

**Reply: The proposed rezoning is consistent with the established land use pattern with the proposed museum to be located with frontage on Lake Avenue and the proposed residential located to the south of the alleyway and extending to 1<sup>st</sup> Avenue South . With respect to the future phases the proposed residential at the Cultural Council parcels along L Street and the CRA parcels along K Street and 1<sup>st</sup> Avenue South are also consistent with the established land use pattern.**

*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

**Reply: The proposed rezoning will support this proposed mixed use urban development that includes both residential and cultural/institutional uses which complement the existing land use pattern. With frontage on Lake Avenue, there is access to Route 62 of Palm Tran which runs east/west and provides additional connections to other bus routes as well as to Tri-county Commuter Rail. The project design will provide interconnections to other properties via the sidewalk network that currently exists as well as the proposed Art Walk enhancements to the alleyway.**

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

**Reply: Section 23.5-2 includes the platting and replatting requirements of the city including extension and access to utilities and other public improvements. The subject project will include the recombination of existing lots and portions of alleyways via unity of title, and the area is fully served by all infrastructure including water, sewer, storm drainage, and other utilities.**

*Compatibility.* The application shall consider the following compatibility factors:

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.

Whether the proposed rezoning is of a scale which is reasonably related to the needs of the neighborhood and the city as a whole.

**Reply: The rezoning will facilitate the proposed development which will positively affect area property values and is compatible with nearby commercial and residential**

**development, and is consistent with the placement of DT zoning on blocks to the east of the subject site as well as blocks to the west along South J Street.**

*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;

**Reply: The rezoning will further implement the CED by bringing additional residents to the downtown, expanding the tax base, and providing additional cultural resources to the area thereby adding to the market strength. The private investment associated with the WMODA project will bring significant short term employment boosting the local economy as well as long term visitation which will add jobs to the downtown area. See Economic Impact Report for details.**

2. Contribute to the enhancement and diversification of the city's tax base;

**Reply: The development will be an addition to the city's tax base for both the Residential Complex and the Museum. Both the Museum Parcel and the residential will remain privately held by Sunshine Lake Worth Development and as such, the entire parcel will be subject to the payment of Ad valorem taxes annually. See Economic Impact Report for 10 year estimated tax revenue by taxing authority.**

3. Respond to the current market demand or community needs or provide services or retail choices not locally available;

**Reply: The rezoning will help meet the demand for additional housing, and bring an attraction to the area that will help to enhance existing businesses while expanding the type of uses in the area.**

4. Create new employment opportunities for the residents, with pay at or above the county average hourly wage;

**Reply: The rezoning will result in increase long term employment at the museum and the residential site t, and will have a direct positive impact short term on construction jobs during development .**

5. Represent innovative methods/technologies, especially those promoting sustainability;

**Reply: The museum and residential project will include elements of affordability, art education for all ages, multimodal transportation and easy**

**connections to local transit and energy efficiency, all reinforcing the project sustainability.**

6. Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare;

**Reply: The project is designed with more urban building heights, smaller residential units, shared and subterranean parking, and greater density and intensity of the land use enhancing the energy and land use efficiency of the property overall.**

7. Be complementary to existing uses, thus fostering synergy effects; and

**Reply: With the museum proposed along Lake Avenue and residential in the block to the south, the proposed development is compatible with and complementary to the existing commercial, retail, and public spaces along Lake Avenue and with the residential uses located to the south.**

8. Alleviate blight/economic obsolescence of the subject area.

**Reply: The proposed new construction of the museum along Lake Avenue and residential units in the block to the south, this project will redevelop some underutilized and vacant properties, and enhance the character of others through a unified development under single ownership and management.**

*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.

**Reply: The architectural site plans along with floor plans and elevations, and the civil engineering and landscaping plans comply with the requirements in Section 23.2-32 for site plan submittal requirements and qualitative information.**

#### **CONSISTENCY WITH THE CITY'S STRATEGIC PLAN**

The WMODA Mixed-Use Cultural Arts Campus is specifically aligned with the City's Strategic Planning Goals in the areas of housing, crime reduction, infrastructure investment, preservation of character and historic resources, increased leisure opportunities, culturally enriching educational opportunities, tourism, stability of tax base, and expansion of jobs. The following provides detailed examples of the WMODA Mixed-Use Cultural Arts Campus Development's alignment with City's Strategic and Comprehensive Plans.

|                |
|----------------|
| <b>HOUSING</b> |
|----------------|

- **Lake Worth Beach Strategic Plan - Pillar Two (A):** Strengthening Lake Worth Beach as a “Community of Neighborhoods” - Diversify Housing Options
- **Lake Worth Beach Comprehensive Plan, Housing and 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.***

Objective 3: 1.1: *To upgrade the quality of existing housing and assure that new construction is of the highest possible quality while supporting the position that the city’s housing supply will be principally provided by the private sector.*

The residential portion of the WMODA Mixed-Use Cultural Arts Campus will add 110 new residential apartment units to the downtown area. These new residential units will be located in a highly amenitized residential building that includes an ample terrace space, outdoor pool deck, fitness center, structured parking, and community art space.

Objective 3.1.8: *Encourage construction of workforce housing units and market- rate housing to alleviate the excessive concentration of affordable units in the City* and to contribute to the Goal of providing a full range of quality residential unit types and prices for current and anticipated homeowners and renters in all household income levels.

The WMODA Cultural Arts Campus will be a mixed income development in the heart of Downtown Lake Worth Beach. WMODA team believes that a mixed-income housing in this location will fosters economic diversity, social inclusion, and neighborhood stability by integrating residents of varying income levels within the same community. Additionally, mixed-income developments contribute to reducing concentrated poverty, enhancing public safety, and promoting access to quality amenities .

The residential component will have 102 market rate studio, one- and two-bedroom units, of which 8 units will be affordable workforce artist lofts priced at the 80-120% of AMI level. The affordable artist lofts will be located on the ground floor of the development and each unit will feature an artist workspace. The addition of an artistic workspace within the unit presents added value and supports the local arts community by providing the needed workspace in addition to affordable housing. By providing a range of affordable and market-rate housing options, the downtown area will become more resilient, dynamic, and attractive for both residents and investors.

**Goal 3.2: To assure that all citizens have decent, safe and sanitary housing in neighborhood environments that are attractive, secure and free from urban blight.**

Objective 3.2.3: To promote the elimination of blighting influences on residential areas and improvement of substandard housing conditions.

The Development of this parcel includes the elimination of blighted conditions, through the addition of 110 new residential apartment units, 33,000 SQ FT museum on the corner of Lake Avenue and M Street , the development of a pedestrian friendly, safe, and well-lit Arts Alley which will serve as a connection between the development and the downtown, and the relocation of three historic structures, which in partnership with the city will be redeveloped in other locations in the Downtown.

Objective 3.2.4: To encourage *architectural design that complement the city's appearance* and considers the objectives of all facilities and services provided by the City.

The Design of the WMODA Mixed Use Cultural Campus embraces the Mid Century Modern Architectural style and takes great care to successfully integrate a new building into a historic context.

**Goal 3.4: Provide protection and awareness of historic, archeological and cultural resources in the City of Lake Worth.**

Objective 3.4.5: To support *redevelopment plans which recognize and respect the historic urban character of Downtown Lake Worth* and the surrounding neighborhoods.

The architects have taken the concept of “separate but connected” party walls, a concept that was prevalent in the Old Town historic district between 1912 and 1949 and applied it to the proposed residential structure. This primary façade is essentially broken into five separate bays, paying homage to the historic character and how the Old Town Historic District initially developed.

In accordance with the Lake Worth Historic Preservation Guidelines, the Mid-Century style is heavily represented in the Downtown and is also represented in the style of the WMODA residential building. This building has been designed with attention to detail, functionality, and an intent to represent a the Mid Century Modern style, that is embraced by the City's Historic Preservation Guidelines.

## CRIME REDUCTION

- **Lake Worth Beach Strategic Plan – Pillar Two (B):** Strengthening Lake Worth Beach as a “Community of Neighborhoods” – Crime Reduction and prevention in achieving, safe livable and friendly community.

Currently the L and M Parcels are comprised of government buildings that are not activated at night, abandoned buildings, vacant lots, and deteriorating infrastructure which can often become hotspots for criminal activity. The WMODA project will revitalize these spaces, replacing decay with new cultural arts facility, housing, and public amenities. The project will incorporate well-lit pathways, clear sightlines, active storefronts, and public spaces with high visibility. The WMODA project will increase natural surveillance, which will discourage criminal activities and attract new residents and businesses, fostering a sense of ownership and security.

## INFRASTRUCTURE INVESTMENT

- **Lake Worth Beach Strategic Plan – Pillar Two (C):** Strengthening Lake Worth Beach as a “Community of Neighborhoods” – Sustain infrastructure investments.

**As a part of the development agreement with the city of Lake Worth Beach and the Lake Worth Beach CRA, the WMODA Project will improve the Electric Utility delivery in the Downtown and surrounding residential area by undergrounding the electric service within the limits of work. The removal of the above ground poles, which are susceptible to damage from weather events, is expected to enhance the infrastructure and service in the area.**

**The rerouting of the water and sewer lines in and around the site is also expected to enhance and improve upon the existing facilities. The proposed design is anticipated to provide increased longevity and sustainability of the water and sewer lines for the project and those in the immediate area.**

## PRESERVATION OF CHARACTER AND HISTORIC RESOURCES

- **Lake Worth Beach Strategic Plan – Pillar Two (D):** Strengthening Lake Worth Beach as a “Community of Neighborhoods” –Preserve the character and protect historic resources.

In addition to WMODA projects efforts to align with the Historic Preservation Guidelines, the development includes the relocation of three contributing strictures to new locations specified by the City. The relocation of these structures ensures preservation of these buildings for adaptive reuse within the context of the existing historic district.

#### INCREASED LEISURE OPPORTUNITIES

- **Lake Worth Beach Strategic Plan – Pillar Two (E):** Strengthening Lake Worth Beach as a “Community of Neighborhoods” – Deliver Sustainable indoor-outdoor leisure opportunities.
- **Lake Worth Beach Comprehensive Plan, Recreation and Open Space Element**

**Goal 7.1: The City of Lake Worth’s open space and recreation system shall provide sustainable indoor-outdoor leisure opportunities, to meet the physical, social, recreational and cultural needs of current and future demands of all population segments with access to a variety of passive and active recreation programs through the use of both public and private resources.**

Objective 7.1.5: The City shall continue encouraging cultural programs supporting its diverse population in coordination with other public and private entities.

Museums like WMODA are embraced nationwide as a component of indoor leisure activities, providing the public with educational, cultural, and recreational experiences in a structured indoor environment. They serve as spaces for learning, entertainment, and social engagement. As indoor attractions, WMODA will cater to a wide audience, including families, tourists, and residents, contributing to the city's cultural vibrancy and leisure economy.

#### CULTURALLY ENRICHING EDUCATIONAL OPPORTUNITIES

- **Lake Worth Beach Strategic Plan – Pillar Two (F):** Strengthening Lake Worth Beach as a “Community of Neighborhoods” – Collaborate with schools to foster, diverse and culturally enriching educational opportunities for all.

The main mission of WMODA since its inception has been to expand access to the arts, especially for children. The Museum has a long history of partnering with local schools and youth programs to provide exposure to ceramic making, glass blowing, textiles, and the history of the fired arts. In this proposed development, the new WMODA museum will include classroom and community collaboration space that will allow for the expansion of programming at this purpose-built location.

#### TOURISM

- **Lake Worth Beach Strategic Plan – Pillar Three (C):** Celebrating the Unique, Historical, Coastal and Cultural Diversity of the City – Encourage tourism by increasing options for visitors to stay and experience the city.

WMODA will be 33,000 square feet of space designed to be a sustainable, community-centric building.

- The museum will be designed to provide areas for revenue generating event space accommodating social events (wedding, birthday, cocktail), corporate (meetings), and the arts industry (classes, lectures, exhibitions);
- The museum is preliminarily forecast to attract 50,000 annual visitors and generate approximately \$750,000 to \$1 million in annual gross revenue from attendance and event functions by its 5th year of operations.

The impact from visitors will significantly benefit surrounding businesses and properties and create vast opportunities to promote the City arts scene, the LuLa Arts District, and the many local galleries, and artist collectives in the City.

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| <b>EXPANSION OF JOBS</b> |
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- **Lake Worth Beach Strategic Plan – Pillar Four (D):** Navigating Towards A Sustainable Community –Influence the supply and expansion of jobs.

The WMODA Economic Impact Study estimated that long term, the onsite employment, building operations, Museum operations, guest spending and a spending of on-site residents will generate approximately 21 – full time jobs, \$2.2 million in annual salaries and wages, and \$5.1 million in annual business revenue that will flow through the downtown Business Area.

When looking at the short-term impact of construction:

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|------------------------------|
| <b>STABILITY OF TAX BASE</b> |
|------------------------------|

- **Lake Worth Beach Strategic Plan – Pillar Four (A):** Navigating Towards A Sustainable Community – Achieve economic and financial sustainability through a versatile and stable tax base.

The development of the WMODA site takes a former non-revenue generating parcel of land and turns it into an income generating development. The Economic Impact Analysis shows that:

# Impact During Construction Period

The anticipated construction period of the proposed WMODA Mixed-Use Cultural Arts Campus project will generate the following:

**\$48 MILLION**  
of revenue

**\$53,000**  
annual wage for FTE's

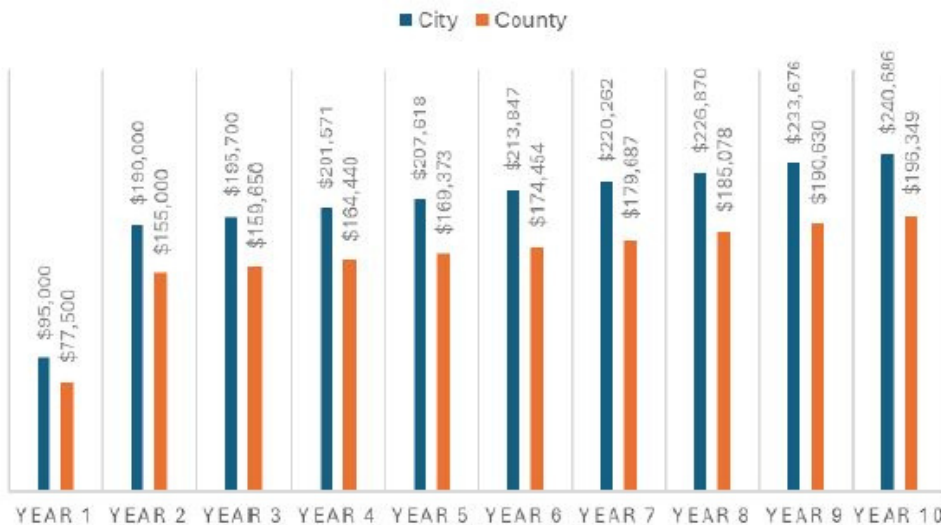
**522 JOBS**  
created over 2-years

**\$27 MILLION**  
labor income added  
to economy

**\$56 MILLION**  
in total output (GDP)

**By 2028, the proposed development will provide benefits to the City and County by way of real property and personal property (ad valorem) taxes.**

The tax amount is based upon the County Tax Collector's (2023) millage rate of 22.2472 (per thousand dollars of value). Ad valorem taxes for the development based on the estimated total development evaluation (including land) of approximately \$42 million, and all of which is net new increment since the property is City/CRA owned with no taxable value. Upon stabilization, the proposed mixed-use development itself will generate approximately \$768,000.



**ACROSS 10 YEARS**

**\$2,025,000**  
to City (Operating)

**\$1,650,000**  
to Palm Beach (Operating)

**\$2,400,000**  
to County School Board

#### **Section 4 - Justification Statement / Conditional Use:**

The DT zoning district allows both residential multifamily uses as well as museum / institutional uses. Section 23.3-6 Use Tables show that residential multifamily is permitted by right for projects under 7,500 square feet and by conditional use for those over 7,500 square feet, and that museum is allowed by conditional use. The WMODA museum will include approximately 33,000 square feet of space four (4) floors at the southwest corner of South M Street and Lake Avenue is expected to employ 11-14 staff persons of which approximately 8-9 will work in a shift, and the museum is anticipated to be open Tuesday through Saturday from 10am to 4pm with possible exceptions for events. The following addresses compliance with conditional use requirements for the proposed museum.

#### **Compliance with Section 23.2-29 for Conditional Use Permits:**

*General findings relating to harmony with LDRs and protection of public interest.* Prior to approving any conditional use permit, the decision making authority shall find based on competent and substantial evidence that:

1. 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.

**Reply: The proposed museum will be located with frontage on Lake Avenue in the commercial area of downtown Lake Worth Beach, and is consistent and compatible with uses which are likely to occur in the future.**

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

**Reply: The proposed museum will be located with frontage on Lake Avenue in the commercial area of downtown Lake Worth Beach, and is consistent and compatible with existing retail, restaurant and public uses which exist in the corridor now.**

3. 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.

**Reply: The proposed museum use will increase the public benefit by being open to the public as a museum and offering art classes to the public.**

4. 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.

**Reply: The proposed development is consistent with the development intensity allowed of the comprehensive plan.**

*Specific findings for all conditional uses.* Prior to approving any conditional use, the decision making authority shall find that:

1. 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.

**Reply: Policy 2.1.1.8 of the Transportation Element of the Comprehensive Plan states that a Level of Service E is acceptable for roads within the Community Redevelopment Area, and the trips generated by a museum tend to be off-peak and on weekends, so this use will not impact the level of service.**

2. 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.

**Reply: Parking for the proposed museum will be located at the proposed public parking garage which is accessible from Lake Avenue and 1<sup>st</sup> Avenue South just east of South J Street. This will have minimal impact on local streets, and with most traffic for the museum being off-peak trips, impacts are further mitigated.**

3. 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.

**Reply: The museum will produce no air pollution emissions.**

4. 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.

**Reply: The proposed museum will be located on Lake Avenue, a Major Thoroughfare for the City of Lake Worth Beach, and no expansion, extension or enlargement of the roadway system is needed to accommodate the project.**

5. 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.

**Reply: The proposed museum is located with existing utility systems all adjacent to and serving the properties currently. Although reconfiguration of these systems is necessary to accommodate the redevelopment, this is normal and expected for any redevelopment, and will not result in extension or enlargement of any utilities.**

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

**Reply: The proposed project will have minimal impacts on police protection services and the building will be designed with input from the fire department and as such will comply with their requirements including minimizing the risk of fire at the facility.**

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.

**Reply: All activities related to this use will be inside the proposed building and will have no noise impacts on nearby properties.**

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.

**Reply: The photometric plan for the project will comply with all applicable code requirements including limitation on light spill-over.**

## **PARKING MANAGEMENT PLAN**

The WMODA Mixed-Use Cultural Arts Campus (WMODA) project is a mixed-use development project being constructed under a public-private partnership (P3) with the City of Lake Worth Beach and the Lake Worth Beach CRA. The WMODA project includes the construction of the museum, residential units, and arts alley, and subterranean parking. The project will include construction of approximately 33,000 square feet of museum space for WMODA on four (4) floors at the southwest corner of South M Street and Lake Avenue; 110 residential units (8 of which will be affordable Artist Lofts) between L and M Streets north of 1<sup>st</sup> Avenue South; relocation of three (3) existing structures to CRA-owned properties; the construction of an Arts Alley between L and M Streets (portions to be vacated by city); and, development of a city-owned parking garage that will be processed under a separate application by the city.

The subterranean parking garage will be used to support the WMODA residences and staff of the museum. WMODA administration estimates that the museum will have between 11-14 employees, with a maximum of 9 employees on shift at any given time. There are estimated to be a total of 21 employees between the museum and the apartments.

### **PARKING REQUIREMENTS**

| MUSEUM PARKING COUNT |               |           |               |               |
|----------------------|---------------|-----------|---------------|---------------|
| Program              | LDR Use       | GSF       | Parking Ratio | Parking Count |
| MUSEUM - 1ST FLOOR   |               |           |               |               |
| CIRCULATION/SUPPORT  | Industrial    | 853 SF    | 1,000         | 0.9           |
| STORAGE              | Industrial    | 380 SF    | 1,000         | 0.4           |
| GALLERY              | Institutional | 4,148 SF  | 200           | 20.7          |
| CAFE                 | Restaurant    | 1,450 SF  | 150           | 9.7           |
|                      |               | 6,832 SF  |               | 31.6          |
| MUSEUM - 2ND FLOOR   |               |           |               |               |
| CIRCULATION/SUPPORT  | Industrial    | 1,046 SF  | 1,000         | 1.0           |
| STORAGE              | Industrial    | 1,222 SF  | 1,000         | 1.2           |
| GALLERY              | Institutional | 5,403 SF  | 200           | 27.0          |
|                      |               | 7,671 SF  |               | 29.3          |
| MUSEUM - 3RD FLOOR   |               |           |               |               |
| CIRCULATION/SUPPORT  | Industrial    | 1,973 SF  | 1,000         | 2.0           |
| STORAGE              | Industrial    | 885 SF    | 1,000         | 0.9           |
| VISIBLE STORAGE      | Industrial    | 178 SF    | 1,000         | 0.2           |
| CLASSROOM            | Institutional | 720 SF    | 200           | 3.6           |
| GALLERY              | Institutional | 1,884 SF  | 200           | 9.4           |
|                      |               | 5,639 SF  |               | 16.1          |
| MUSEUM - 4TH FLOOR   |               |           |               |               |
| CIRCULATION/SUPPORT  | Industrial    | 1,218 SF  | 1,000         | 1.2           |
| STORAGE              | Industrial    | 244 SF    | 1,000         | 0.2           |
| VISIBLE STORAGE      | Industrial    | 625 SF    | 1,000         | 0.6           |
| GALLERY              | Institutional | 2,609 SF  | 200           | 13.0          |
| OFFICE               | Office        | 1,637 SF  | 400           | 4.1           |
|                      |               | 6,333 SF  |               | 19.2          |
| Grand Total          |               | 26,475 SF |               | 96.2          |

**Total Museum Lot Parking Count = 97**

#### **RESIDENTIAL PARKING REQUIREMENT**

RESIDENTIAL AREA  
 STUDIO = 1 UNITS  
 1 BDRM = 54 UNITS  
 2 BDRM = 55 UNITS  
 TOTAL = 110 UNITS

1 X 1.25 (STUDIO) = 1.25 PARKING  
 54 X 1.5 (1 BDRM) = 81 PARKING  
 55 X 1.75 (2 BDRM) = 96.25 PARKING  
 TOTAL GARAGE = 179 PARKINGS

COMMUNITY ART SPACE: 1,746 SF  
 1,982 SF / 200 SF (INSTITUTIONAL) = 10 PARKINGS

**TOTAL RESI LOT PARKING COUNT = 189 PARKINGS REQ'D**

**Total Residential Lot Parking Count = 189**

#### **COMBINED LOT PARKING REQUIREMENT**

25% DEDUCTION OF THE TOTAL OFF-STREET PARKING REQUIREMENT FOR LAND OR BUILDING USED FOR TWO OR MORE USES

97 + 189 = 286 PARKINGS TOTAL  
 286 x 25% = 71 PARKINGS DEDUCTED  
 286 - 71 = 215 PARKINGS TOTAL AFTER DEDUCTION

**TOTAL COMBINED LOT PARKING COUNT = 215 PARKINGS REQ'D**

## **PARKING DISTRIBUTION**

|                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>SEC 23.4-10 I) 1.a</p> <p>SEC 23.4-10 j) 2.e</p> <p>SEC 23.4-10 I) 2</p> | <p><b>RESIDENTIAL BUILDING</b></p> <ul style="list-style-type: none"> <li>• <u>GARAGE PARKING - 124 CARS</u><br/>(SEE DWG 1/A-30)<br/>REGULAR - 89 CARS<br/>COMPACT - 29 CARS<br/>ADA (INCLUDES VAN) - 6 CARS<br/>TOTAL - 124 CARS</li> <li>• <u>BICYCLE (EQUIVALENT CAR SPACES) - 24 CARS</u><br/>(SEE DWG 1/A-31)<br/>ALT. PARKING PERMITTED = 215 x 25% = 53 MAX.<br/>53 - 29(COMPACT) = 24</li> <li>• <u>ON-STREET (RESI. ONLY) - 15 CARS</u><br/>(SEE DWG 1/A-31)</li> </ul> <p><b><u>RESI TOTAL - 163 CARS PROVIDED</u></b></p> <p><b>MUSEUM BUILDING</b></p> <ul style="list-style-type: none"> <li>• <u>OFF-STREET - 4 ADA CARS</u><br/>(SEE DWG 1/A-04)</li> <li>• <u>ON-STREET (MUSEUM ONLY) - 10 CARS</u><br/>(SEE DWG 1/A-04)<br/>6 CARS + 1 BUS (4 CARS) = 10 CARS</li> </ul> <p><b><u>MUSEUM TOTAL - 14 CARS PROVIDED</u></b></p> <p><b>PROPOSED CITY (PARKING GARAGE) - SEPARATE APPLICATION</b></p> <p><b><u>TOTAL - 268 CARS, 45 CARS IN-LIEU SUBSTITUTION</u></b></p> <p><b>GRAND TOTAL</b></p> <p><b><u>163 + 14 + 45 = 222 CARS PROVIDED</u></b></p> <p><b><u>COMPLIES</u></b></p> |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>SEC 23.9-4</p> | <p><b>OFF-STREET LOADING REGULATIONS</b></p> <p>AT LEAST (1) PERMANENTLY MAINTAINED OFF-STREET LOADING FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA.</p> <p>ONLY PROGRAM WITHIN THE MUSEUM THAT REQUIRES THE RECEIPT OF MATERIAL AND MERCHANDISE SHALL BE THE GALLERY AND CAFE.</p> <p>GALLERY: 14,040 SF<br/>CAFE: 1,506 SF<br/>TOTAL: 15,546 SF</p> <p>(2) LOADING REQUIRED<br/>(2) LOADING PROVIDED AT MUSEUM &amp; RESIDENTIAL</p> <p><b><u>COMPLIES</u></b></p> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **RESIDENT AND GUEST PARKING ALLOCATION**

- **Assigned Resident Spaces:** Each unit is allocated one (1) assigned parking space in the subterranean garage.
- **WMODA Employee Parking:** Ten (10) parking spaces in the subterranean garage will be utilized for WMODA employees.
- **Unassigned Resident Spaces:** The remaining unassigned parking spaces will be offered to residents on a first-come first serve basis.
- **Additional Resident Parking:** Residents will be advised of the parking availability upon signing a lease agreement. Residents with additional vehicles will be advised of their ability to potentially purchase an annual pass from the City of Lake Worth Beach at the K Street Garage. Residents will be advised that this pass is offered at the discretion of the City.
- **Guest Parking:** Guest parking will be accommodated on the street.

#### **PUBLIC PARKING INTEGRATION**

In alignment with the City's initiatives to increase public parking availability, the City of Lake Worth Beach, Lake Worth Beach CRA, and Sunshine Lake Worth Development have executed a Public Private Partnership (P3) Agreement for the construction of a Public Parking Garage, located on the west side of K Street between Lake Avenue and 1<sup>st</sup> Avenue South.

Under the Comprehensive Agreement between the parties, the WMODA museum has contributed funds to secure spaces within the garage to support the museum. Per the parking distribution chart above, there will be a need for 44 spaces to be attributed to the museum in the public parking garage. Per the agreements with the parties, the WMODA spaces shall not be designated and shall be open to the public. This arrangement is governed by a Long-Term Parking Agreement between the developer and the City of Lake Worth Beach, ensuring 24/7 access for the public.

#### **BICYCLE PARKING AND ALTERNATIVE TRANSPORTATION**

- **Car Free Incentives:** WMODA is considering incentives tailored toward residents who choose not to own a vehicle these incentives include the following:
  - Reduced rent
  - Complimentary access to alternative transportation
    - On site car share programs
    - Availability of discounted circuit rides within the city limits
- **Secured Bicycle Storage:** 156 racks located within a controlled-access area of the residential building adjacent to the Art Alley. This will be a locked and covered storage area. This amenity is meant to encourage cycling by making it safe, convenient, and sustainable.
- **Public Bicycle Racks:** Additional bicycle racks will be installed at street level to encourage cycling.
- **Transit Accessibility:** The development is within walking distance of major transit stops, promoting the use of public transportation.

#### **PARKING MANAGEMENT AND ENFORCEMENT**

- **Management:** A professional management company will oversee operations, including maintenance, security, and enforcement.
- **Enforcement:** Unauthorized vehicles and violations are addressed through fines and towing policies, ensuring compliance and availability.
- **Annual Reviews:** The parking management company will conduct annual assessments to evaluate usage patterns and effectiveness.

#### **SUSTAINABILITY AND SMART TECHNOLOGY**

- **EV Charging Stations:** Seven (7) EV charging stations are provided in the subterranean parking structure.
- **Energy Efficiency:** LED lighting and motion sensors installed throughout the garage to reduce energy consumption.
- **Smart Parking Systems:** Implementation of a digital parking management system to monitor access and streamline operations.

## **Section 6 - Justification Statement / Major Site Plan:**

The proposed project consists of approximately 33,000 square feet of museum spaces for WMODA, 110 units of residential and construction of the Art Walk. The project also consists of the relocation of contributing structures in the Old Town Historic District as described above. The following narrative for the major site plan review in an effort to demonstrate compliance with the Site Design Qualitative Standards in Section 23.2-31.

- 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.

**Reply: The site plan shows all improvements within the project area along in compliance with the development standards for the DT zoning district and with consideration to the bonus height and density allowable within the City Code. The project utilizes existing utilities and city services thus not impeding any nearby development and is designed taking into consideration compatibility with surrounding development as well as topography and all existing site conditions.**

- 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.

**Reply: The site is in an urban environment and there are no known ecological or natural resources that require or warrant preservation and protection, and there are no trees that would meet the standard as “champion trees” under the City landscape code. There are some trees, shrubs and groundcover that exist on the project site, and some trees that will meet the minimum requirement for mitigation / replacement but they were planted as part of the development that exists there now and are not ecologically significant from a preservation perspective.**

**Due to the urban nature of the site natural detention will not be utilized, but rather an exfiltration system, and the site is not adjacent to any waterbodies so this is not applicable.**

- 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.

**Reply: Please see landscape sheets L-701 and L-702 for landscape buffering.**

- Enhancement of residential privacy. The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walks, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

**Reply: For the residential development, the site plan layers the improvements with the public spaces (e.g., on-street parking and sidewalks) at the perimeter, followed by setbacks and buffer areas and then the first floors of residential with upper floors setback further to reduce visual and noise impacts. For the museum development being on Lake Avenue, the urban context is important to compatibility with adjacent development so the building is designed to be integral with the streetscape which includes appropriate landscaping at curbside.**

- 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.

**Reply: Emergency vehicles have appropriate access to all parts of the buildings and site including streetside, through the Art Walk alleyway, and via the fire lane provided on the 1<sup>st</sup> Avenue South side of the residential building.**

- 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.

**Reply: The project is designed to enhance the public ways, in particular the Art Walk which will be designed as an enhanced public space integrating works of public art in a way that makes the space walkable and enjoyable by pedestrians while also providing vehicular access and accommodating all necessary utilities.**

- Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

**Reply: This project will utilize and improve the existing pedestrian circulation as appropriate and in consideration of the urban nature of the site. This is particularly applicable to the Art Walk.**

- 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.

**Reply: Ingress and egress to the site is limited to the Art Walk alleyway for vehicular access to the museum site and along South M Street for the residential.**

- 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 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.

**Reply: The proposed circulation for the residential parking garage is designed with access to South M Street, and pedestrian connections for the project are all made to the existing sidewalk system and/or the Art Walk.**

- Design of on-site public right-of-way. On-site public street and rights-of-way shall be designed 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 direct access to parcels.

**Reply: This is not applicable.**

- 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.

**Reply: The off-street parking for the residential will be fully contained in a subterranean garage structure with loading accessed from South M Street. On-site parking for the museum is from the Art Walk alleyway along with one of the required loading spaces, with the other being provided on-street.**

- 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.

**Reply: Refuse areas are internal to the residential project, and provided in a screened area just north of the Art Walk for the museum.**

- 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.

**Reply: The project is arranged and designed to enhance the immediate area and is expected to improve area property values.**

- 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.

**Reply: For the residential development that will be located on the edge of the DT district, the project is designed with landscape buffers along the public right-of-way, then the building is terraced with the first two stories meeting the setback and the additional stories set back further to reduce the massing.**

- 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.

**Reply: Acknowledged.**

**Compliance with Community Appearance Criteria Section 23.2-31(d), which are as follows:**

**d) *Buildings, generally.***

1. Buildings or structures which are part of a present or future group or complex shall have a unity of character, style, integrity and design. Their architectural style(s) shall be clearly expressed and detailed appropriately to vocabulary of the style(s) and be of high quality in terms of materials, craftsmanship and articulation. The relationship of building forms through the use, texture and color of material(s) 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, height, setback, massing and location on 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.

**Reply: The proposed building elevation reflects a thoughtful approach to unity, character, and design integrity as outlined in the design guidelines. The architecture expresses a clear and cohesive style, with contemporary detailing that incorporates both traditional proportions and modern elements. This is particularly evident in the**

rhythm of the fenestration, the use of arches at the ground level, and the layering of textures and materials across the façade.

Material selections—such as contrasting tones and finishes—create depth and visual interest while maintaining a consistent palette that unifies the building as a whole. The articulation of the ground-floor commercial frontage, mid-level balconies, and upper-level massing results in a well-balanced composition that feels human-scaled and approachable.

The building's scale, setback, and height are designed to transition comfortably within the context of the surrounding area, enhancing rather than overwhelming the neighborhood. By incorporating varied yet complementary design elements, the elevation achieves harmony without uniformity—honoring the principle that consistency does not necessitate sameness.

Overall, the elevation supports the broader vision of a well-integrated, high-quality development that contributes positively to the character and future of its urban environment.

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 and compatibility with the surroundings as is possible under the circumstances. The overall building fenestration, orientation, rhythm, height, setback, mass and bulk of an existing streetscape shall be respected. If a building is built in an undeveloped area, nine (9) primary requirements shall be met, including honest design construction, proper design concepts, appropriate use of high-quality materials, compatibility with the overall character of the city, appreciation of location, respectful transition, activation of the streetscape, building form(s) following proposed function(s) and overall sustainability.

**Reply: This is not applicable**

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. Facades shall have visual breaks every 75 feet at a minimum. The breaks shall be setbacks of either eight (8) inches or twelve (12) inches or more to create reveal lines or step backs on the façade and to add rhythm. Buildings in Lake Worth Beach typically have facades arranged in twenty-five-foot or fifty-foot increments. Breaks in facades also may be achieved through the use of differing but complementary and harmonious architectural styles. The massing elements of each façade shall have a height to width ratio approximating the golden ratio of 1.618, either vertically or horizontally.

**Reply: The proposed elevation has been designed with careful attention to the intent of the city's architectural guidelines, ensuring that all publicly visible façades contribute**

to a harmonious and well-integrated whole. The façade composition incorporates a consistent architectural language throughout, with materials and detailing that reflect their function and reinforce a cohesive visual identity.

The building successfully introduces visual breaks at regular intervals, in line with the guideline calling for articulation every 75 feet. These breaks are achieved through a thoughtful combination of material changes, recessed balconies, window groupings, and façade step-backs that exceed the minimum depth requirements. The rhythm established by these elements aligns well with the traditional 25- and 50-foot increment patterns typical of Lake Worth Beach.

The massing is articulated in vertical and horizontal groupings that not only create a balanced rhythm but also closely approximate the golden ratio, providing a sense of proportion and visual comfort. These compositional strategies give the elevation both variety and unity, avoiding visual monotony while maintaining a consistent architectural expression.

In sum, the elevation demonstrates a sensitive and deliberate response to the scale, rhythm, and proportions that define the character of Lake Worth Beach, while embracing a contemporary interpretation appropriate for the project's context and future growth of the area.

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 setback, floor to floor height, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression.

**Reply:** The proposed elevation has been designed with careful attention to the intent of the city's architectural guidelines, ensuring that all publicly visible façades contribute to a harmonious and well-integrated whole. The façade composition incorporates a consistent architectural language throughout, with materials and detailing that reflect their function and reinforce a cohesive visual identity.

The building successfully introduces visual breaks at regular intervals, in line with the guideline calling for articulation every 75 feet. These breaks are achieved through a thoughtful combination of material changes, recessed balconies, window groupings, and façade step-backs that exceed the minimum depth requirements. The rhythm established by these elements aligns well with the traditional 25- and 50-foot increment patterns typical of Lake Worth Beach.

The massing is articulated in vertical and horizontal groupings that not only create a balanced rhythm but also closely approximate the golden ratio, providing a sense of

proportion and visual comfort. These compositional strategies give the elevation both variety and unity, avoiding visual monotony while maintaining a consistent architectural expression.

In sum, the elevation demonstrates a sensitive and deliberate response to the scale, rhythm, and proportions that define the character of Lake Worth Beach, while embracing a contemporary interpretation appropriate for the project's context and future growth of the area.

5. Look-alike buildings shall not be allowed unless, in the opinion of the reviewing entity, 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 reviewing entity, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.

**Reply: The museum building and residential buildings have very different architectural styles and are not look-alike buildings.**

6. Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the reviewing entity. 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.

**Reply: This is not applicable, the building does not have a symbolic design for advertising.**

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.

**Reply: Site lighting has been designed to comply with the City Code, and building lighting is designed to reflect the character and use of the buildings. The residential will meet residential lighting standards with lighting at entryways and for individual units. The museum lighting will provide accents to the entry and for safety/use of pedestrians in the streetscape, the lighting in back-of-house will be appropriate to that portion of the building and relationship to the Art Walk**

8. Building surfaces, walls, fenestration and roofs shall be compatible and in harmony with the neighborhood.

**Reply: The proposed building elevation has been thoughtfully designed to ensure that its surfaces, walls, fenestration, and rooflines are compatible with and in harmony with the surrounding neighborhood context. The use of clean, rectilinear forms, a balanced rhythm of windows, and material transitions that emphasize human scale all contribute to a cohesive and respectful streetscape presence.**

**The wall surfaces incorporate a harmonious palette of neutral tones and textures that are consistent with local architectural character, while the window proportions and spacing are carefully aligned to establish visual rhythm and openness without overwhelming the façade. The building's roofline is clean and well-articulated, with mechanical screening integrated into the design to maintain a refined and uncluttered profile.**

**Together, these elements reflect a sensitivity to the established scale, tone, and style of the neighborhood, while introducing a contemporary yet contextually appropriate architectural expression.**

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.

**Reply: This is 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.

**Reply: This is 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.

**Reply: The service areas are located interior to the buildings (e.g., loading and trash areas for the residential building) or on the rear of the building, back-of-house for the museum. The garbage area for the museum is fully enclosed and not visible from the Art Walk.**

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.

**Reply:** The proposed building elevation reflects a style that is both contextually appropriate for South Florida and aligned with the evolving architectural character of the city. The design incorporates key elements that respond to the region's subtropical climate, including deep recesses, covered balconies, and shaded glazing—all of which enhance comfort and energy performance while reinforcing a rhythm and massing typical of the area.

The material palette—featuring warm, neutral tones and textures—complements South Florida's coastal aesthetic without resorting to stylistic mimicry. Additionally, the integration of arches at the ground level draws from traditional regional influences while the overall composition maintains a clean, contemporary expression that supports the city's forward-looking development vision.

In essence, this building does not adopt a style foreign to South Florida, but rather reinterprets locally resonant design principles in a way that complements the city's atmosphere, promotes climate responsiveness, and contributes positively to the architectural fabric of the area.

13. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.

**Reply: This is not applicable.**

14. Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.

**Reply: Site lighting has been designed to comply with the City Code as shown on the photometric plan.**

15. All buildings shall address both the public right-of-way and improve the overall pedestrian experience through the inclusion of the following components:

- a. Clearly articulated entrances,

**Reply: The entrances for both the museum and the residential building area clearly identified through architectural features and appropriate signage.**

- b. Expanses of fenestration at the ground level,

**Reply: The museum building fenestration at ground level is appropriate to the downtown streetscape and activity areas, and that of the residential building is designed to differentiate between sections of the building and different use area (e.g., lobby and leasing area, as well as amenity area).**

- c. Provision of shade through porches, awnings, galleries, arcades and/or loggias as well as other appropriate forms to the chosen architectural style(s),

**Reply:** The museum building provides shade areas adjacent to the streetscape along the building perimeter, and the residential building provides shade areas adjacent to the entries for each unit and the building itself.

d. Integrated signage,

**Reply:** Signage is integrated into the design of the museum on the overhang area and adjacent to the main entry. The signage for the residential building is over the overhang area at the entrances.

e. Pedestrian scaled lighting,

**Reply:** Site lighting is designed to meet the city code and is appropriate to the pedestrian scale of the streetscape areas on all sides of the buildings.

f. Buildings that define at least fifty (50) percent of the street frontage, and

**Reply:** The proposed building elevation meets this requirement by aligning the structure along more than 50% of the street frontage. This continuous frontage establishes a defined street wall that enhances the pedestrian realm and contributes to a cohesive streetscape.

g. Openings that approximate a golden ratio of 1.618.

**Reply:** The window and door openings in the elevation have been proportioned to closely reflect the golden ratio, promoting visual harmony and architectural balance. This careful attention to proportion supports a more pleasing and engaging pedestrian experience.

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:

- 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

**Reply: Acknowledged. The design team is aware of the city's requirements and is currently designing the building systems and materials to comply with these requirements. This will be documented by a third-party reviewer and will be documented as part of the construction documents.**

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:

- a. a. Cultural resources,

**Reply: One of the main elements of the project is the Wiener Museum of Decorative Arts (WMODA) which is a museum dedicated to the collection of fired arts of Arthur Wiener and will be located with frontage on Lake Avenue and create a major cultural focal point for the community. In conjunction with the museum, there is a Community Art Space located within the residential development that caters to art classes and lectures.**

- b. Historical resources,

**Reply: The project includes relocation and reuse of structures which are "contributing" to the historic district in which the site is located, and the new construction is designed with elements indicative of architectural styles reflected in the district. The museum and residential design aesthetics also draw inspiration from Lake Worth Beach's rich art deco and streamline moderne vernacular styles.**

- c. Ecological/natural resources,

**Reply: The site is in an urban environment and there are no known ecological or natural resources that require or warrant preservation and protection, and there are no trees that would meet the standard as "champion trees" under the City landscape code. There are some trees, shrubs and groundcover that exist on the project site, and some trees that will meet the minimum requirement for mitigation / replacement but they were planted as part of the development that exists there now and are not ecologically significant from a preservation perspective.**

- d. Diversity and inclusion,

**Reply:** There will be no discrimination during the construction or after completion and occupancy/operation of the project against any individual or group, and all people will be welcome as residents or participants in the programs of the museum.

e. Social justice,

**Reply:** Everyone, regardless of socioeconomic status, race, or other factors, should benefit equally from this project. There will be various housing types, styles and affordability ranges, the site is accessible to transit routes and will include bicycle racks for alternative modes of transportation, and there will be no discrimination during construction or after completions and occupancy/operation of the project against any individual or group, and all people will be welcome as residents or participants in the programs of the museum.

f. Economic investment,

**Reply:** Through the addition of residential units and the attraction to the museum of individuals and groups outside of the Lake Worth Beach area, the community will realize over \$65M in direct economic investment at the City , which will result in over \$7 Million in City of Lake Worth Beach and Palm Beach County Ad Valorem tax Revenue over 10 years. During the construction period WMODA will generate \$48 Million in construction revenue and add \$27 Million in labor income to the local economy. New residents will purchase goods and services from area vendors and businesses which is estimated to generate \$5.1 Million in annual expenditures in the City of Lake Worth Beach.

g. Neighborhood vitality,

**Reply:** The addition of the museum and residential units will activate the downtown and add vitality, and ato the neighborhood. The museum will expand the LuLa Arts district creating destination opportunities in collaboration with existing Arts organization and new developments such as the Gulfstream Hotel.

h. Sense of place,

**Reply:** The museum will help to strengthen the culture of the arts in Lake Worth Beach and help to add to the sense of place that already exists and thrives in the community. Transformative in aspiration, it will serve as a beacon and destination for all.

i. Education, and

**Reply:** The museum will have art educational programs that will be available to residents and visitors of all ages. The addition of the Community Arts space will further expand the ability to collaborate with existing arts organizations to provide community centered arts programming.

j. Recreation.

**Reply:** For the residents there will be amenity spaces and outdoor recreation in the pool area. For the community, WMODA will serve as a cultural recreation facility that will celebrate local history, traditions, and diversity. These museum and the Community Art spaces will provide inclusive environments that foster pride and social cohesion, strengthening the fabric of the community.

**Compliance with Community Appearance Criteria Section 23.2-31(I), which are as follows:**

- 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.

**Reply:** The architectural design takes into consideration architectural styles and characteristics of existing styles within the Old Town Historic District and the downtown area in general, and is designed to enhance the community.

- 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.

**Reply:** Both buildings are designed to incorporate the highest quality elements of the architectural styles in the Old Town Historic District and the downtown area in general and are intended to be superior in architectural design.

- 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.

**Reply:** The proposed buildings are consistent with the City's code requirements and in harmony with development in the area.

- The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

**Reply:** Both structures, and the development overall is in compliance with this section and the requirements of Conditional Use Permits as outlined above.

## **Section 7 - Justification Statement / Sustainable Bonus:**

This project is requesting several density incentives in conjunction with the CRA site and the Cultural Council site all of which are included in the MUUPD. The museum and residential sites contain approximately 1.7 acres which at 40 units per acre in the DT district allows 68 units by right. As noted on the Sustainable Bonus Incentive Program Worksheet, the Tier II sustainable bonus allows an additional 10 units per acre or 17 units, 15% of those 17 would have to be affordable or 3 units.

In addition to the Sustainable Bonus, the project is also proposing Transfer of Development Rights and as noted on the TDR Program Worksheet this also allows for an additional 10 units per acre or 17 units of which 15% or 3 are to be affordable. The project proposes an additional 8 units through the Affordable/Workforce Housing Program with a 15-year income restriction, whereas the City's program requires a 25-year restriction. Of the total 14 affordable units, the project proposes to transfer 6 of those to a CRA site at 1<sup>st</sup> Avenue South and K street and the balance being developed on-site for visiting artists.

Compliance with the Criteria in Section 23.2-33, which are as follows:

- (a) Is the award calculated correctly, consistent with the square footage and height requested and the value of the features and improvements included in the development proposal; and
- (b) Do the proposed on-site features or improvements adequately provide sustainable project enhancements, beyond those otherwise required by these LDRs for the development proposal, that are attainable and reasonable in the context of the proposed project; and
- (c) Do the proposed off-site improvements meet the priorities of the city for community sustainability; and
- (d) Do the proposed features, improvements or fees in-lieu meet the intent of the Sustainable Bonus Incentive Program?

**Reply: The award is calculated as required by the appropriate forms. The features (museum, Art Walk and amenity center) as substantial benefit to the community.**

*On-site features or improvements.*

- (a) LEED certification or other nationally recognized and accredited sustainable rating program shall entitle the applicant to one hundred (100) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two stories.

**Reply: The team is evaluating multiple sustainability options that will meet the requirements of the Sustainable Bonus.**

- (b) Florida Green Building certification shall entitle the applicant to fifty (50) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two stories.

**Reply: The team is evaluating multiple sustainability options that will meet the requirements of the Sustainable Bonus.**

- (c) Incorporation of a historic building or structure designated on the National Register of Historic Places or listed within the Lake Worth Register of Historic Places shall entitle the applicant to 50 percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two stories.

**Reply: Several existing structures within the project area will be relocated. The structures at 17 S. M Street and 26 S. L Street are both contributing to the Old Town Historic District and will be relocated within the historic district. The structures at 17 S. M Street will be relocated to the northwest corner of 1<sup>st</sup> Avenue South and S. K Street and immediate south of the proposed garage. The structure at 26 S. L Street will be relocated to the northeast corner of 1<sup>st</sup> Avenue South and S. K Street.**

- (d) Higher quality or additional open space beyond the requirements of the code.

**Reply: The Art Walk will be a substantial open space amenity to the project and the community, and exceeds the code requirements.**

- (e) Higher quality or additional landscaping beyond the requirements of the code.

**Reply: The landscaping is designed to comply with City Code, and there is additional landscaping provided along Art Walk which exceeds the code requirements.**

- (f) Public amenity such as a law enforcement substation, cultural gallery, public plaza, community meeting space, library, or garden.

**Reply: The museum, Art Walk and amenity center will all be open to the community.**

- (g) Public parking garage.

**Reply: The public parking garage will be completed under a separate application.**

- (h) Other project components open to the public, or offering a direct community benefit meeting the intent of the comprehensive plan, which are similar to those listed as part of the USGBC's LEED for neighborhood development program, or which include elements of sustainable design such as:

- i. Low impact development and green infrastructure.
- ii. Natural resource conservation/sensitive lands protection.

- iii. Water conservation measures.
- iv. Solid waste and recycling.
- v. Floodplain management.
- vi. Coastal hazards.
- vii. Character and aesthetic excellence.
- viii. Urban form and density.
- ix. Historic preservation.
- x. Transit oriented development.
- xi. Complete streets.
- xii. Bicycle mobility systems.
- xiii. Pedestrian mobility systems.
- xiv. Public transit.
- xv. Public parking.
- xvi. Workforce housing.
- xvii. Community health and safety.
- xviii. Housing diversity and accessibility.
- xix. Food production and security.
- xx. Renewable energy.
- xxi. Energy efficiency and conservation.
- xxii. Noise reduction.
- xxiii. Lighting mitigation (night sky).
- xxiv. Vista or viewshed preservation and protection

**Reply: A portion of the development will be Affordable Workforce Housing. There is also a Community Art Space within the residential development. All exterior lighting shall comply with Dark Sky requirements. There is also dedicated bus parking for museum patrons**

#### **Bonus Request Summary – Sustainable Bonus, TDR and Affordable/WFH Program**

The WMODA Mixed-Use Cultural Arts Campus (WMODA) project is a mixed-use development including construction of the museum, residential units, and arts alley, and subterranean parking, as well as the relocation of three (3) existing historic structures. The museum project will include approximately 33,000 square feet of space for WMODA on four (4) floors at the southwest corner of South M Street and Lake Avenue; 110 residential units (8 of which will be affordable Artist Lofts) between L and M Streets north of 1<sup>st</sup> Avenue South; relocation of three (3) existing structures to CRA-owned properties; the construction of an Arts Alley between L and M Streets (portions to be vacated by city); and, development of a city-owned parking garage that will be processed under a separate application by the city.

To accomplish this project, several applications will be needed including Mixed-Use PUD, Rezoning from MU-E to DT, Conditional Uses, Certificates of Appropriateness, Major Site Plan Approval, Abandonment of Alleyways (and replacement with perpetual easements), and incentive applications including Sustainable Bonus (density and height), TDR and

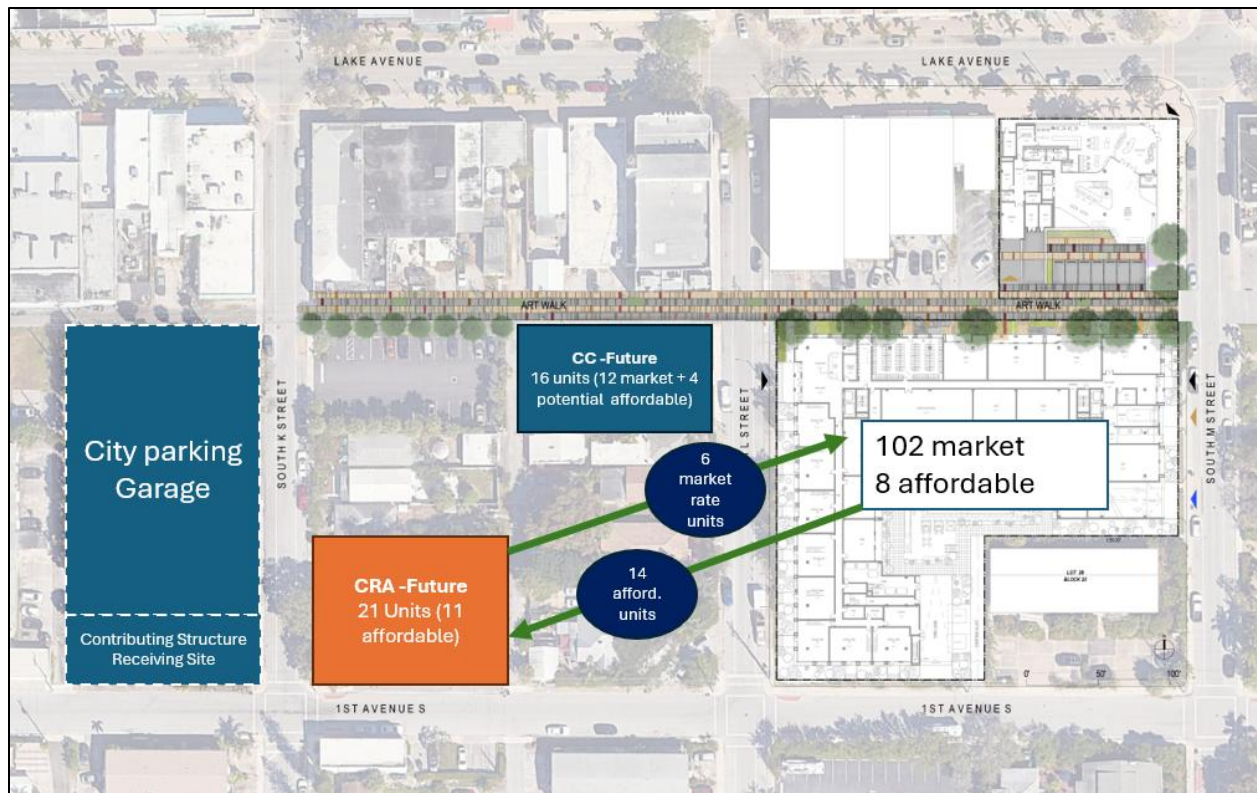
Affordable/Workforce Housing. This narrative provides the required comprehensive description of the bonus requests, which include the items listed below. Note that the valuation of proposed on-site and off-site amenities is provided in a separate document.

- Bonus density to allow a total of 110 units through:
  - Transfer of Development Rights
  - Affordable / Workforce Housing Program
  - Sustainable Bonus Incentive
- Bonus height to allow additional stories and overall building height through:
  - Sustainable Bonus Incentive
  - 25% increase for Planned Development

This project is requesting several density incentives to create a pool of units in conjunction with the CRA site and the Cultural Council site all of which are included in the MUUPD. The museum and residential sites contain approximately 1.7 acres which at 40 units per acre in the DT district allows 68 units by right. As noted on the Sustainable Bonus Incentive Program Worksheet, the Tier II sustainable bonus allows an additional 10 units per acre or 17 units. Fifteen percent (15%) of those 17, or 3 units, must be affordable. These 3 affordable units are being transferred to the CRA's S. K Street site, and 3 market rate units are being transferred from the CRA's K Street site to the WMODA residential development.

In addition to the Sustainable Bonus, the project is also proposing Transfer of Development Rights. As noted on the TDR Program Worksheet this also allows for an additional 10 units per acre or 17 units, and like the Sustainable Bonus, fifteen percent (15%) or 3 units must be affordable. These 3 affordable units are being transferred to the CRA's S. K Street site, and 3 market rate units are being transferred from the CRA's K Street site to the WMODA residential development.

The project proposes an additional 16 units through the Affordable/Workforce Housing Program. As a part of the MUUPD the WMODA site will provide 8 affordable artist loft units at 80-120% of AMI for a period of 15-years. The other 8 units will be transferred to the CRA site located at 1<sup>st</sup> Avenue South and K street. 6 market rate units will transfer from the CRA site to the residential, and 8 units will be developed on-site as workforce units for visiting artists. In summary 14 affordable units will be transferred from the WMODA site to the CRA site, and the CRA site will transfer 6 market rate units back to WMODA, making the residential count for this project 102 market rate units and 8 affordable units.



The project is also requesting incentives for overall building height. The allowable building height in the DT zoning district is 30 feet not to exceed 2 stories, and the proposed height is 5 stories for the residential building and 4 stories for the museum building, with an overall height of 56'2" and 55'2" respectively. The additional number of allowable stories and overall height is obtained through the sustainable bonus incentive program and the planned development district.

The sustainable bonus incentive program allows an additional 15' in height not to exceed 4 stories, and an additional 25% is available through the planned development district. So, in this case the maximum height calculation is  $30 + 15 = 45 \times 1.25 = 56.25'$ . The maximum height does not include decorative elements, mechanical and other equipment which can exceed the maximum height by a total of 10' but cannot exceed the maximum allowable in the city's charter which is 65'. The project does not exceed 65' and the mechanical equipment does not exceed the maximum amount.

## **WMODA MIXED-USE CULTURAL ARTS CAMPUS**

### **Sustainable Bonus Proposed Improvements and Valuation**

The following is the attachment to the Sustainable Bonus Incentive Program Worksheet, and provides the list, description and valuation of on-site and off-site improvements which are proposed to qualify for the incentive program. As per Section 23.2-33 of the City Code the Sustainable Bonus Incentive Program is intended to implement Objective 1.2.3 of the comprehensive plan offering the opportunity to attain an option for increased height, intensity and density.

In this case, and as noted on the applicable worksheets, the WMODA Mixed-Use Cultural Arts Campus is requesting bonus building height and bonus density. Following is the summary of each proposed on-site and off-site feature or improvement and the associated value which are proposed to qualify for the incentive program as noted in section 23.2-33.c.1.b. In addition, the list is followed by a summary of the total value of the required improvements for approval of the requested bonuses.

#### **Proposed Features**

##### On-site Features

#### **1. Public Amenity, Art Walk.**

- a. Description: The Art Walk and potential Art Walk Extension is a 20' wide open promenade which will be open to both vehicular and pedestrian traffic. The Art Walk will be a living street comprised of hardscape, landscape, and lighting and will serve as a safe well-lit pedestrian connection between the museum and the downtown, and access point for the Community Art Space. Although this area will be pedestrian focused the width and functionality of the Art Walk maintains its ability to provide the required access for adjacent property owners, Fire Department, and sanitation services per the code. This area will also be a service corridor for the existing businesses and Museum loading area.
- b. Valuation: **The valuation is \$300,000 which is the difference in cost between constructing a standard alleyway and the proposed design.**

#### **2. Public Amenity, Community Art Space.**

- a. Description: Constructing, Maintaining, and programming space. The Community Art Space is located within the residential building. The Community Art Space will be an approximately 1,982 SF space open to the public and programmed for arts related community classes and programs in partnership with the City, CRA, and the cultural council, as such, the entrance will be adjacent to the Art Walk. A limited access point system will be utilized to grant access to the Community Art Space from the Art Walk.
- b. Valuation: **The valuation of this space is \$937,500 which includes the cost of construction (\$630,000) and the cost to maintain and program this space for**

fifteen years (\$157,500 for 15 years of maintenance and \$150,000 for 15 years of programming).

**3. Public Amenity – Cultural Gallery, Chihuly Partnership / Exterior Mural.**

- a. Description: The west elevation of the museum building has been reserved for an exterior mural that will result in a piece of public art that will encompass a large portion of this exterior wall of approximately 80' in width and 50' in height.
- b. Valuation: **The valuation of this public art is \$500,000 which includes the cost to prepare the exterior building surface for the mural and the cost for the artist(s) to paint it.**

**4. Bicycle Mobility Systems.**

- a. Description: The first floor of the residential building includes a bicycle storage room of approximately 1270 square feet that can accommodate 156 bicycles for storage and use by residents.
- b. Valuation: **The valuation of this space is \$400,000 which includes the cost of construction of the space and the cost to supply and install the bicycle storage rack systems.**

**5. Character and Aesthetic Excellence**

- a. Description: The design of both the museum and the residential building have been enhanced through input from Dale Chihuly, members of the City Staff and community, and with input from the Historic Preservation Consultant who provided design guidance that reflects existing historic character of the Lake Worth Beach community.
- b. Valuation: **The valuation of these improvements is \$300,000 which is the difference between the original design and that of the current design with the enhancements.**

**6. Housing diversity and accessibility.**

- a. Description: The residential building includes several different floor plans and styles of units including live/work loft-type units with both one and two-bedrooms, and one-bedroom and two-bedroom flats in different configurations depending on the location in the floor-plan. In addition, a portion of the units will be available for artists in residence at the museum and others will be set aside to meet workforce housing income limits creating a more diverse set of units accessible to a broader range of incomes.
- b. Valuation: **The valuation of these improvements is \$800,000 which is the cost difference between construction of units as flats and the lofts.**

**7. Urban Form and density**

- a. Description: The project is designed to be consistent with and expand the urban form, density and intensity that currently exists in the Lake and Lucerne corridors. This includes building multiple stories with the buildings at a minimum setback from the streetscape, which enhances the existing urban form and creates opportunities for close interaction between and activation land uses such as the nearby community plaza.
- b. Valuation: **The valuation of this quality in the project design is more intrinsic in nature and although included here a dollar value cannot be calculated.**

## 8. Low impact development

- a. Description: Projects such as this that utilize existing developed areas with existing infrastructure reduce the cost on local government services, increase the ability of residents and users to walk, bicycle or use other modes of transportation, and place residences in close proximity to shopping and the workplace.
- b. Valuation: **Like Urban Form and Density, this quality in the project design is more intrinsic and less related to purely project construction costs, and although included here it cannot be calculated.**

## 9. Solid waste and recycling. Improvements to the alley

- a. Description: The museum and residential projects are designed to incorporate solid waste and recycling areas carefully integrated into the buildings and streetscapes to minimize impacts. Enclosures will be constructed at the rear of the museum, and dumpster/trash and recycling spaces will be included in the residential building for easy resident access and easy pick-up by local haulers.
- b. Valuation: **The value of these improvements which are integrated with the buildings to have minimal impact on the urban landscape are \$75,000.**

## 10. Workforce Housing

- a. Description: Eight of the units will be set aside to ensure affordability to residents within the 80% -120% AMI -workforce housing income range.
- b. Valuation: **Value of this project element is \$2,868,516 and is the difference between the amount subsidized by the CRA through the \$1.4 M federal grant and actual cost to produce the (8) units.**

*Total Value of On-site Features: \$6,181,016*

### Off-site Features

#### 1. Public Amenity, Art Walk (West of L Street, Cost of design)

- a. Description: The project will include the cost of designing the Art Walk between South K and South L Streets.
- b. Valuation: **The value of this project is \$50,000**

#### 2. Historic Preservation (e.g., relocation of contributing structures)

- a. Description: The project includes relocation of the existing contributing structures at 26 S. L Street and 17 S. M Street.
- b. Valuation: **The value of this project is \$500,000.**

*Total Value of Off-site Features: \$550,000*

*Total Value of All Features: \$6,731,016*

**See Attached Worksheet for the Value of Required Improvements for Sustainable Bonus, Affordable Housing and Transfer of Development Rights.**

**WMODA  
Bonus Summary Sheet**

**Sustainable Bonus**

|                        | 3rd floor              | 4th floor | 5th floor | Total  |
|------------------------|------------------------|-----------|-----------|--------|
| Museum Bonus Area      | 7,006                  | 7,654     | -         | 14,660 |
| Residential Bonus Area | 25,547                 | 23,662    | 22,405    | 71,614 |
|                        |                        |           |           | 86,274 |
| Tier One               | \$ 647,055.00          |           |           |        |
| Tier Two               | \$ 1,294,110.00        |           |           |        |
| <b>Total</b>           | <b>\$ 1,941,165.00</b> |           |           |        |

**Affordable Housing**

| WMODA Affordable Units         |               | \$/SF | Total Fee  | Total With Reduction |
|--------------------------------|---------------|-------|------------|----------------------|
| 1BR Units - (3)                | 3,668         |       |            |                      |
| 2 BR Units - (5)               | 7,492         |       |            |                      |
| Total SF of 8 affordable Units | 11,160        | 65    | 725,400.00 | \$ 435,240.00        |
| WMODA in lieu of fee*          | \$ 435,240.00 |       |            |                      |

\* Developer is dedicating units for 15 years per development agreement which is 60% of the required 25 year dedication period, as such the Developer shall reduce the in lieu of fee of \$65 PSF under 23-2.39 (k)(2) by 40%

**Fee In Lieu Waived Under Developer Agt**      \$      435,240.00

Cost to Construct Affordable Units      3,220,000.00  
Value of incentive from CRA Plus Waived Fee In Lieu      \$      1,835,240.00  
**Affordable Housing Cost to Developer**      **\$      1,384,760.00**

**Sustainable Bonus Summary**

|                                                           |                        |                                        |
|-----------------------------------------------------------|------------------------|----------------------------------------|
| <b>City required investment</b>                           | \$ 1,941,165.00        | *Sustainable Bonus Value               |
| <b>Developer Investment Value</b>                         | \$ 6,731,016.00        | Value of On-site and Off-site features |
| <b>Developer Investment in Excess of City Requirement</b> | <b>\$ 4,789,851.00</b> |                                        |

**Transfer of Development Rights**

|               | # units   | TDR fee | total         |
|---------------|-----------|---------|---------------|
| Avg unit Size | 930    16 | 14,880  | \$ 223,200.00 |
|               | 930    8  | 7,440   | \$ 111,600.00 |



WIENER MUSEUM OF DECORATIVE ARTS

MIXED-USE CULTURAL ARTS CAMPUS



# Proposed Project **Economic Impact Brief**

AUGUST 2024

The purpose of this study is to assess the fiscal, economic, and community impacts of the WMODA Mixed Use Cultural Arts Campus, and the financial implications to the City of Lake Worth Beach and its partners.

This WMODA Fiscal Impact brief has been prepared for the WMODA Development team by Lambert Advisory.



# Project Background

United Management and the Wiener Museum of Decorative Arts (WMODA) are currently seeking a Public / Private Partnership with the City of Lake Worth Beach and the Lake Worth Beach Community Redevelopment Agency (CRA) to develop a Mixed-Use Cultural Arts Campus in the downtown. The proposed WMODA mixed-use development is envisioned to be a unique residential and cultural arts campus that has the potential to significantly enhance the character of Downtown Lake Worth Beach, by creating an environment that will attract visitors from within and beyond the broader South Florida region. The mixed-use cultural arts campus will include the WMODA Museum, which at 33,000 Square Feet, will house a diverse collection of pottery and porcelain that spans centuries and continents, including illustrious British names such as Wedgwood and Royal Doulton, and legendary American glass artists like Dale Chihuly. WMODA also displays works by contemporary ceramic artists, notably the Ardmore Studio in South Africa. This world-class museum will be supported by a café, bookstore, and highly amenitized residential development. The museum is conservatively forecasted to attract 50,000 annual visitors and generate approximately \$750,000 to \$1 million in annual gross revenue from attendance and event functions by its 5th year of operations.

The WMODA residences will consist of 110 residential rental apartment units, including eight Artists' Lofts that will provide both housing and artist workspace at 80 - 120% of Area Median Income to support the local art community. The residential complex will include a pool, fitness center, and dedicated community arts space, welcoming the Lake Worth Beach residents to participate in arts classes, programming, and events.

WMODA will also design and construct an Arts Alley that will be dedicated to the public, activating the space between the Museum and the Residential Complex. The Arts Alley will provide a unique placemaking opportunity to connect the development with the rest of the downtown.



In addition to the museum and residential development, the City, CRA, and WMODA propose a public-private partnership to build a four-story 300 +/- space parking garage located one block west of the WMODA development. This public garage will provide parking for current businesses, museum visitors, and the public.

To create synergy between the museum, the residential space, and the community, WMODA will also design the future extension of the arts alley between L and K street to connect this special amenity to the Palm Beach Cultural Arts Council and the proposed Parking Garage at K Street.

The WMODA Mixed-Use Cultural Arts Campus construction and subsequent operations will generate measurable benefits to the immediate area, the City of Lake Worth Beach, and the broader Palm Beach County community.

There are four key areas in which the proposed WMODA Mixed-Use Cultural Arts Campus will provide positive economic impacts:

1



**Short-term construction employment and expenditure**

2



**Long-term residential and museum employment and visitor expenditure**

3



**Incremental Ad Valorem Tax Revenue**

4



**Positive Impacts on Surrounding Properties**

## Impact During Construction Period

The anticipated construction period of the proposed WMODA Mixed-Use Cultural Arts Campus project will generate the following:

**\$48 MILLION**  
of revenue

**\$53,000**  
annual wage for FTE's

**522 JOBS**  
created over 2-years

**\$27 MILLION**  
labor income added  
to economy

**\$56 MILLION**  
in total output (GDP)



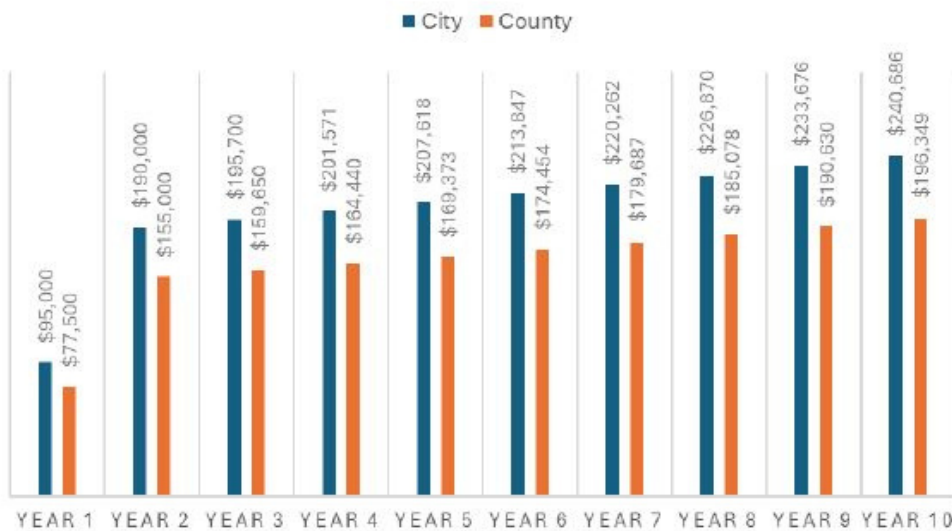
## Impact Upon Stabilized Operations

- A large portion of the museum's **estimated 50,000 annual visitors** will come from beyond Lake Worth Beach, and their potential expenditures will have significant impacts on surrounding business and properties.
- It is anticipated that **\$12+ million in annual household income** will be generated in the area from the expenditure on goods and services in the City.
- The on-site employment, building operations, Museum Operation, guest spending, and spending of on-site residents will generate approximately **21 full-time jobs, \$2.2 million in annual salaries and wages, and \$5.1 million in annual business revenue** that will flow through the Downtown Business area.
- The addition of the K Street Garage will increase positive traffic flow to the Downtown and is anticipated to have a significant financial impact to the existing businesses and lead to the leasing of vacant storefronts.

# IMPACTS ON TAX REVENUE

**By 2028, the proposed development will provide benefits to the City and County by way of real property and personal property (ad valorem) taxes.**

The tax amount is based upon the County Tax Collector's (2023) millage rate of 22.2472 (per thousand dollars of value). Ad valorem taxes for the development based on the estimated total development evaluation (including land) of approximately \$42 million, and all of which is net new increment since the property is City/CRA owned with no taxable value. Upon stabilization, the proposed mixed-use development itself will generate approximately \$768,000.



ACROSS 10 YEARS

**\$2,025,000**

to City (Operating)

**\$1,650,000**

to Palm Beach (Operating)

**\$2,400,000**

to County School Board

## Impact on Surrounding Properties

Based upon an illustrative assessment of impacts on surrounding properties, the proposed development will potentially enhance property taxable values within a select geography by an estimated \$6 million per annum which translates into roughly **\$40,000 in additional ad valorem tax revenue annually.**



# COMMUNITY IMPACTS

The proposed project will create a World Class Museum Destination for visitors to Lake Worth Beach while diversifying the housing stock in the downtown. WMODA will privately fund the project's construction, which includes over \$10 million dollars in public spaces.

## AFFORDABLE HOUSING

The WMODA Development includes 8 Artist Lofts that will provide both housing and artist workspace at 80-120% of AMI.

## HISTORIC PRESERVATION

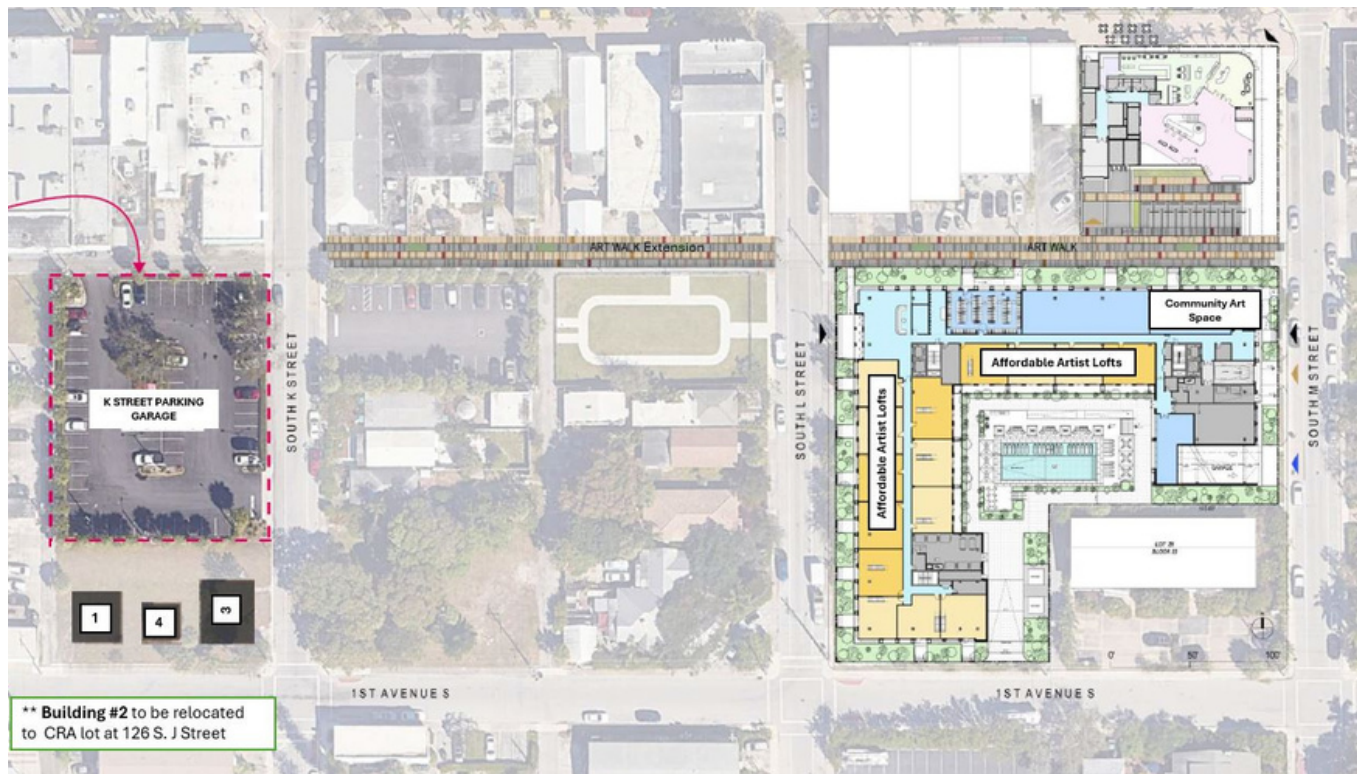
WMODA will relocate four contributing structures to nearby lots with no cost to the City. The WMODA development meets the City's desire to honor the scale and the historic character of the downtown with its streamlined art deco architecture.

## PUBLIC SPACES

Museum, Arts Alley and Community Workshop space which directly benefits the Public.

## ECONOMIC DEVELOPMENT

WMODA will increase daytime and nighttime activation supporting small downtown businesses and will generate over \$54 Million in increased resident and visitor spending in the downtown over 10 years.



# COMMUNITY IMPACTS

## PARKING

The WMODA development will improve parking in the downtown with the construction of an underground parking lot to support its residents and a public parking garage on K Street in partnership with the City and the CRA.

## TOURISM

As one of the only museums in the country dedicated to the fired arts, WMODA offers immeasurable arts and culture destination opportunities.

Partnerships with the existing arts community and the new Gulfstream Hotel will create opportunities to increase visitor spending that will support local businesses.

## PLACEMAKING

WMODA will create a unique sense of place in the downtown, increasing walkability, creating new community gathering spaces, and more.

## ART AND CULTURE ACCESS

WMODA will have a dedicated community arts space which will offer classes for children and seniors, as well as events that will bring additional investment and people downtown.



The project directly aligns with goals established by the community in the Lake Worth Beach Comprehensive Plan, Strategic Plan (2020-2025), and Downtown Lake Worth Arts and Cultural Master Plan by:

- Creating a development that honors the City's goal of being a **livable community** where live, work, play and learn become part of the daily life of residents and visitors;
- Providing infill redevelopment that **respects the historic urban character** of the downtown;
- **Improving access to art and culture** by expanding the number of places to display art in the downtown;
- Offering a public/private partnership solution that leverages a **city-built parking garage** to encourage private-sector development;
- Meets the City's goals of bringing **high-quality housing** downtown; and
- Meets the CRA goals of **expanding the tax base**.

# For inquiries, contact us.

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