

STAFF REPORT REGULAR MEETING

AGENDA DATE: August 5, 2025

DEPARTMENT: Community Sustainability

TITLE:

Quasi-Judicial Hearing - Ordinance No. 2025-06 - First Reading – Mixed Use Urban Planned Development, Major Site Plan, Development of Significant Impact, Conditional Use Permits, Sustainable Bonus Incentive Program, Transfer of Development Rights, and Affordable/Workforce Housing Program for the project commonly referred to as “WMODA”

SUMMARY:

This item is a quasi-judicial hearing. The applicants, Sunshine Lake Worth Development LLC, the Lake Worth Beach Community Redevelopment Agency (CRA), and the Cultural Council of Palm Beach County (Cultural Council), are requesting approval of the following:

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

The Planned Development includes multiple phases; Phase I includes the development of a museum building and 110-unit residential building, while Phases II and III will involve separate residential developments at a CRA-owned site and a Cultural Council-owned site. No specific development is yet proposed on either of the Phase II/III sites, but both will be vested for future development.

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

Beach. The applicants have proposed a mural on the west elevation of the museum to bring visual interest and help mitigate the lack of architectural features on this elevation.

BACKGROUND AND JUSTIFICATION:

The project area includes thirteen (13) parcels: 501 Lake Avenue, 509 Lake Avenue, 13 South M Street, 17 South M Street, 23 South M Street, 16 South L Street, 20 South L Street, 24 South L Street, 26 South L Street, 30 South L Street, 32 South L Street, 11 South L Street, and 30 South K Street. Ten parcels are vacant, surface parking lots, and/or open land. Three parcels have existing structures; all three were approved by the HRPB for demolition and/or relocation at their meeting on July 16, 2025.

The applicants have requested incentives for increased density, intensity, and height through planned development provisions, the City's Sustainable Bonus Incentive Program, Transfer of Development Rights, and the Affordable/Workforce Housing Program. As part of the Planned Development request, a CRA-owned site (30 South K Street) and a Cultural Council-owned site (11 South L Street) are being vested for future residential development, including affordable/workforce housing. Six (6) affordable/workforce units that are required through the utilization of the City's Sustainable Bonus Incentive Program and Transfer of Development Rights program are being transferred to the CRA-owned site at 30 South K Street, along with an additional eight (8) affordable units that are available through the Affordable/Workforce Housing Program for the Phase I residential building. This results in a total of fourteen (14) affordable/workforce units being transferred to the CRA site at 30 South K Street. The CRA site is transferring back six (6) market-rate units to the Phase I residential building.

As outlined in the HRPB staff report (included as an attachment), staff finds the proposed project is consistent with the City's Comprehensive Plan, Strategic Plan, Mobility Plan, the CRA Redevelopment Plan, and the Arts Cultural Master Plan. As conditioned, the project is also consistent with all relevant sections of the Land Development Regulations, including the DT zoning district regulations, Planned Development regulations, Conditional Use Permit standards, Qualitative Development Standards, Community Appearance Criteria (LDR Section 23.2-31(l)), and incentive program criteria.

The **Historic Resources Preservation Board (HRPB)** considered the project at their meeting on June 16, 2025, and voted unanimously (5-0) to recommend approval of the proposed planned development, with revisions to the Electric Utility conditions of approval to align with the Development Agreement and an additional Planning/Zoning condition of approval requiring revised parking calculations to reflect the potential assembly use of flex space on the third floor of the museum prior to City Commission final approval. Those updated calculations have been provided as an attachment, and result in an increase of six (6) in-lieu spaces (from 45 in-lieu to 51).

At this meeting, the HRPB also provided a recommendation of approval for rezoning of eleven (11) parcels related to this project and approved four (4) Certificates of Appropriateness for demolition of 501 Lake Avenue, relocation of 17 South M Street and 26 South L Street, and new construction of the proposed museum and residential buildings.

MOTION:

Move to approve/disapprove Ordinance 2025-06 on first reading, and to schedule second reading and public hearing for August 19, 2025.

ATTACHMENT(S):

Ordinance 2025-06

HRPB Staff Report

Application Package (survey, site plan package, architectural plans & supporting documents)