



HISTORIC RESOURCES PRESERVATION BOARD REPORT

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

Meeting Date: July 16, 2025

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

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

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

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

Size: ± 1.78 acres

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

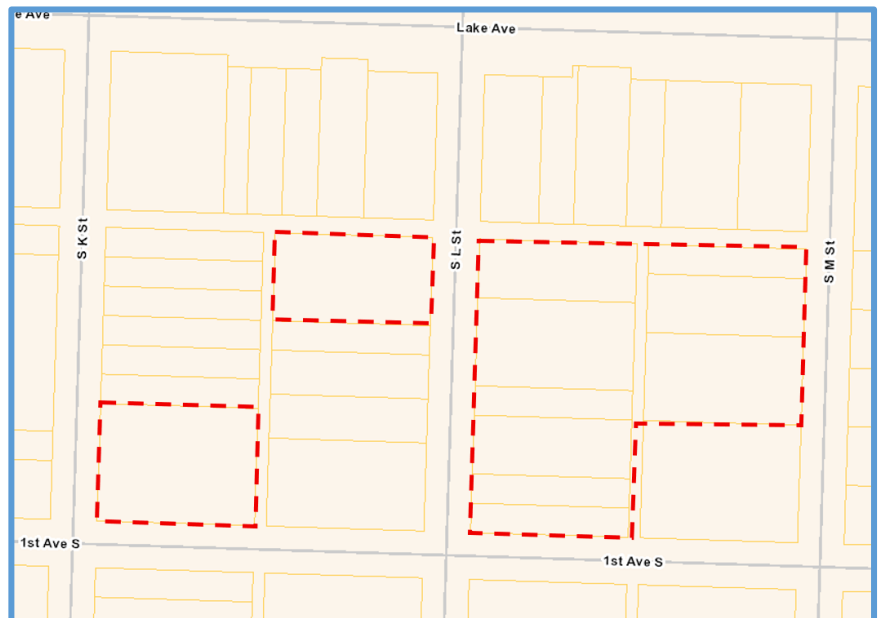
Existing Land Use: Vacant land, vacant residential, vacant office, parking lot

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

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

Proposed Zoning District: Downtown (DT)

Location Map



RECOMMENDATION

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

PROJECT DESCRIPTION

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

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

COMMUNITY OUTREACH

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

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

BACKGROUND

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

ZONING MAP AMENDMENT ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

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

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

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

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

Consistency with the City's Land Development Regulations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCLUSION

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

BOARD POTENTIAL MOTION:

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

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

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

ATTACHMENTS

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