



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

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

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

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

CASES

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

PROOF OF PUBLICATION

- 1) WMODA -COA legal notice

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

NEW BUSINESS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Board appreciates the thoroughness of the staff report.

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

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

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

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

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

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

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

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

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

Public Comment: See attached sheet for complete detail.

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

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

Public Comment closed.

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

Vote: Ayes all, unanimous.

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

Vote: Ayes all, unanimous.

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

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

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

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

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

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

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

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

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

Vote: Ayes all, unanimous.

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

Vote: Ayes all, unanimous.

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

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3-minute limit) None

DEPARTMENT REPORTS: None

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

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

ADJOURNMENT 8:40 PM

From: [Brian - Forbes](#)
To: [Planning and Zoning](#)
Subject: Digital Public Comment Card - Advisory Board Submission - Brian-Forbes
Date: Tuesday, July 15, 2025 7:53:02 PM
Attachments: [PCC -Brian-{Name \(Last\)} 3.6- {Topic of Agenda Item on which you want to speak 12}.pdf](#)

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Which Board Meeting is this Comment For?

Historic Resources Preservation Board

Meeting Date

07/16/2025

Comment Topic

Wmoda

Name

Brian Forbes

Email

forbesbrian65@gmail.com

Address

1031 N M St
Lake Worth Beach, FL 33460
United States
[Map It](#)

Testimony Consent



I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth

How would you like to participate?

I would like the city to read my comments below

Comments to be read into record

I'm against this massive development and the lack of it going to the public for a vote to decide on a referendum

PUBLIC COMMENT CARD - ADVISORY BOARD - {AGENDA SECTION:10} - CORY - METZLER



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Historic Resources Preservation Board
MEETING DATE	07/16/2025
COMMENT TOPIC	Wiener/WMODA violates the LW Comprehensive and Strategic plans.
NAME	Cory Metzler
EMAIL	corymetzler@gmail.com
ADDRESS	222 N L Street Lake Worth Beach, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	<p>The Lake Worth Beach Sustainability department has put together an impressive package with the recommendation for the Historical Resources Review Board to vote to approve the measure with conditions. I challenge their conclusion and hope you see how the Wiener/Wmoda project does not represent the vision of the LW Comprehensive Plan; specifically FLU goal 1.3-3 where the character of the city is NOT enhanced by a 136,000 sf, 110 unit rental apartment building. The fact that the Wiener building is on the same street (L St.) as the 80 unit Lucerne equals just under 200 units in 2 blocks. Please consider the scale of both the Lucerne and Wiener apartment building within 2 city blocks and with the SBIP allowances and other MUUPD concessions the Wiener apartments are 38% larger than the Lucerne. You have the City Strategic Plan to consider and know Pillars II and IV are threatened with the lost character, additional noise, pollution, traffic, crime and safety concerns. Think of the 200 plus cars southbound on N L St. from Publix or 10th or 6th ave, twice a day. M St. will also be congested and unsafe for vehicular and pedestrian traffic. The Wiener apartment building would be better suited on Dixie Highway. The museum would be fine, on its own. Your time and talents in reviewing this extensive plan is appreciated, your vote to disapprove the proposed Wiener/WMODA is a civic duty to uphold the Comprehensive Plan and charm of Lake Worth Beach. Thank you for your consideration.</p>

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} - ERIC -
GLICKMAN**



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Historic Resources Preservation Board
MEETING DATE	07/16/2025
COMMENT TOPIC	WMODA
NAME	Eric Glickman
EMAIL	Weglick1@comcast.net
ADDRESS	1030 north m st Lake Worth Beach, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	Our downtown is charming. If Mr. Weiner would like to build a museum. That's fine. If he wants to build apartments, that's fine. But do not give him millions of dollars to do that. He will make plenty of money in the long run.

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} - ERIC -
RAY**



{Topic of Agenda Item on
which you want to
speak:12}

**WHICH BOARD MEETING IS THIS
COMMENT FOR?**

Historic Resources Preservation Board

MEETING DATE

07/16/2025

COMMENT TOPIC

Wmoda

NAME

Eric Ray

EMAIL

ericray63@yahoo.com

ADDRESS

1125 north J st
Lake Worth Beach, FL 33460
United States

TESTIMONY CONSENT

I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth
Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?

**HOW WOULD YOU LIKE TO
PARTICIPATE?**

I would like the city to read my comments below

COMMENTS TO BE READ INTO RECORD

Over 100 rental units downtown is a nail in the coffin of our charming town

PUBLIC COMMENT CARD - ADVISORY BOARD - {AGENDA SECTION:10} - KIM - LINGLE



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Historic Resources Preservation Board
MEETING DATE	07/16/2025
COMMENT TOPIC	DISAPPROVE 110 Rental Units WMODA
NAME	Kim Lingle
EMAIL	kmljdl@gmail.com
ADDRESS	1120 N Palmway Lake Worth Beach, FL FL United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	I do NOT support the development of ANY private structures that do not also allow for/provide parking of at LEAST 20% above and beyond the capacity of the development/structure. Due to the unavailability of low income housing, there are oftentimes 4-6 people (if not more) in a 2BR apartment. This makes parking unbearable and too much of a burden for our downtown.

From: [Maggie Lesnik](#)
To: [Sherie Coale](#)
Subject: WMODA
Date: Wednesday, July 16, 2025 10:42:32 AM

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Dear Members of Historic Resources and Preservation Board,

The proposed WMODA development is a ridiculously horrible proposal for Lake Worth Beach, its residents and visitors. There are absolutely NO guarantees from the developer that state that the development will actually be a museum, host events for the community, or live up to any of the empty promises (lies?) made by the developer to gain public support.

It will increase traffic and takes away parking, despite the empty promises made by the developer.

It allows a reduction of parking by 70 spaces by using a controversial shared parking provision, yet the development is not sharing their parking. This is unacceptable and absolutely ridiculous.

It allows 66 public downtown parking spaces to count toward their requirement, specifically 21 spaces on side streets and 45 spaces from a proposed parking garage that would force paid parking in downtown Lake Worth Beach. As ridiculous as this is, I have been told that the proposed parking garage was voted down, so this proposed provision is no longer valid.

It allows 156 bike racks to be counted as 24 parking spaces. This is unacceptable and absolutely ridiculous.

This proposed development would be built on top of 48 existing free public parking spaces. This is unacceptable and absolutely ridiculous.

It will cost Lake Worth Beach and its residents millions of dollars with no benefit to Lake Worth Beach, its residents and visitors. All of the “benefit” will go to the developer while all of the cost will go to Lake Worth Beach, its residents and visitors. This is unacceptable!

HRPB’s responsibility is to the historic district, not a developer. The only acceptable vote by HRPB this evening at the 6pm meeting is a UNANIMOUS vote AGAINST this proposed development.

Sincerely,
Maggie Lesnik
Carol Lesnik (homeowner)
Residents of Lake Worth Beach

From: [Maura - Hennessey](#)
To: [Planning and Zoning](#)
Subject: Digital Public Comment Card - Advisory Board Submission - Maura-Hennessey
Date: Tuesday, July 15, 2025 7:39:04 PM
Attachments: [PCC -Maura-Name \(Last\) 3.6- Topic of Agenda Item on which you want to speak 12}.pdf](#)

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Which Board Meeting is this Comment For?

Planning and Zoning Board

Meeting Date

07/16/2025

Comment Topic

Wmoda

Name

Maura Hennessey

Email

lwranners@gmail.com

Address

1031 N M St
Lake Worth Beach, FL 33460
United States
[Map It](#)

Testimony Consent



I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth

How would you like to participate?

I would like the city to read my comments below

Comments to be read into record

This massive rental unit building is 38% bigger than the Lucerne and located right next to the Lucerne. Can we keep the Museum and allow him to build the rental units over on Dixie Highway? This project is oversized for our downtown .

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} -
NANCY - MALEK**



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Historic Resources Preservation Board
MEETING DATE	07/16/2025
COMMENT TOPIC	MWODA
NAME	Nancy Malek
EMAIL	ericray63@yahoo.com
ADDRESS	1125 N J st Lake Worth Beach, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	FLU 1.3-3 etc. We do not need this Trojan horse so called museum

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} -
SANDRA - ISABEL**



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Historic Resources Preservation Board
MEETING DATE	07/16/2025
COMMENT TOPIC	WMODA
NAME	Sandra Isabel
EMAIL	isabelrealty@bellsouth.net
ADDRESS	412 south L st Lake Worth Beach, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	I have lived in Lake Worth for over 30 years. And all those years this is the worst development project I have ever seen.

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} - JENI -
HOLLISTER**

{Topic of Agenda Item on
which you want to
speak:12}



WHICH BOARD MEETING IS THIS COMMENT FOR?	Historic Resources Preservation Board
MEETING DATE	07/16/2025
COMMENT TOPIC	WMODA
NAME	Jeni Hollister
EMAIL	jenihollister@gmail.com
ADDRESS	331 south K st Lake Worth Beach, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	FLU 1.3-3 etc. This is a horrible development. Please do not approve

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} - PENNY
- COURSOL**



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Historic Resources Preservation Board
MEETING DATE	07/16/2025
COMMENT TOPIC	WMODA
NAME	Penny Coursol
EMAIL	Pennyfreidank@gmail.com
ADDRESS	1232 lake Geneva drive Lake Worth Beach, FL 33461 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	Lake Worth Beach needs smart development. This is not smart development. Having that many units downtown and having the CRA give that much money, this is not a good idea.

Name	Address	Comment
Debra Robert	127 S K Street	An exciting project world class museum .Aware of the north side of the block would extend and eventually become Downtown zoning. The Gulfstream rejuvenation and WMODA are benchmarks of what is wanted; is within the spirit of LWB. The project is in compliance with LDR's i.e. height step-down architecture, well within code. A vibrant pedestrian art walk, it is a tri-fecta with WMODA, Benziten and Chihuly relationship anchoring the City as mecca for fine art.
Greg Richter	1202 S Palmway	A great project - should be most uncontentious project before the Board. The CC will have to work out the demolition/relocation.
Ginny Powell	224 N Palmway	Previoius night's meeting devolved to a discussion about the demolitions. No financial aspects were mentioned.The demolitions will take away the last vestiges of historical preservation in the City. Concerns with density and mass.
Catherine Kohlmeyer	503 1st Ave Street	Opposed to project. A charette in 2022 showed residents wanted infill. It's irreversible, won't be able to get them down. Can't believe it's being passed off as Historic. Most of the city is single-story and not mid-century modern. The garage is integral to this project. If the governor ends property tax in Florida, the City will be giving the land away and no taxes in return.
Tyler Chapmen	1224 16th Ave N	Questions Board responsibilities. Buildings will be destroyed. Pretending they don't know about the demolitions.
Kim Stokes	1321 N. L Street	Disapproves of the project. Will destroy the entire character of DT. It will be unrecognizable. Unfair to burden the Board for placing a portion of the project on hold. Board could bump the meeting until the Board has a full picture of impact on DT.

Peggy Fisher	508 N. A Street	Presentations were outstanding. Talk about facts. This project is good for City. Time doesn't stand still and it will pass by the City. Commends the demeanor of the Board, staff and presenters.
Eliza Sumner	216 S. K Street	Has to jump through a myriad of hoops in order to stay within the Historic guidelines. Discussing destroying historic buildings in favor of monstrosities with no proven benefit. It is a hypocrisy.
John Szerdi	217 S. Palmway	The project is needed. Sets the pace of what is wanted in the City. The reconstruction of the historic structures can be done for much less than the re-location. There are benefits to the project, a solution will be found.
Wes Blackman	241 Columbia Dr	Responsible for money on the move. Refreshing new discussion so far along in the process; recognition that something is up ahead flexibility is necessary. It will change the game and for the better.
Alex Schultz	612 2nd Ave South	Watched the decline of 1st Ave S. The City bought the properties and let them decline. Same as Havana Hideout. The area has been cannabilized. Creating a wall, go to Delray Beach if you'd like to see development.
Michelle Sylvester	525 Lake Ave	Owner of Paws on the Avenue for 25 years. Thrilled to have WMODA on the horizon. Will enhance opportunity. The City has had opportunities taken by other cities and now it's time to reclaim. The L Street dilapidated structure has a mold problem in addition to vagrants and fire next door. The relocation/remediation will be expensive. City has to step forward. Parking is a problem on Thursday, Friday and Saturday, Sunday.
Matt Budjinski	30 S. J Street	This private craft collection will contribute nothing to LWB culture and will only serve as an eyesore to fans of Historic Florida. You cannot manufacture and import an art collective using tax dollars to do so.

Ven Williams	226 S. L Street	Unfair for people to come down here and move around places that have been in DT Lake Worth Beach for years.
Ashley Torres	226 S. L Street	Disagrees with taking places out that has been there and shouldn't be regulated public parking either.
Tanya Rich	416 11th Ave North	Her permit for a metal roof was denied and demolition will be allowed-hypocrisy.
Lauren Taylor	222 S. M Street	Against the development and all it contains.
Vincent	28 Susan Cir Greenacres	Will just make life harder during the year of construction
Jon Faust	511 Lake Ave	Recommend approval, move project forward.
Bereca Albert	1105 6th Ave S (La Joya)	In favor