

COMMENTS READ AND ANSWERED AT MEETING

WMODA Mixed Use Cultural Arts Campus Neighborhood Meeting
April 28, 2025, 6pm to 8 pm
Public Comment Card

Topic* Museum Residential Complex Historic Homes

Comment or Question: HAVE YOU DONE ANY TRAFFIC PATTERN STUDIES?
NOISE LEVEL STUDIES? POLLUTION STUDIES? INFRASTRUCTURE STUDIES?
STUDIES ON THE ADDED BURDENS TO THE RESOURCES OF THE CITY?
IF YES TO ANY OF THESE, HOW CAN WE ACCESS THEM?
IF NO, WHEN ARE YOU IMPLEMENTING THESE NECESSARY STUDIES
FOR OUR NEIGHBOURHOOD?

Name* ELISA SUMNER Email address ELISASUMNER@GMAIL.COM
Street address* 216 S K ST
City* LWB State _____ Zip Code 33460

*Required Information

Response: Yes, traffic study was complete, analysis of site was completed to be sure it can sustain the development. Environmental studies have been received from the CRA, no noise studies have been done.

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Comment or Question: Why is WMODA not committing to
building the full 15% low/affordable units?
Is that sensible with the city in the midst of
a housing crisis, as voted on by the commission?

Name* Tyler Chapman Email address theLakerWoelkian@gmail.com
Street address* 1624 N. 16th AVE
City* LW State FL Zip Code _____

*Required Information

COMMENTS READ AND ANSWERED AT MEETING

Response: The City Code requires 15% affordable housing or 16 units in this case. 8 units will be on-site, and 8 units will be transferred to the CRA site, so not all of the affordable housing units will be constructed on site but they will be built.

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Comment or Question: CAN YOU TELL THE COMMUNITY WHAT EXTERNAL GRANTS AND FUNDING HAVE BEEN APPLIED FOR AND RECEIVED BY THE MUSEUM SINCE ITS FOUNDING?

(FOR EXAMPLE THE NORTON MUSEUM OF ART IN WAB RECEIVED \$50 MILLION IN GIFTS + GRANTS IN Y/E 9/23 - SEE FORM 990 SECTION VIII)
(NOT INCLUDING MEMBERSHIP FEES/ADMISSIONS)

Name* CATHERINE KOHLMEYER Email address katekoh121@yahoo.com
Street address* 503 1ST AVE S
City* Lake Worth Beach State FL Zip Code 33460

*Required Information

Response: There is no list of grants, and we will have to get back to you on this.

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Comment or Question: How long will it take to start & complete construction??

Name* RICHARD ISGARD Email address SRMP16@gmail.com
Street address* 511 WILSON ME, 408
City* LAKE WORTH BEACH State FL Zip Code 33460

*Required Information

Response: 24 months, 12 months for the museum and 24 for the residential.

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Comment or Question: Why is there no contractual guarantee that the WMODA museum must remain a museum for a ~~5~~ minimum # of years? And have a minimum # of operating hours per week?

Name* Alexander Catechis Email address alexandercatechis@gmail.com
Street address* 1424 NL
City* Lake Wales State FL Zip Code 33460

*Required Information

Response: This was not something discussed. It was discussed that moving a collection of this size is extremely difficult and you don't move it, and the development agreement does not include this provision.

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Comment or Question: WHAT IS THE COST OF THE CONSTRUCTION OF THE ~~PROJ~~ 83,000 SQUARE FOOT MUSEUM? WHAT ANNUAL REVENUES ARE EXPECTED?

Name* SUSAN QUAYX Email address S4ZEQUAYX@GMAIL.COM
Street address* 131 N. GOLFVIEW ROAD UNIT 3
City* LAKE WORTH BEACH State FLORIDA Zip Code 33460

*Required Information

Response: Roughly \$13M. No answer to the revenue projections.

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Comment or Question: _____
The number of residential units was to be 80, as of the previous public meeting. That ~~density~~ density is full capacity per Lake Worth code - i.e. 40 DU/acre. Why was this increased beyond allowable per code (now) 110? And what sustainability credits were offered in return?

Name* Cliff Kohlmeier Email address fckohlmeier@gmail.com
Street address* 503 1st Ave S.
City* Lk Worth Beach State FL Zip Code 33460

*Required Information

Response: Go to the slide. 40 DU/Acre is the base density, there are additional units allowable through the Planned Development District, TDRs, and Affordable Housing Bonus. This allows up to 118 units, but the development is proposing 110 and transferring the additional 8 units to the CRA for future development.

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Comment or Question: _____
What do you see the museum's role is in regards to community engagement, after school programs, etc?
What opportunities would be available to residents/kids of Lake Worth Beach?
In support of the museum and smart growth in LWB. As a third generation LWB resident, my family has seen the growth + stagnation of the city. projects like WMODA will make the city forward in a positive and purposeful way.

Name* Richard Mauer Email address MAURERLWB@COMAIL.COM
Street address* 1767 1st Ave N
City* LWB State FL Zip Code 33460

*Required Information

Response: The mission is to engage all ages from the outset. The programs are great for children, there are scavenger hunts, we work with school districts, and it is engrained into the program that they are accessible to a wide range of the community.

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Topic* Museum Residential Complex Historic Homes

Comment or Question: *Why not have a clause to protect LWB land give a ~~way~~ to guarantee the museum ~~not~~ sell the land for a profit down the road.*

Name* *Diane Brown* Email address _____
Street address* *905 N Lakeside Rd* _____
City* *LWB* State *FL* Zip Code *33460*

*Required Information

Response: The City and CRA are protected because there is no closing on the property until the development agreement is signed, failsafe is to bind together the entitlements, permits and financing. There is a reverter, if the project is not constructed, must perform before closing.

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Comment or Question: *I understand that there may be a section of the Museum that might be devoted to the "Historical Museum of Lake Worth" as it is closed due to repairs of the Annex building across the street.
Please explain any plans for incorporating the historical museum in the plans for the "Art Campus" at WMODA.
Thank you!*

Name* *Susan Ora* Email address *Susan.ora@gmail.com*
Street address* *826 N. Palmway* _____
City* *LWP* State _____ Zip Code _____

*Required Information

Response: Not aware of any plans for the Historical Museum.

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Topic* Museum Residential Complex Historic Homes

Comment or Question: Will there be adequate parking
for beach & museum?
Will any funds be generated toward
building a new pool?

Name* Louise Selden Email address lls2465@gmail.com
Street address* 7027 Federal A10 Carle Pl
City* LW Beach State FL Zip Code 33468

*Required Information

Response: No

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Topic* Museum Residential Complex Historic Homes

Comment or Question: How many visitors will this bring
to LWB each year.

Name* Victor Angiolini Email address V6A207@icloud.com
Street address* 208 S Lakeside Dr #302
City* LWB State FL Zip Code 33460

*Required Information

Response: 50,000 a year as an estimate.

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Comment or Question: To clarify what type of cultural Arts will be allowed in the community spaces? Musical events featuring instruments, the local high school etc...

For artist work force housing is it only for visual artists?

Name* Alondra Buhls-Mariles Email address alondra.b.musil@gmail.com
Street address* 4A Colonial road
City* WPB State FL Zip Code 33405

*Required Information

Response: Will work with the Cultural Council on all workforce housing artists in residence; all types of events, music, arts all different art events will be held, and will partner with different organizations.

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Comment or Question: We own 3 units that this project will be built around, 500 1st Ave S.

How is this project going to incorporate our building into this since it will be around us?

Could we incorporate landscaping and lighting design?

Name* Patrick Lallance Email address lallance@comcast.net
Street address* 500 1st Ave S units 101, 202, 203
City* Lake Worth Beach State FL Zip Code mailing address
3880 NW 4th Ct
Cocoanut Creek, FL 33066
cell 954-410-8844

*Required Information

Response: We will go over the details with you. Lighting will be designed not to intrude into your units; we will have landscaping and will have to comply with all city codes.

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Topic* Museum Residential Complex Historic Homes

Comment or Question: Would you consider moving
this project to the Port District west of Dixie
Near the Penetration?

Name* Tom Carbo Email address _____
Street address* 30 SM ST
City* LWB State _____ Zip Code _____

*Required Information

Response: No.

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Comment or Question: RELATED TO THE LAND DEV. REGULATIONS -
CONSIDERING THAT THE AMI FOR A FAMILY OF FOUR
IN LAKE WORTH BEACH IS \$57,489 WHY IS WMODA
BUILDING LESS TRULY AFFORDABLE UNITS THAN THE 15%
REQUIREMENT IN OUR CITY CODE?
GIVEN THAT ARTHUR WEINER HAS 6,124 VIOLATIONS ON HIS
MULTIPLE NYC RESIDENTIAL BUILDINGS HOW CAN WE TRUST HIM
AS A LANDLORD HERE?

Name* CARA JENNINGS Email address _____
Street address* NCST
City* LW State _____ Zip Code _____

*Required Information

Response: A lot of information being put out is not true. Affordable housing in PB County is 80-120% of area median income, there must be a balance of affordability ranges in any community, this project can't be everything to everyone, it must be something that works for this project. Second question not germane to the application and attendee provided no source information to verify the veracity of the claim.

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Comment or Question:
*Is the museum a 501C tax exempt?
Can you please clarify what taxes
will be paid, ordinary property tax?
Who pays that? How does it compare
to ordinary property owners?
Thank you*

Name* *Elsa Brower* Email address *Linda@1+brower.com*
Street address* *1100 S. Lake side Dr.*
City* *LW* State _____ Zip Code *33460*

*Required Information

Response: Yes, the museum is, but the project will be owned privately and will pay taxes.

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Comment or Question:
*The current Cultural Council Museum
is a great champion of local artists curating
multiple shows each year featuring their work & offering
grants + commissions - a source of income.
AND no admission is charged. Will that change
with the new museum? Will the current staff
be replaced?
How many on-street parking spaces will be
lost?*

Name* *Stephen Schnetzer* Email address _____
Street address* *1401 NO*
City* *LW* State _____ Zip Code *33460*

*Required Information

Response: We will forward this to the Cultural Council.

COMMENTS READ AND ANSWERED AT MEETING

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Comment or Question: Our City has ^{current} sewer
infrastructure issues that
are impacting quality of life for
residents (I understand for some businesses)
How will this project impact what
is currently being experienced &?
how will the city, this project,
address this?
There are sink holes on S. Lakeside

Name* Puleo/Anderson, JL Email address martelforbes@aol.com
Street address* 1019 S. Lakeside Dr
City* Lake Worth Beach State FL Zip Code 33460

*Required Information

Response: There will be no impacts on the sewer, the sewer line for this project will be rerouted and the designs will be reviewed and approved by the city.

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Topic* Museum Residential Complex Historic Homes

Comment or Question: Green Space ?
Native Plant list ? shade trees
Bike Parking for Public ?

Name* Monica Bilatti Email address SFLediblelandscapes@gmail.com
Street address* 915 N. Palmway
City* LWB State FL Zip Code 33460

*Required Information

Response: Yes, these are code requirements.

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Comment or Question: *There are many concerns that your project will not be providing enough parking. We have had developments come in using the same parking reductions your project will be using and the impacts have been recognized by all city officials as extremely negative for the surrounding neighborhoods. Staff says it is a parking management problem. What is your parking management plan? Will you be telling all prospective tenants of a 2 bedroom unit they can only have one parking space? How many spaces will your tenants need to lease from nearby parking lots to make your plan viable?*

Name* *Irene Kay* Email address _____
Street address* *418 N Federal Highway #28*
City* *Lake Worth Beach* State *FL* Zip Code *33460*

*Required Information

Response: The project will be utilizing available parking reductions, putting parking underground which makes the WMODA parking ratio is equivalent to or higher than other projects recently approved. The project includes 63% 1BR units and management will disclose to 2BR unit renters that there is 1 car / unit.

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Topic* Museum Residential Complex Historic Homes

Comment or Question: *Museums are more than a silent collection - how do you envision creating reflections in capacity local, regional & national art*

OTHER SIDE →

Name* *Debra Robert* Email address *rightandgood@pbegmail.com*
Street address* *127 S. K St*
City* *Lake Worth Beach* State *FL* Zip Code *33460*

*Required Information

COMMENTS READ AND ANSWERED AT MEETING

Museums are more than a sedentary collection, regardless of scale. How do you envision curating local, state, national/int'l work - as well as rotating exhibitions? Will you collaborate w/our local and county arts community?

Response: Yes, there will be collaboration with local artists, typically 20-25 artists locally, we will be actively involved with the community for other art forms; some artists work with WMODA now and live in the area.

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Comment or Question: Will the residential be rental units or home-owned condos?

Name* FRANK FIORELLA Email address FIORELLA1861@GMAIL.COM
Street address* 219 NK ST
City* LWB State FL Zip Code 33460

*Required Information

Response: Rental.

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Comment or Question: Are there going to be outdoor public restrooms in any part of this development?

Name* Tyler Chapman Email address _____
Street address* 1624 16th Ave N.
City* LW State FL Zip Code _____

*Required Information

Response: No there will be exterior restrooms in the building for the community amenity or general public restrooms. The restrooms will be located inside the museum and in the community arts space.

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Comment or Question: How much residential parking?
What percentage of museum is for permanent collection?
What percentage is for rotating or traveling exhibitions?
Is there storage for art in museum?
How big is cantilevered ceiling compared to the one @ Norton?

Name* Rachel Lorenzen Email address lorenzense@aol.com
Street address* 320 N. Lakeside Dr
City* LWB State FL Zip Code 33460

*Required Information

Response: We are currently working with the Chihuly team, and he will help to curate the exhibit but we have not landed on a particular art piece. There will be a portion of the exhibit rotating and there will be involvement in the community, but the plan has not been specified yet.

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Comment or Question: Why only 8 artists lofts?
And How will those artists be picked?
What type of artists will be allowed?

Name* Suzi Niemi Email address _____
Street address* 15 Lakeside Dr. 05
City* Lake Worth Beach State FL Zip Code 33460

*Required Information

Response: Will work with the CRA and Cultural Council, more to come on exactly how this will work.

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Comment or Question: What are your plans for protecting
our local ecosystem during building? Have you
considered using one of our MANY buildings that have
been sitting empty? Why are new buildings being built
with no historic styles in Lake Worth? you said you want
to support local art what are your plans for helping
the struggling local artist? Why is the designs not
in line with historic preservation of the area? Will there
be artist grants provided? How will you keep the
cost of living in area down, with this implementation of our
tax deductions.

Name* Amber Email address _____
Street address* N K St
City* Lake Worth State FL Zip Code 33460

*Required Information

Response: There are no people living in the homes now. Regarding the structures, we will use a professional relocation company to move the buildings. Can't answer the question about wildlife.

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Comment or Question: *Can you give us a brief history of where the collection has been housed in the past? And if the project goes ahead and we provide the land, do we have a claw back provision for our investment & should the owner decide to sell.*

Name* *Nancy Udell* Email address _____

Street address* *1131 N Palmway*

City* *LWB* State *FL* Zip Code *33460*

*Required Information

Response: The collection has been shown to the public in the City of Dania Beach and Hollywood. The Development agreement has reversionary clause if we fail to meet our obligations to develop.