

# W M O D A

WIENER MUSEUM OF DECORATIVE ARTS

MIXED-USE CULTURAL ARTS CAMPUS

Lake Worth Beach  
Neighborhood Meeting  
April 28, 2025

# Introductions - Project Team

The project team includes the following partners:

- Developer (United Management)
- Museum Curator (WMODA)
- Project Manager (*HE2PD*)
- Civil Engineer (*Bohler*)
- Architect (*HLW*)
- Market Analyst (*Lambert Advisory*)
- P3 Coordination (*RMCG*)
- Historic Preservation Consultant (*KSK Preservation*)



R. MILLER  
CONSULTING GROUP



**BOHLER //**



# Overview

Development Overview

Alignment and Public Benefit

Historic Preservation Concepts

WMODA Cultural Arts Campus Design

Infrastructure

Development Schedule

Questions and Comments

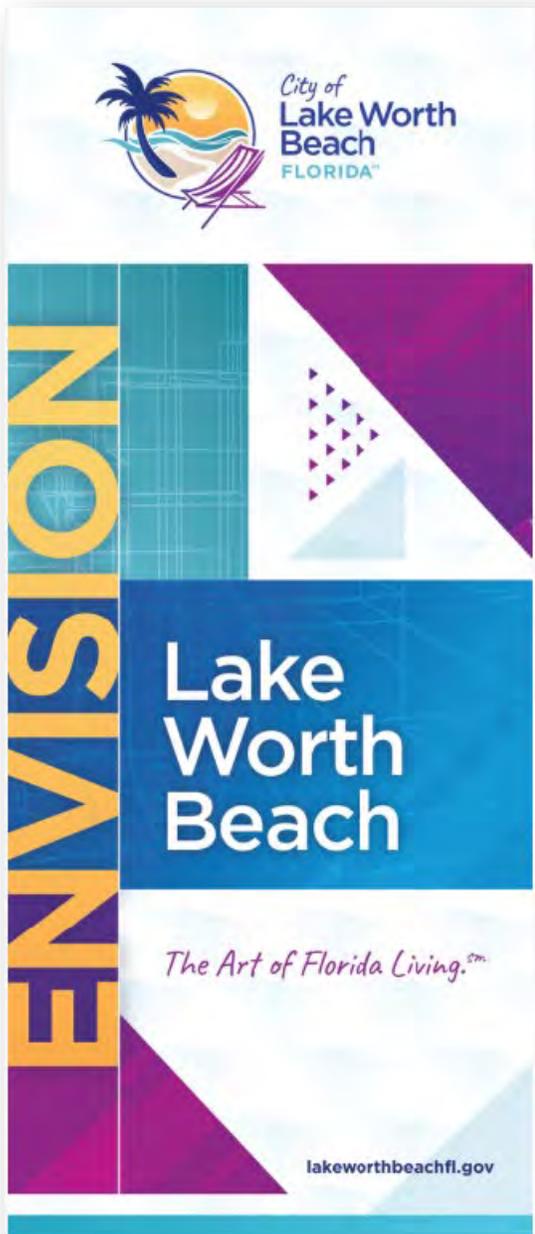
## MEETING REQUIREMENTS

- Development details
- variances, exceptions, bonuses, development rights transfers, planned development relaxation
- Projects Public benefits under the LDRs
- Economic Impact of the project
- Affordable or workforce housing details
- Estimate of development schedule.
- Community Comments

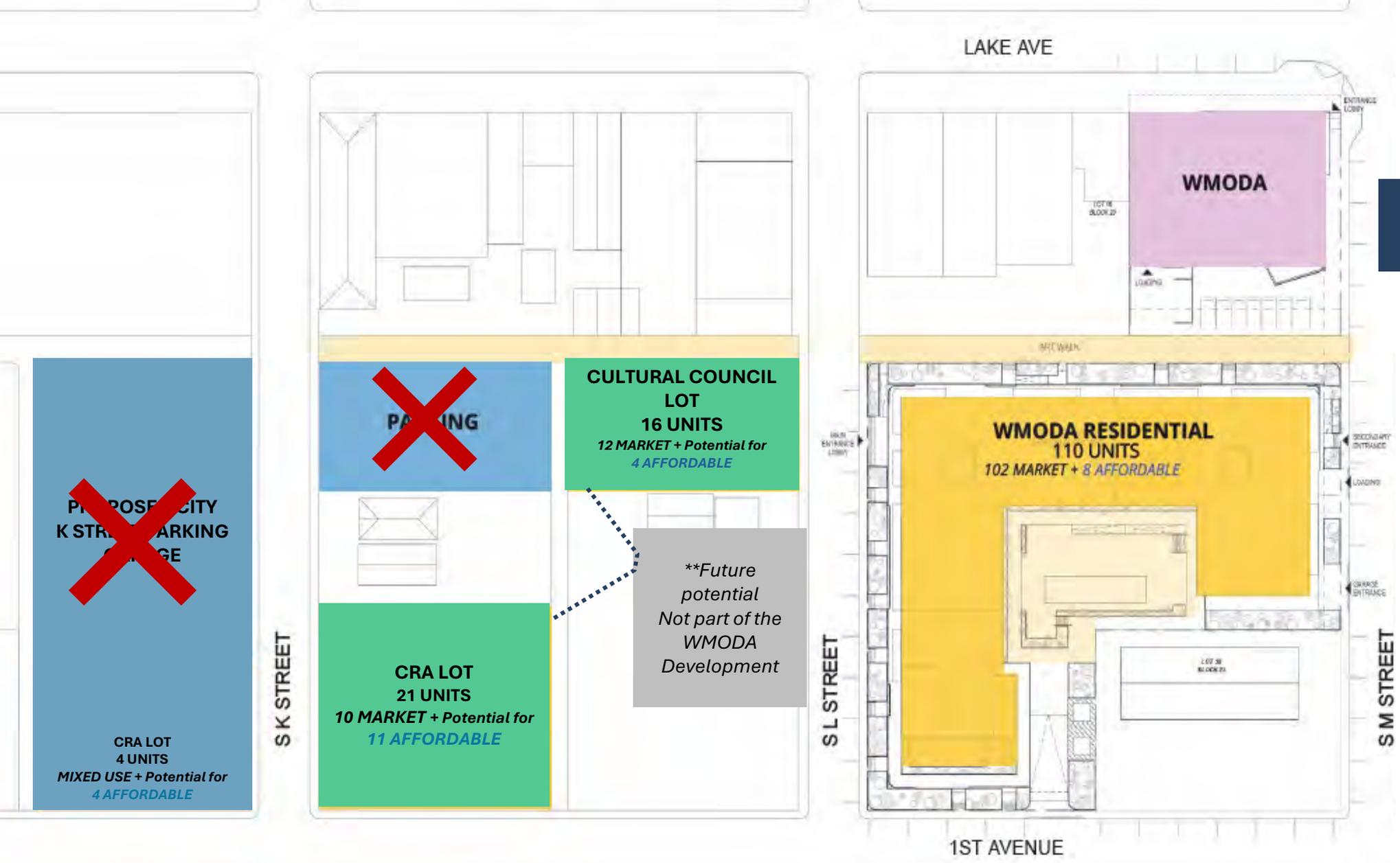
## MEETING **WILL NOT** DISCUSS

- The City of Lake Worth Beach K Street Garage
- Previous actions approved by the CRA and City Commission

# WMODA Development Application



# Downtown Planned Development Concept



## Development Application Partners

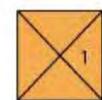
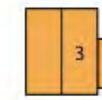
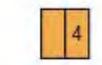


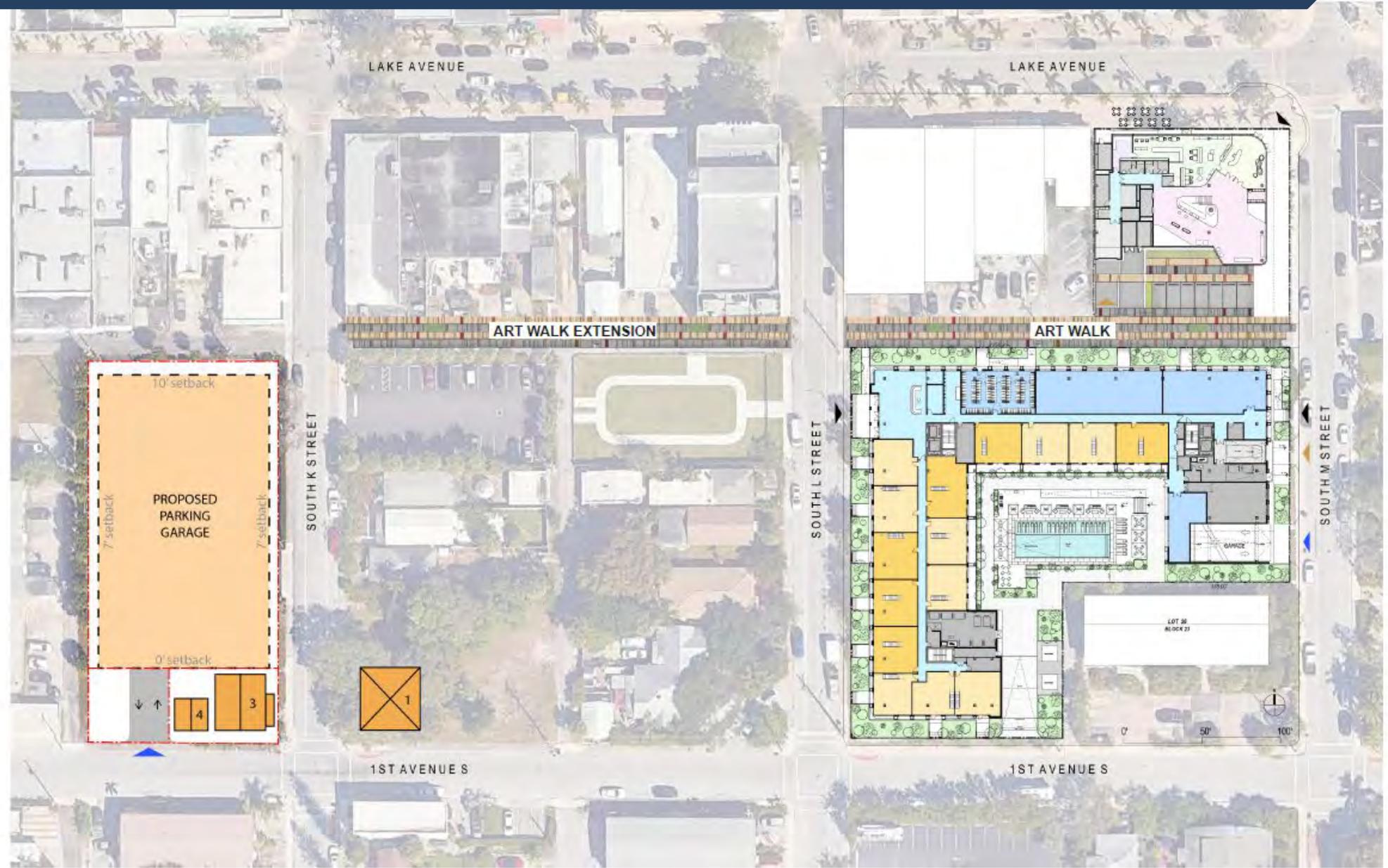
# WMODA Site Plan

## LEGEND:

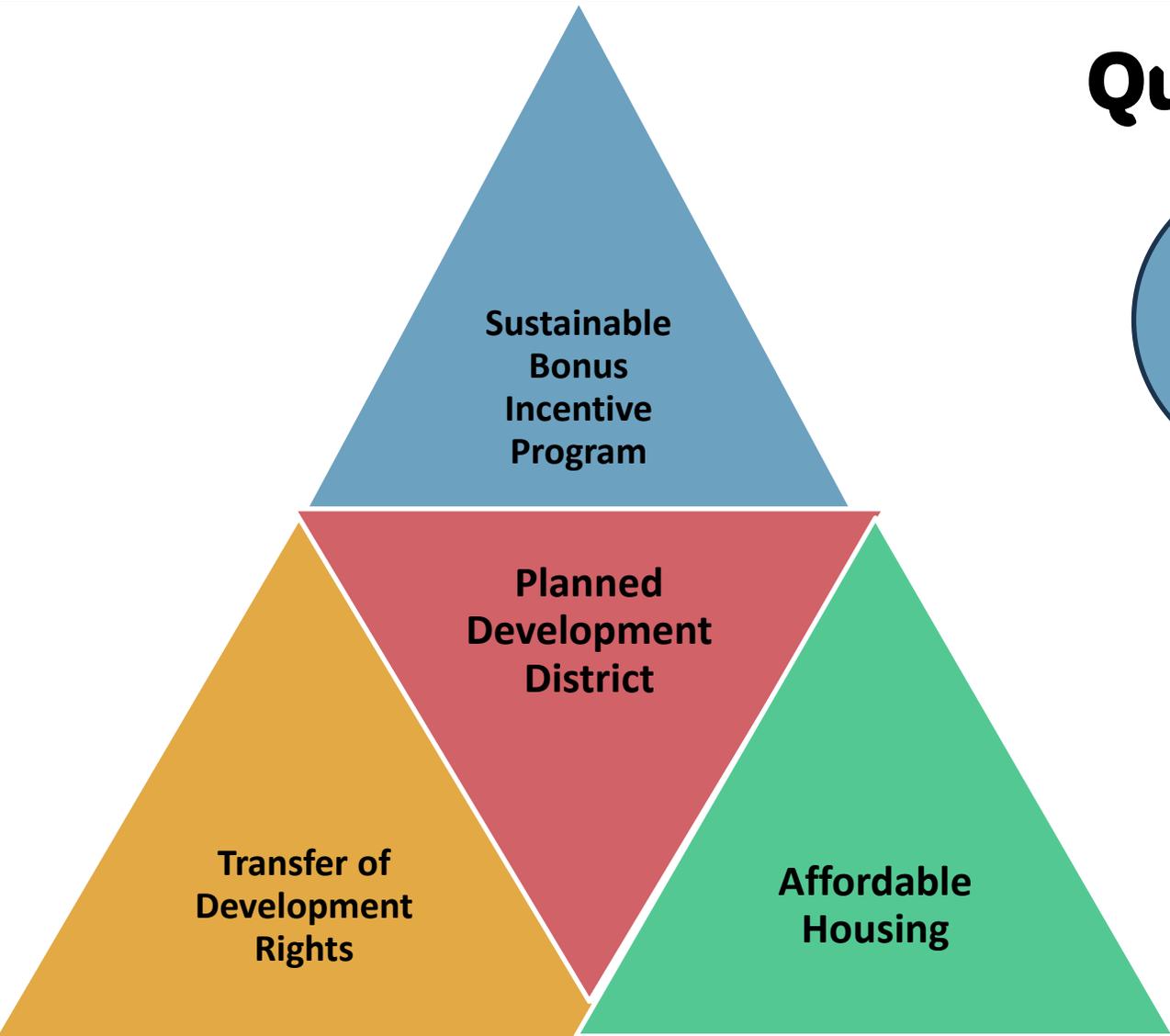
-  Property Line
-  Building Entrance
-  Parking Entrance
-  Loading Entrance
-  Proposed Parking Garage
-  Contributing Buildings

## CONTRIBUTING BUILDINGS:

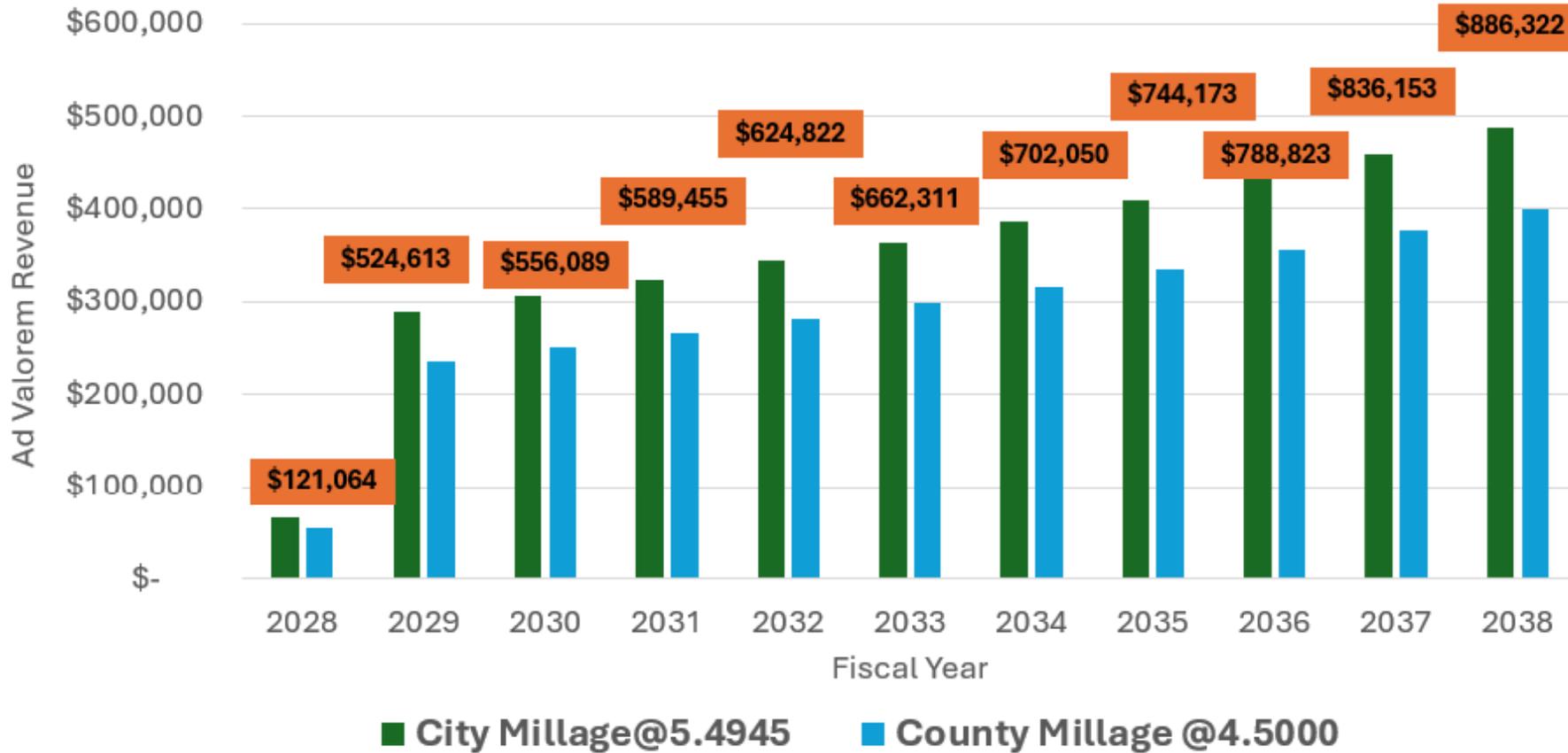
-  → Existing Location:  
26 S L Street
-  → Existing Location:  
17 S M Street
-  → Existing Location:  
17 S M Street



## Qualifying Sustainable Features



## WMODA Ad Valorem Revenue Projection



WMODA will generate over \$7M in Ad Valorem Revenue over the next 10 years

The WMODA Site Plan **COMPLIES** with existing land use and zoning codes.

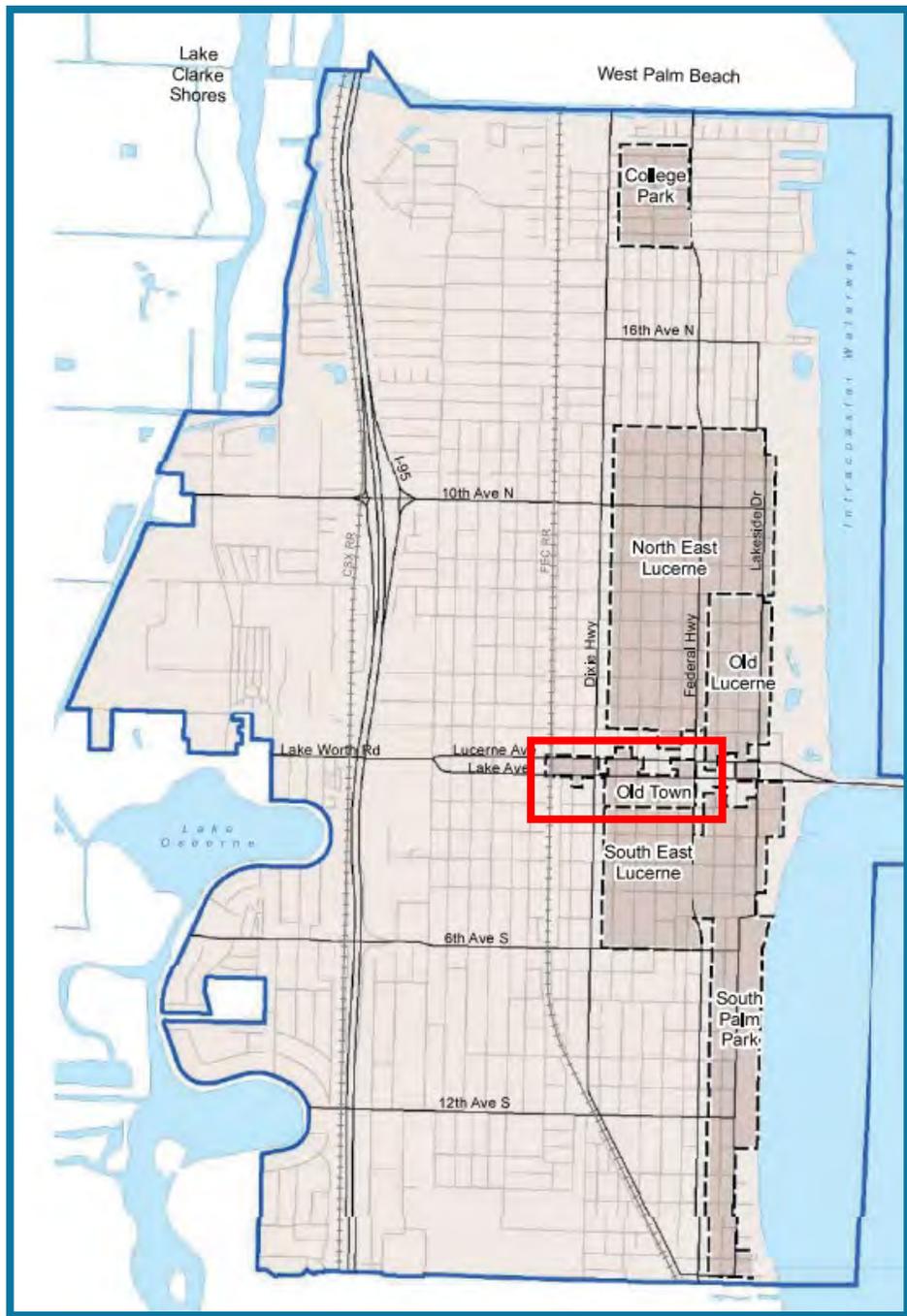
The WMODA project is **NOT** seeking any waivers or variances under the code.

# CITY OF LAKE WORTH HISTORIC PRESERVATION DESIGN GUIDELINES



SUBMITTAL TO THE STATE OF FLORIDA  
DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES  
JULY 30, 2018  
(GRANT # 18.HSM.300.007)





Lake Worth Beach's Six Historic Districts

- College Park
- North East Lucerne
- Old Lucerne
- Old Town ←
- South East Lucerne
- South Palm Park

Lake Ave. looking East, Lake Worth, Florida



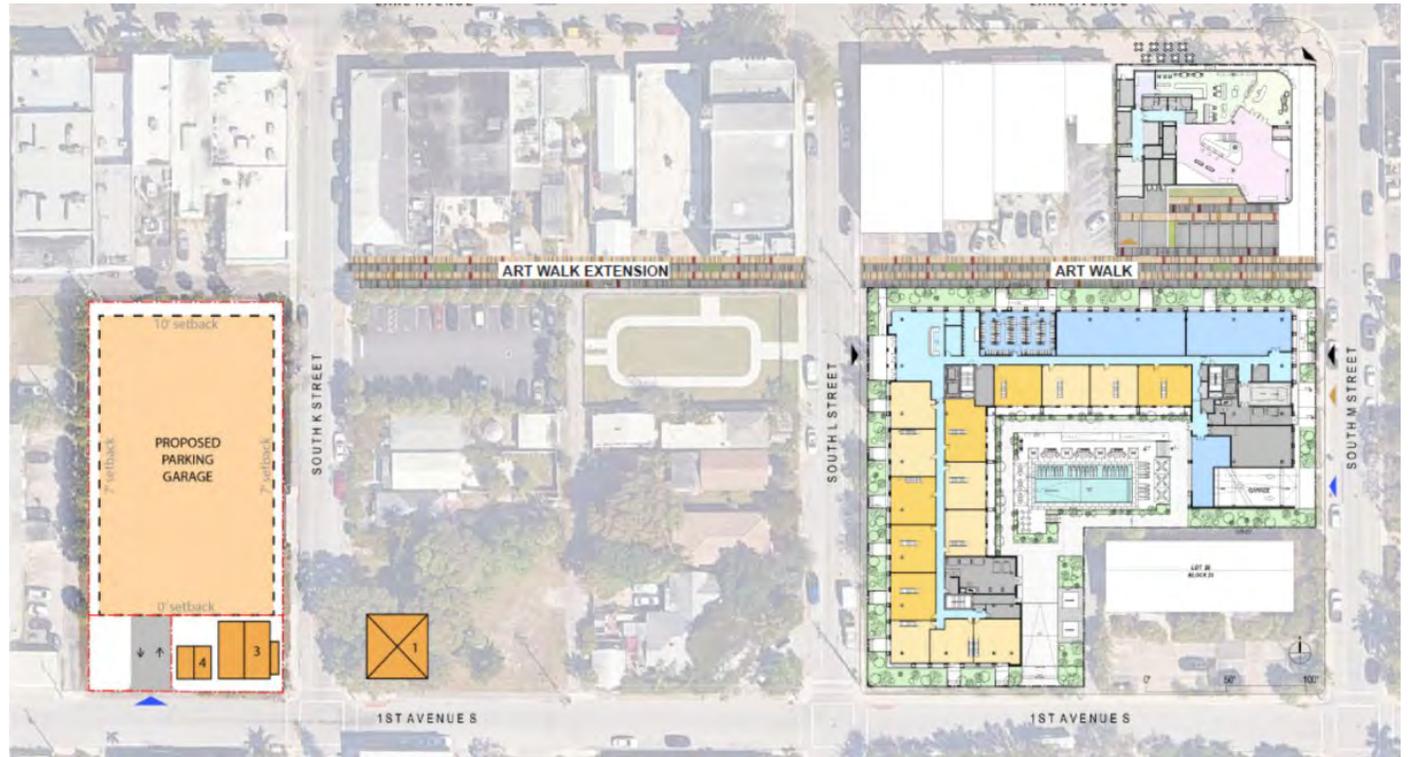
- Smallest historic district
- Commercial core
- Variety of architectural styles
- Period of significance as early as 1912 through 1950s



26 South L Street



17 South M Street



United States Post Office, Lake Worth, Florida



Post office - 1940



Rowe Building - 1923



City Hall Annex - 1916



Lake Worth Playhouse - 1923



Cultural Council Building - 1939

The Famous Cocktail Lounge  
Dixie Highway and 2<sup>nd</sup> Ave N



Kristine's – 1132 N Dixie Highway



Placid Palm Roadside Court

Lake Worth in the 1950s









Lake Avenue, across from proposed project

## Context on Lake Avenue

- Mid-century design influence
- Angled pylons
- Projecting brows/canopies
- Horizontal racing stripes



South M Street, across street from building to be relocated

## Context on South M Street

- Structures that exhibit a transition from Streamline modern to the Mid-century design
- Emphasis on horizontal features
- Projecting brows/canopies

# 501 LAKE AVE

DESIGN PRESENTATION

| APL 2025



# SITE PLAN

# SITE MOBILITY PLAN



## Walking Travel Time

- 5 mins
- 10 mins
- 15 mins
- 20 mins



## Cycleway

- Bike Lane
- Bike Storage



## Nearby Bus/Shuttle

- Palm Tran
- FlixBus
- Circuit Shuttle Zone



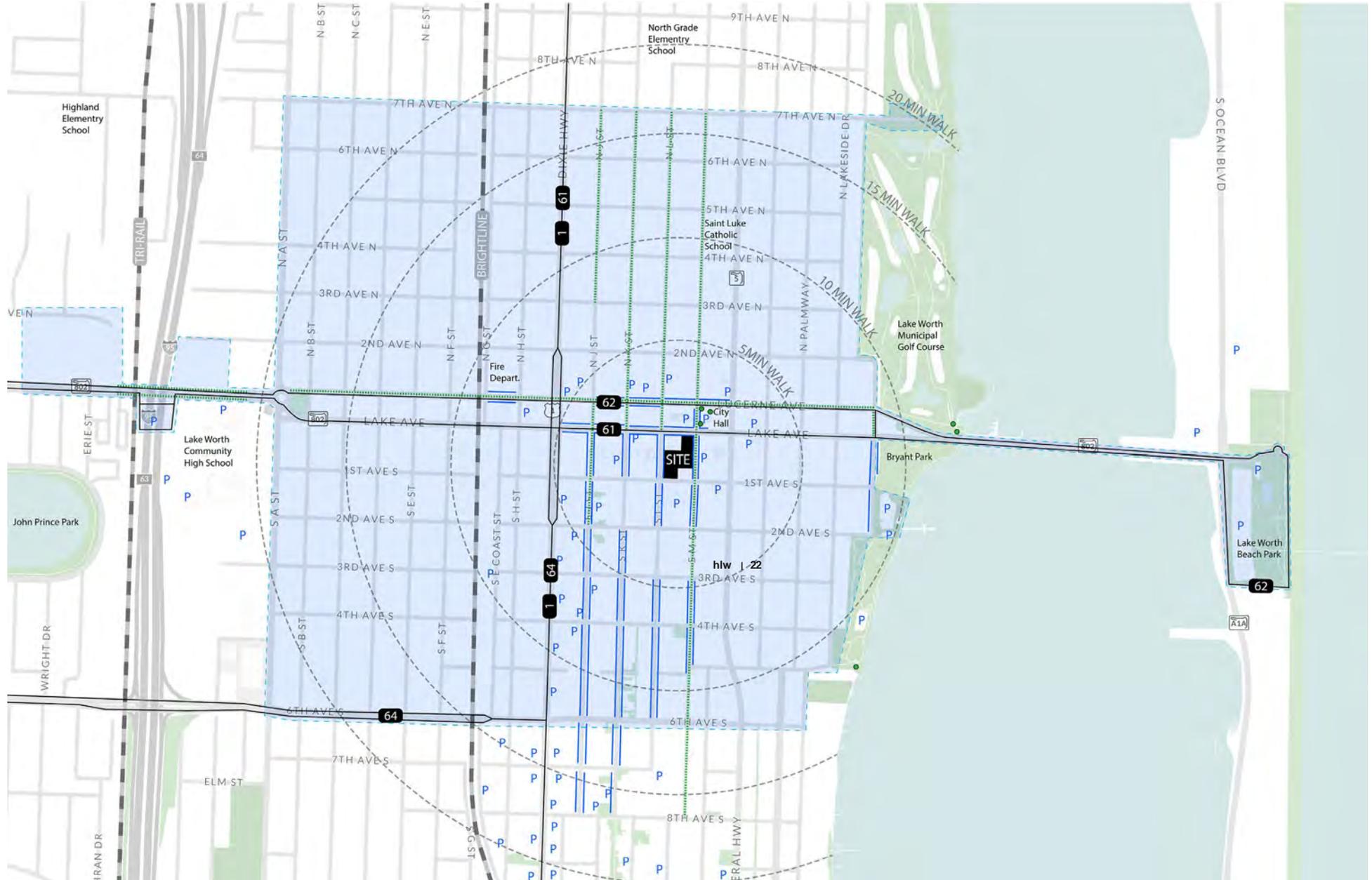
## Nearby Train Lines

- Tri-Rail
- Brightline



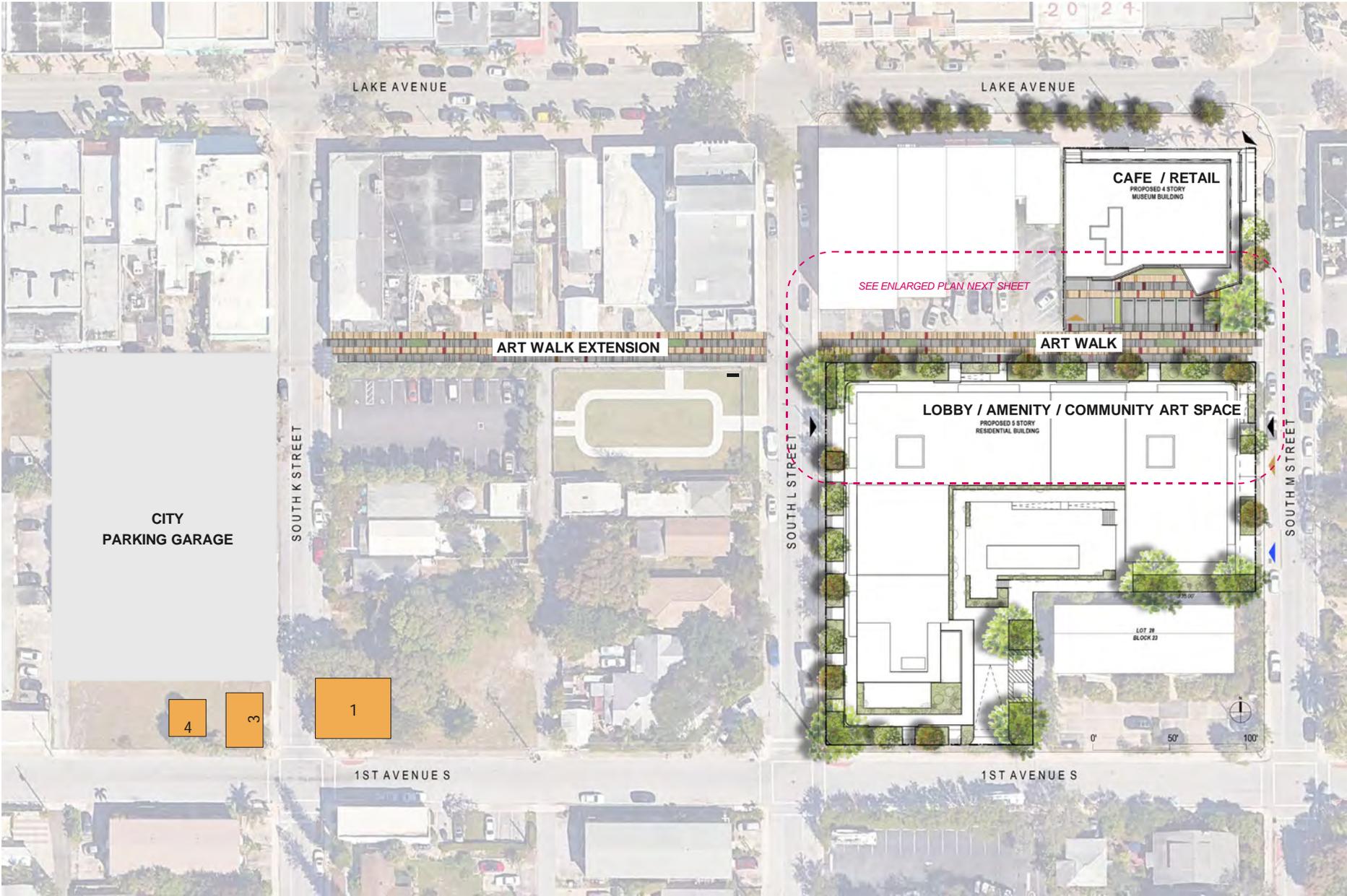
## Parking Space

- On-street Parking
- Parking Lot

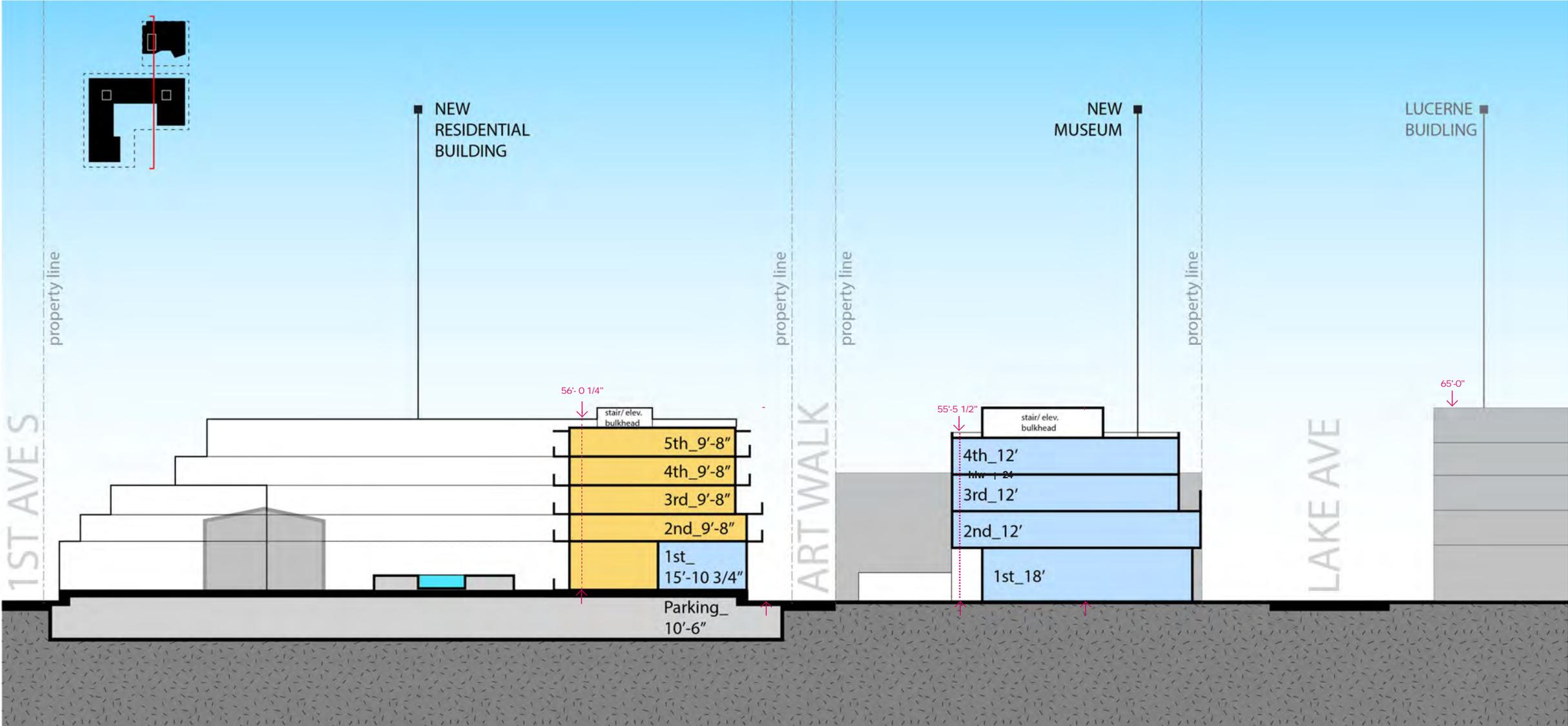


# ART WALK LANDSCAPE PLAN

- LEGEND:**
-  Property Line
  -  Building Entrance
  -  Subgrade Parking Entrance
  -  Loading Entrance
  -  Proposed Parking Garage
  -  Contributing Buildings
- \*NOTE: 4TH STRUCTURE TO BE LOCATED AT 126 SOUTH J STREET*



SECTION: RESIDENTIAL & MUSEUM

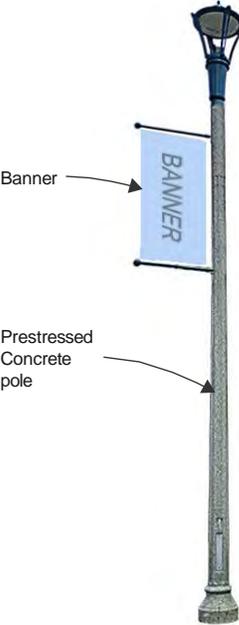


# ART WALK: PLAN

**LEGEND:**

-  Property Line
-  Building Entrance
-  Subgrade Parking Entrance
-  Loading Entrance
-  Proposed Parking Garage
-  Contributing Buildings  
\*NOTE: 4TH STRUCTURE TO BE LOCATED AT 126 SOUTH J STREET

Proposed City Light Pole:



**RESIDENTIAL FACADE**  
VIEW TO ART WALK



**MUSEUM FACADE**  
VIEW FROM ART WALK



MUSEUM

# MUSEUM: LEVEL 1 PLAN



## Totals - Level 1

Space Type	Approx Test Fit Area
Gallery/ Display	2,853 SF
Storage*	136 SF
Cafe/ Mercantile	2,189 SF
Event Area	0 SF
Office/ Admin	0 SF
Support**	775 SF

\*includes visible storage

\*\*NIC mechanical space/ stairs

MUSEUM: LEVEL 2 PLAN



hlw | 30



Totals - Level 2

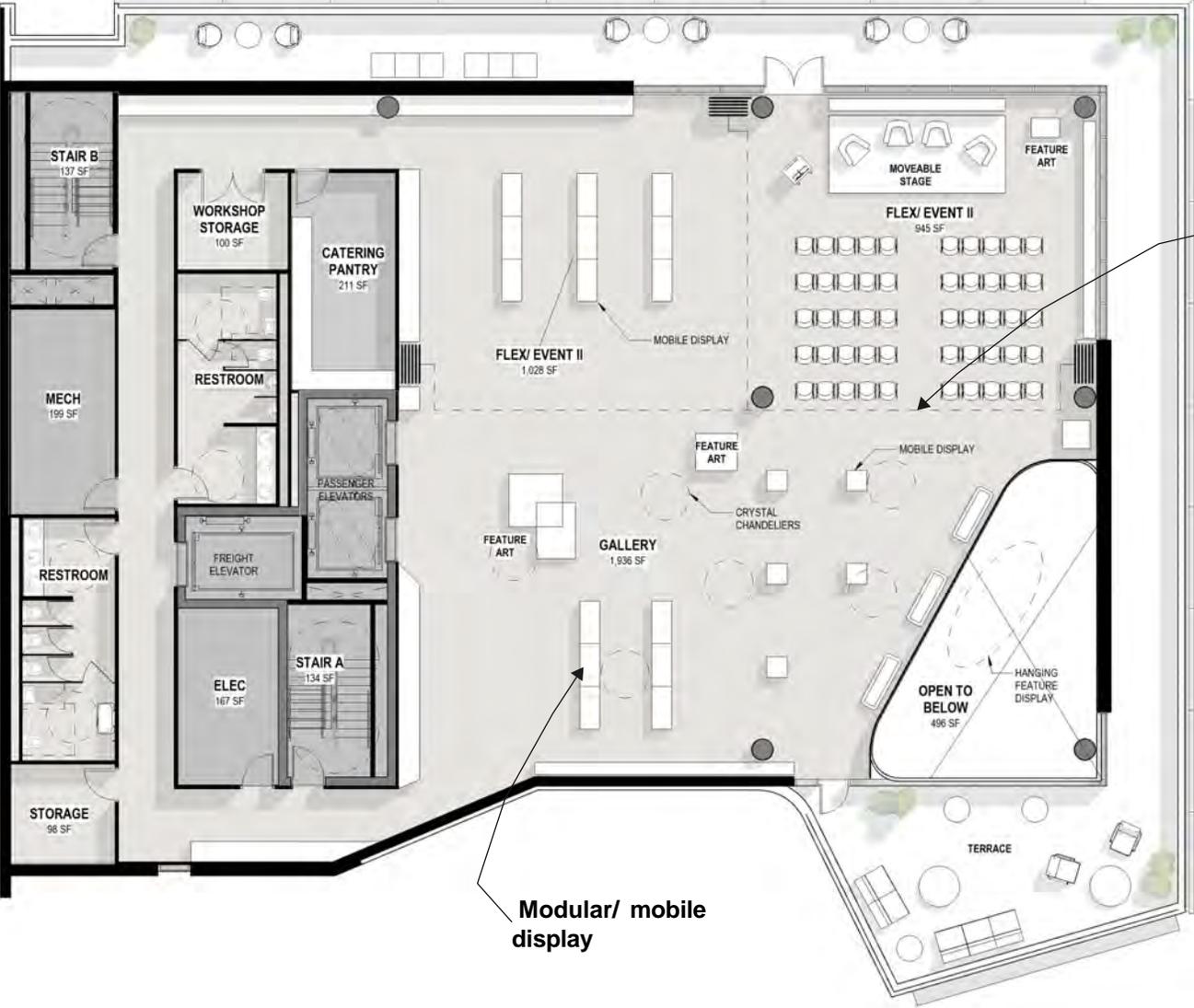
Space Type	Approx Test Fit Area
Gallery/ Display	6,484 SF
Storage*	211 SF
Cafe/ Mercantile	0 SF
Event Area	0 SF
Office/ Admin	0 SF
Support**	0 SF

\*includes visible storage

\*\*NIC mechanical space/ stairs

**MUSEUM: LEVEL 3 PLAN**

Lake Avenue



Moveable partitions

Modular/ mobile display

**Totals - Level 3**

Space Type	Approx Test Fit Area
Gallery/ Display	1,936 SF
Storage*	198 SF
Cafe/ Mercantile	0 SF
Flex/ Event Area	1,973 SF
Office/ Admin	0 SF
Support**	211 SF

\*includes visible storage  
 \*\*NIC mechanical space/ stairs

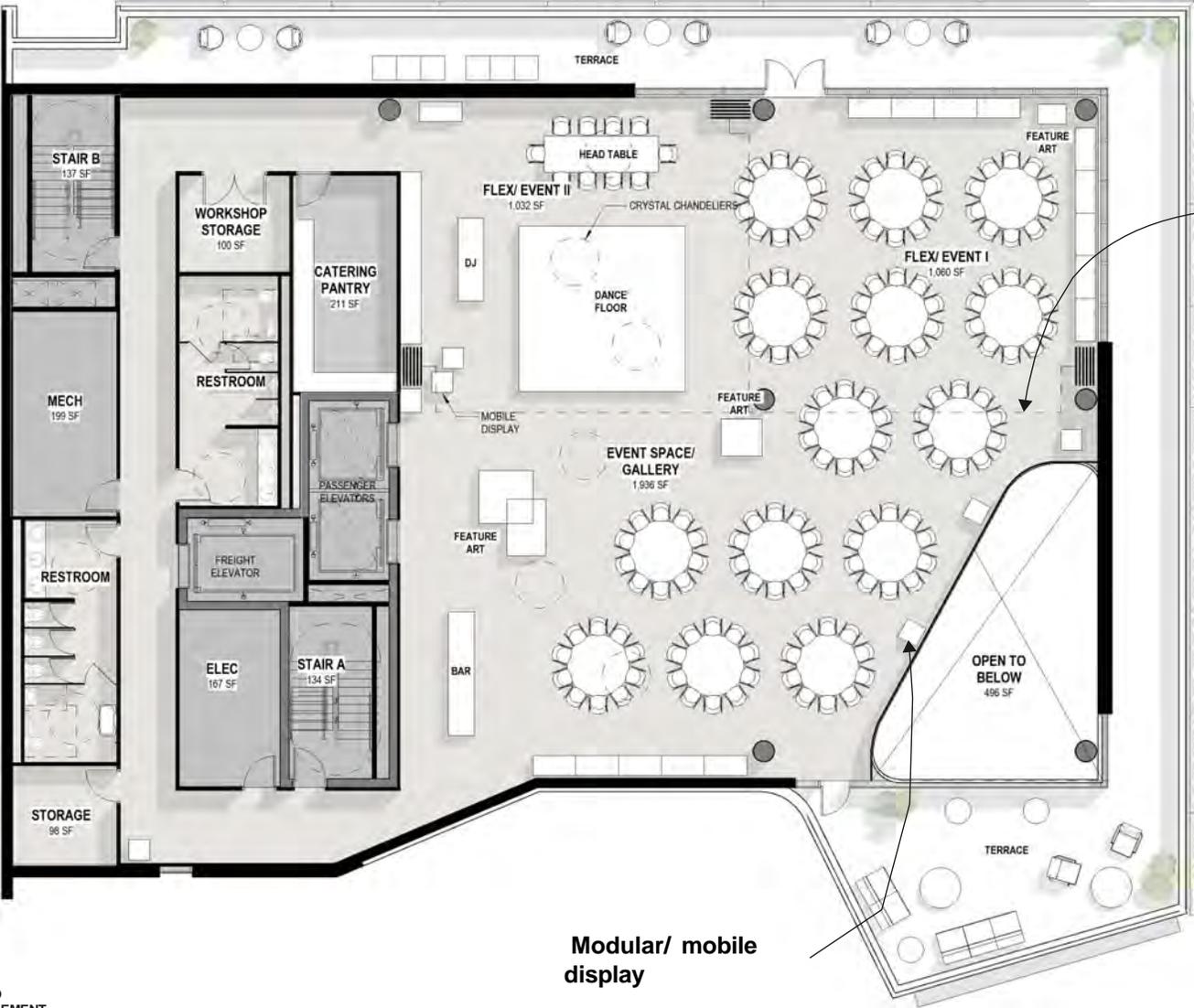
hlw | 31

S M Street



**MUSEUM: LEVEL 3 PLAN**

Lake Avenue



Moveable partitions

Reception/ Seated Dining Event - 150 people

S M Street

hlw | 32



Modular/ mobile display

MUSEUM: LEVEL 4 PLAN



Totals - Level 4

Space Type	Approx Test Fit Area
Gallery/ Display	0 SF
Storage*	3,318 SF
Cafe/ Mercantile	357 SF
Event Area	0 SF
Office/ Admin	1,027 SF
Support**	0 SF

\*includes visible storage  
 \*\*NIC mechanical space/ stairs

hlw | 33



# MUSEUM FACADE & MATERIAL



MATERIAL: GLASS FIBER REINFORCED CONCRETE PANEL  
COLOR: WHITE  
LOCATION: MUSEUM FACADE PANEL (E-CON-02)



MATERIAL: FIBER CEMENT PANEL  
COLOR: ASH GRAY  
LOCATION: STOREFRONT BASE (E-CON-03)



MATERIAL: VISION LOW-E INSULATED GLASS  
COLOR: CLEAR  
LOCATION: WINDOW, STOREFRONT (E-GL-01)



MATERIAL: SPANDELR GLASS  
COLOR: LIGHT GRAY  
LOCATION: WINDOW (E-GL-02)



MATERIAL: TILE  
COLOR: PINK  
LOCATION: MUSEUM WINDOW SURROUND (E-TL-01)



MATERIAL: CORRUGATED METAL PANEL  
COLOR: GRAY  
LOCATION: MUSEUM LOADING (E-MTL-04)



MATERIAL: METAL COATING  
COLOR: GRAY  
LOCATION: METAL WINDOW CANOPY (E-MTL-07), MECH. SCREEN (E-MTL-09)



MATERIAL: METAL COATING  
COLOR: DARK GRAY  
LOCATION: HORIZONTAL WINDOW SHADE, MUSEUM ROOF COPING (E-MTL-11)



MATERIAL: STUCCO  
COLOR: LIGHT GRAY  
LOCATION: MUSEUM 3RD-4TH FLOOR FACADE (E-STC-03)



MATERIAL: STUCCO  
COLOR: WHITE  
LOCATION: MUSEUM SOUTH FACADE (E-STC-01)



MATERIAL: STUCCO  
COLOR: GRAY  
LOCATION: MUSEUM NORTH FACADE (E-STC-04)

# MOBILITY PLAN/ AXON



### SCHOOL BUS ZONE

Temporary space for school bus to pick-up and drop-off for student group visiting.

### ON-STREET PARKING

Utilize the existing street infrastructure, making it a space efficient option in urban and densely populated area.

### PEDESTRIAN ACCESS

Intended pedestrian path for foot traffic. Path widens in front of lobby entrance to accommodate groups of people for access.

### PARKLETS

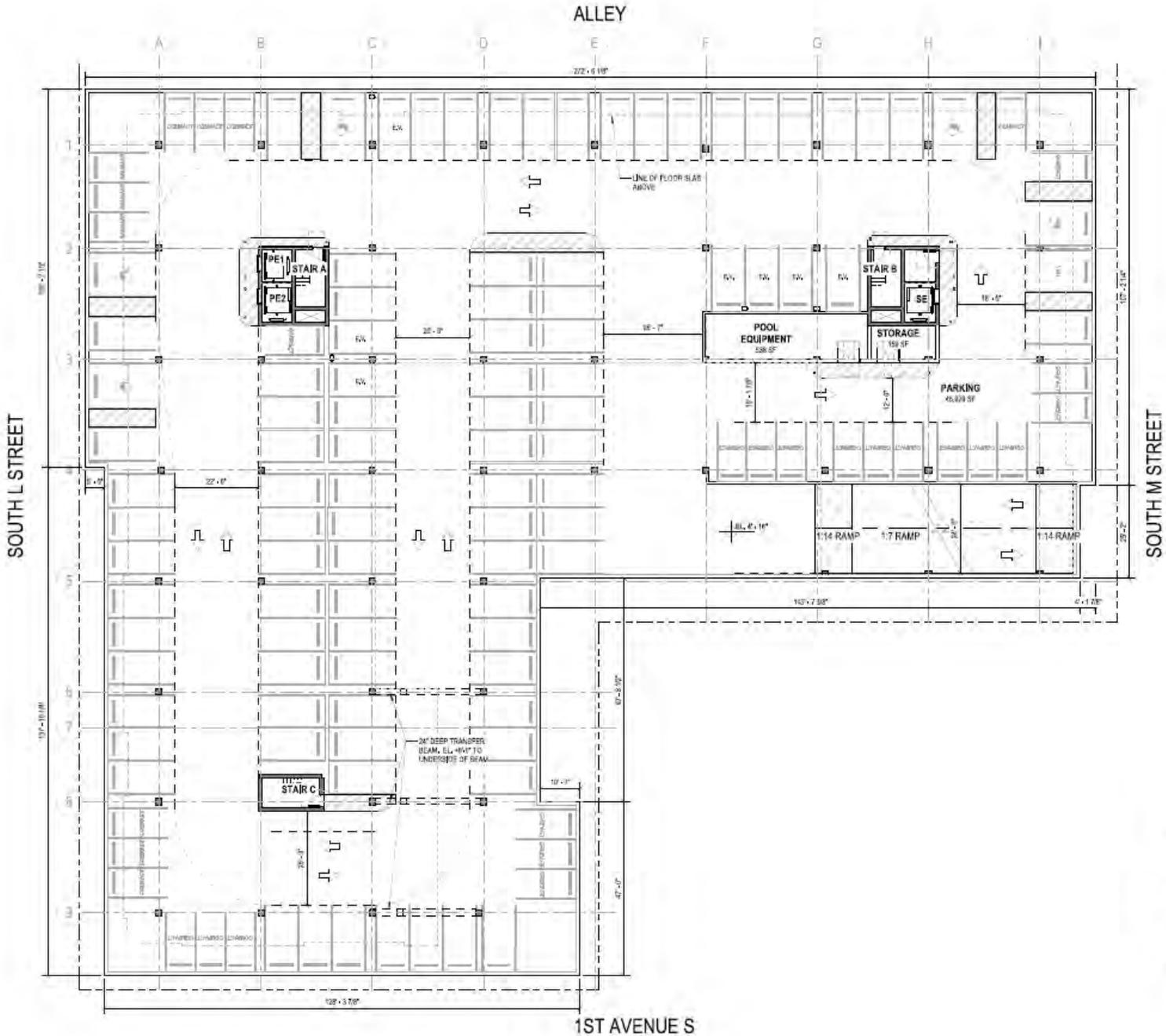
Low cost approach to placemaking and adding greenspaces. Provides sufficient buffering from adjacent off-street parking.

### PALM TRAN BUS

Fully accessible bus lane is an available transit point for museum visitors coming through public transit.

# RESIDENTIAL BUILDING

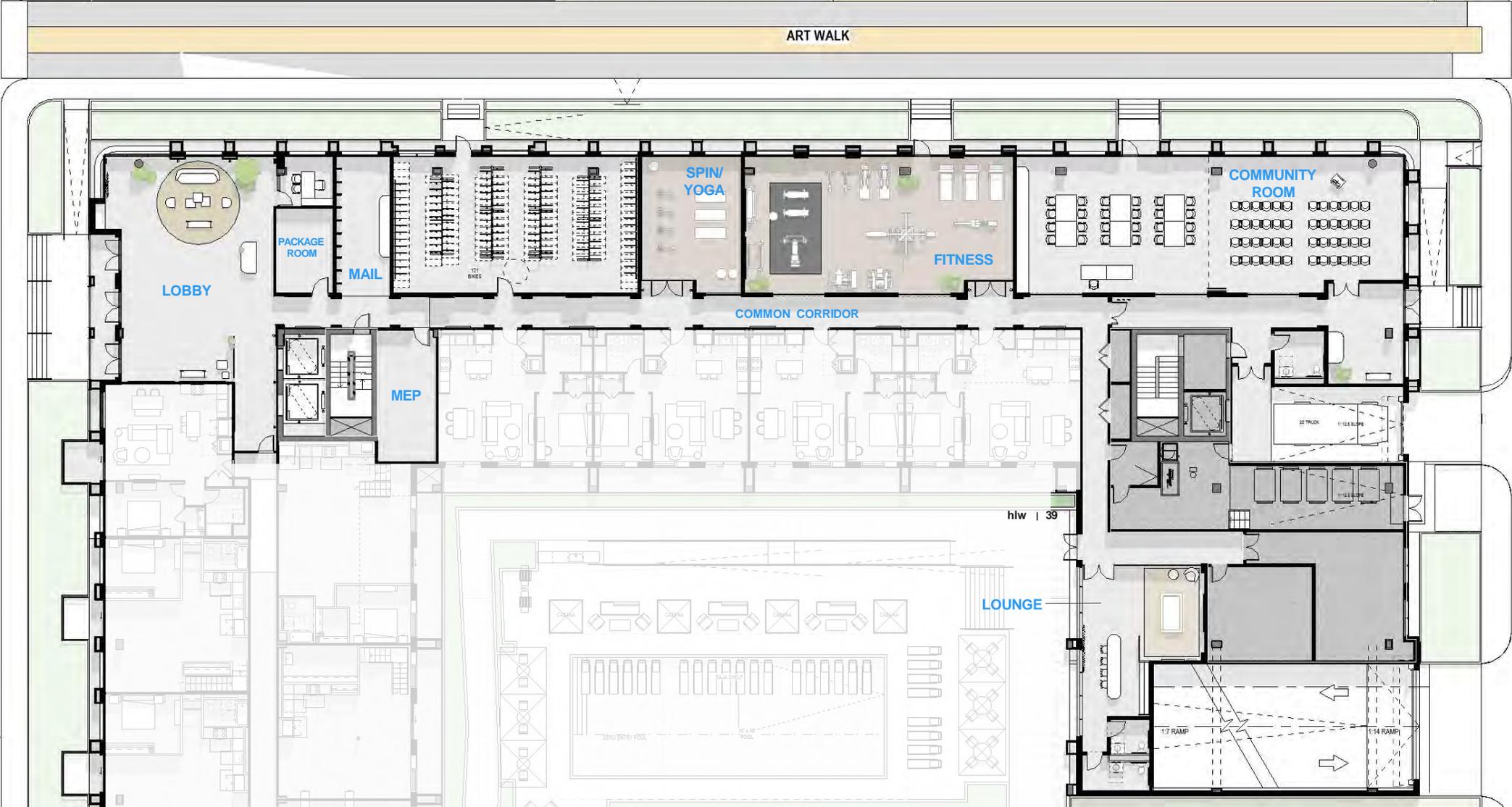
# GARAGE FLOOR PLAN



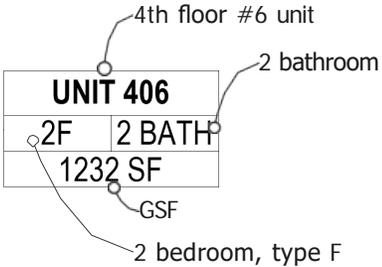
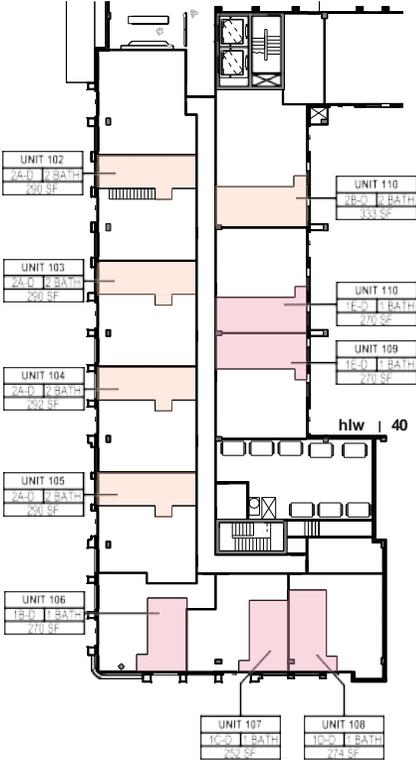
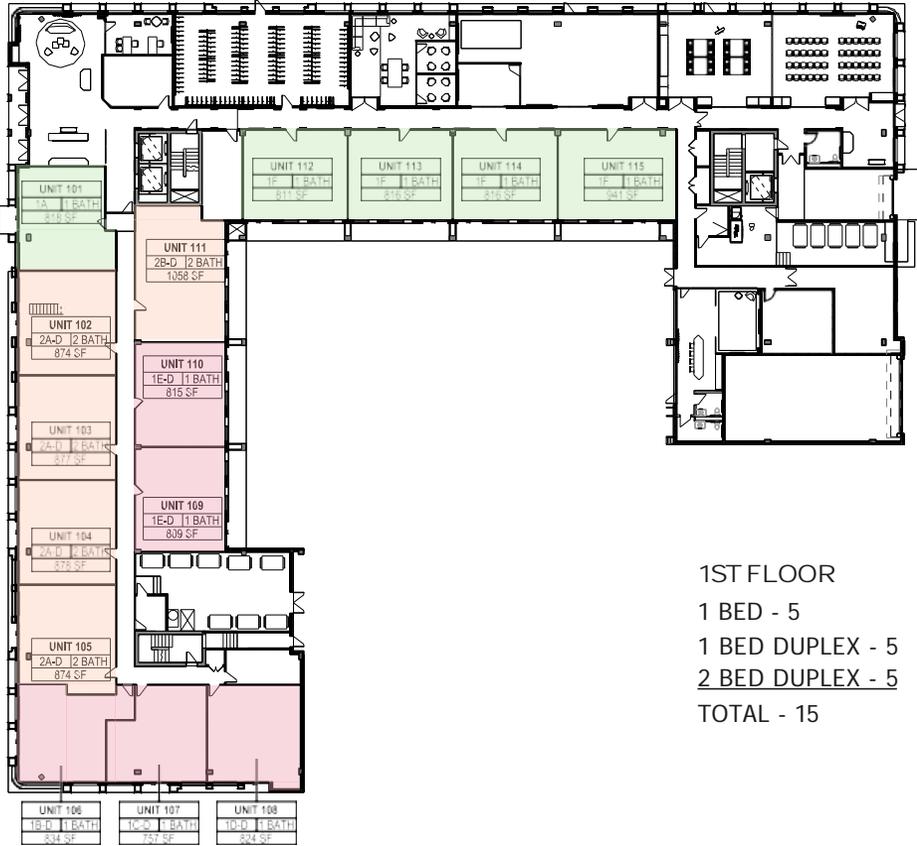
## GARAGE PARKING

- REGULAR - 89 CARS
- COMPACT - 29 CARS
- ADA (INCLUDES VAN) - 6 CARS
- TOTAL - 124 CARS

RESIDENTIAL: GROUND FLOOR AMENITY



# RESIDENTIAL: GROUND FLOOR PLAN



- UNIT TYPE LEGEND**
- DUPLEX 1 BEDROOM
  - DUPLEX 2 BEDROOM
  - 1 BEDROOM
  - 2 BEDROOM

**RESIDENTIAL: 2ND & 3RD FLOOR**



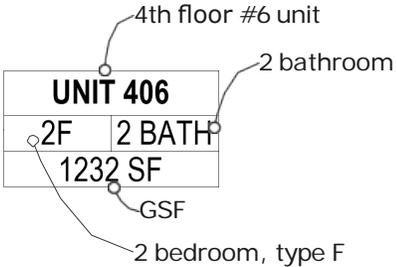
2ND FLOOR

1 BED - 12  
2 BED - 14  
TOTAL - 26



3RD FLOOR

1 BED - 18  
2 BED - 8  
TOTAL - 26



**UNIT TYPE LEGEND**

- DUPLEX 1 BEDROOM
- DUPLEX 2 BEDROOM
- 1 BEDROOM
- 2 BEDROOM

# RESIDENTIAL: 4TH & 5TH FLOOR



4th floor #6 unit  
 2 bathroom  
**UNIT 406**  
 2F 2 BATH  
 1232 SF  
 GSF  
 2 bedroom, type F

- UNIT TYPE LEGEND**
- DUPLEX 1 BEDROOM
  - DUPLEX 2 BEDROOM
  - 1 BEDROOM
  - 2 BEDROOM

**181,129 sf** TOTAL AREA

\_RESI 129.1K + PARKING 44.8K + AMENITY 7.2K

---

**110** TOTAL UNITS

\_MARKET UNITS: 102  
\_LOFT UNITS: 8

---

**68 - 62%** 1 BEDROOM'S hlw | 43

**42 - 38%** 2 BEDROOM'S

# RESIDENTIAL FACADE & MATERIAL



**MATERIAL: EXPOSED CONCRETE**  
 LOCATION: BALCONY SLAB, PLANTER ENCLOSURE (E-CON-01)



**MATERIAL: VISION LOW-E INSULATED GLASS**  
 COLOR: CLEAR  
 LOCATION: WINDOW, STOREFRONT (E-GL-01)



**MATERIAL: SPANDREL GLASS**  
 COLOR: LIGHT GRAY  
 LOCATION: WINDOW (E-GL-02)



**MATERIAL: METAL COATING**  
 COLOR: DARK GRAY  
 LOCATION: METAL WINDOW (E-MTL-01), METAL RAILING (E-MTL-10)



**MATERIAL: METAL COATING**  
 COLOR: BLACK  
 LOCATION: ENTRANCE CANOPY (E-MTL-02), METAL ROOF COPING (E-MTL-06)



**MATERIAL: METAL PANEL**  
 COLOR: BLEACHED WALNUT  
 LOCATION: METAL CANOPY UNDERSIDE (E-MTL-03)



**MATERIAL: METAL COATING**  
 COLOR: BRONZE  
 LOCATION: BALCONY OPENING SURROUND (E-MTL-05)



**MATERIAL: METAL COATING**  
 COLOR: GRAY  
 LOCATION: MECH. SCREEN & LOUVER PANEL (E-MTL-09)



**MATERIAL: STUCCO**  
 COLOR: WHITE  
 LOCATION: MAIN FACADE (E-STC-01)



**MATERIAL: STUCCO**  
 COLOR: LIGHT BROWN  
 LOCATION: MAIN FACADE (E-STC-02)

# RESIDENTIAL FACADE & MATERIAL



**MATERIAL: EXPOSED CONCRETE**  
**LOCATION: BALCONY SLAB, PLANTER ENCLOSURE (E-CON-01)**



**MATERIAL: VISION LOW-E INSULATED GLASS**  
**COLOR: CLEAR**  
**LOCATION: WINDOW, STOREFRONT (E-GL-01)**



**MATERIAL: SPANDEL GLASS**  
**COLOR: LIGHT GRAY**  
**LOCATION: WINDOW (E-GL-02)**



**MATERIAL: METAL COATING**  
**COLOR: DARK GRAY**  
**LOCATION: METAL WINDOW (E-MTL-01), METAL RAILING (E-MTL-10)**



**MATERIAL: METAL COATING**  
**COLOR: BLACK**  
**LOCATION: ENTRANCE CANOPY (E-MTL-02), METAL ROOF COPING (E-MTL-08)**



**MATERIAL: METAL PANEL**  
**COLOR: BLEACHED WALNUT**  
**LOCATION: METAL CANOPY UNDERSIDE (E-MTL-03)**



**MATERIAL: METAL COATING**  
**COLOR: BRONZE**  
**LOCATION: BALCONY OPENING SURROUND (E-MTL-05)**



**MATERIAL: METAL COATING**  
**COLOR: GRAY**  
**LOCATION: MECH. SCREEN & LOUVER PANEL (E-MTL-09)**



**MATERIAL: STUCCO**  
**COLOR: WHITE**  
**LOCATION: MAIN FACADE (E-STC-01)**



**MATERIAL: STUCCO**  
**COLOR: LIGHT BROWN**  
**LOCATION: MAIN FACADE (E-STC-02)**

# MOBILITY PLAN/ AXON



**ART WALK**  
serves as a passageway and a destination, inviting pedestrians to explore, linger, and enjoy the artistry integrated into the urban landscape.

**PICK-UP / DROP-OFF ZONE**  
Designated space for Uber, taxi, private car, and other vehicles to reduce travel lane blockage.

**PARKLETS**  
Low cost approach to placemaking and adding greenspaces. Provides sufficient buffering from adjacent off-street parking.

**ON-STREET PARKING**  
Utilize the existing street infrastructure, making it a space efficient option in urban and densely populated area.

**PEDESTRIAN ACCESS**  
Intended pedestrian path for foot traffic. Path widens in front of lobby entrance to accommodate groups of people for access.



W MODA

WIENER MUSEUM

WIENER MUSEUM

DO NOT  
ENTER



WIENER MUSEUM OF DECORATIVE ARTS

WIMODA

AUDUM

DO NOT  
ENTER

DO NOT  
ENTER



A modern, multi-story building with a light-colored, horizontally-slatted facade. The building has a prominent corner and a large palm tree in front of it. The ground floor features a cafe with a red tiled roof and a bakery named 'UNA BAKERY' with a green awning. The building is surrounded by trees and a street with cars.

A red tiled roof structure, likely part of a cafe or bakery, located on the ground floor of the building. It features a yellow sign with a logo and the text 'CROSSBONE'.

A green awning with the text 'UNA BAKERY' in white, located above the entrance of the bakery on the ground floor.

A silver SUV parked on the street in front of the building. The car is facing right and is partially obscured by a woman pushing a stroller.

A woman in a yellow top and patterned skirt pushing a white stroller on the sidewalk. She is walking towards the right side of the frame.

VIENE...  
...ARTS

CROSSBONE

UNA BAKERY

511

4  
PARKING

ONE WAY

STREET

15



W MODA

WIENER WÄRME MODERNE DEKORATIVE KUNST



UNA BAKERY







ADDRESS



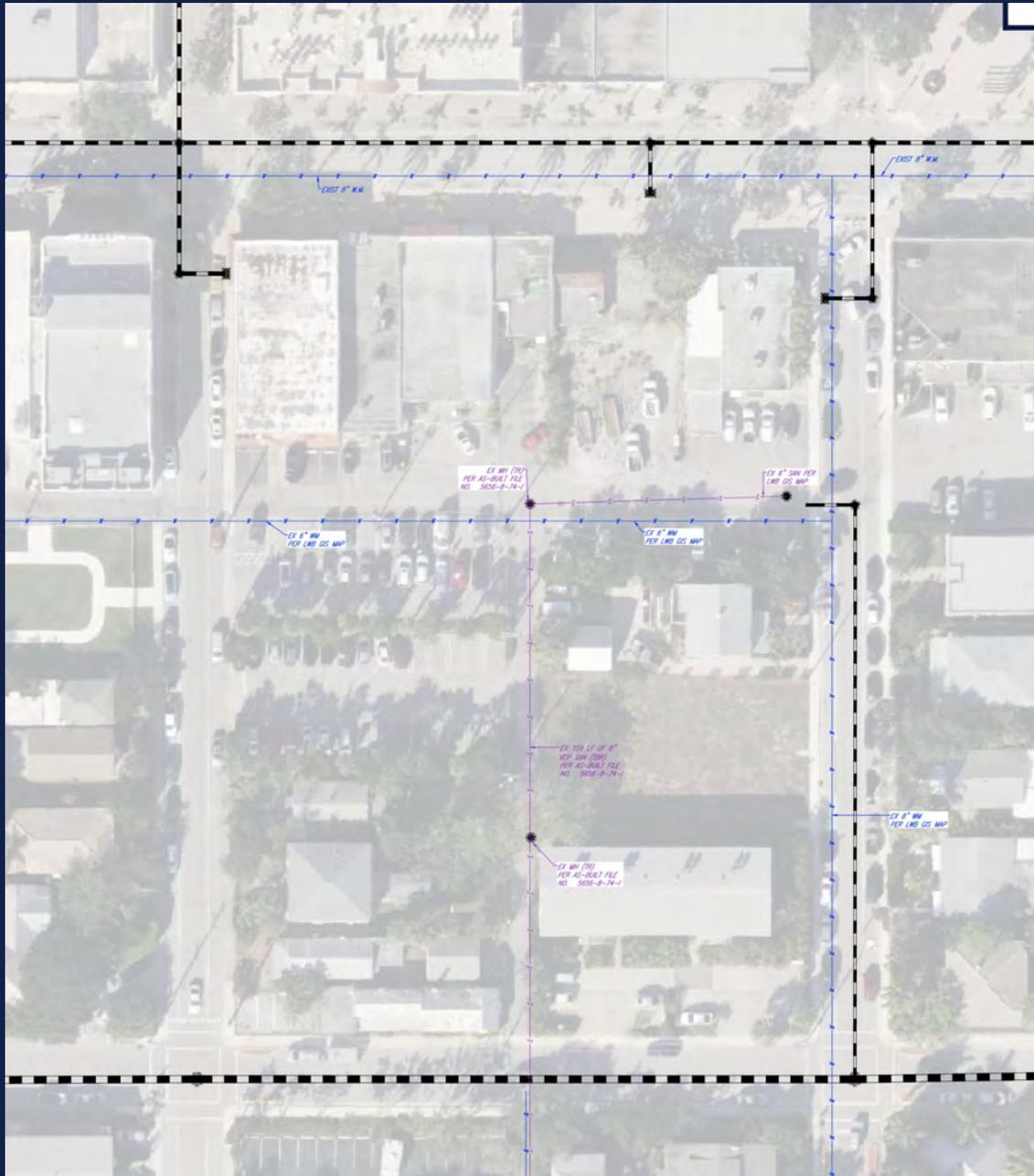


**hlw**

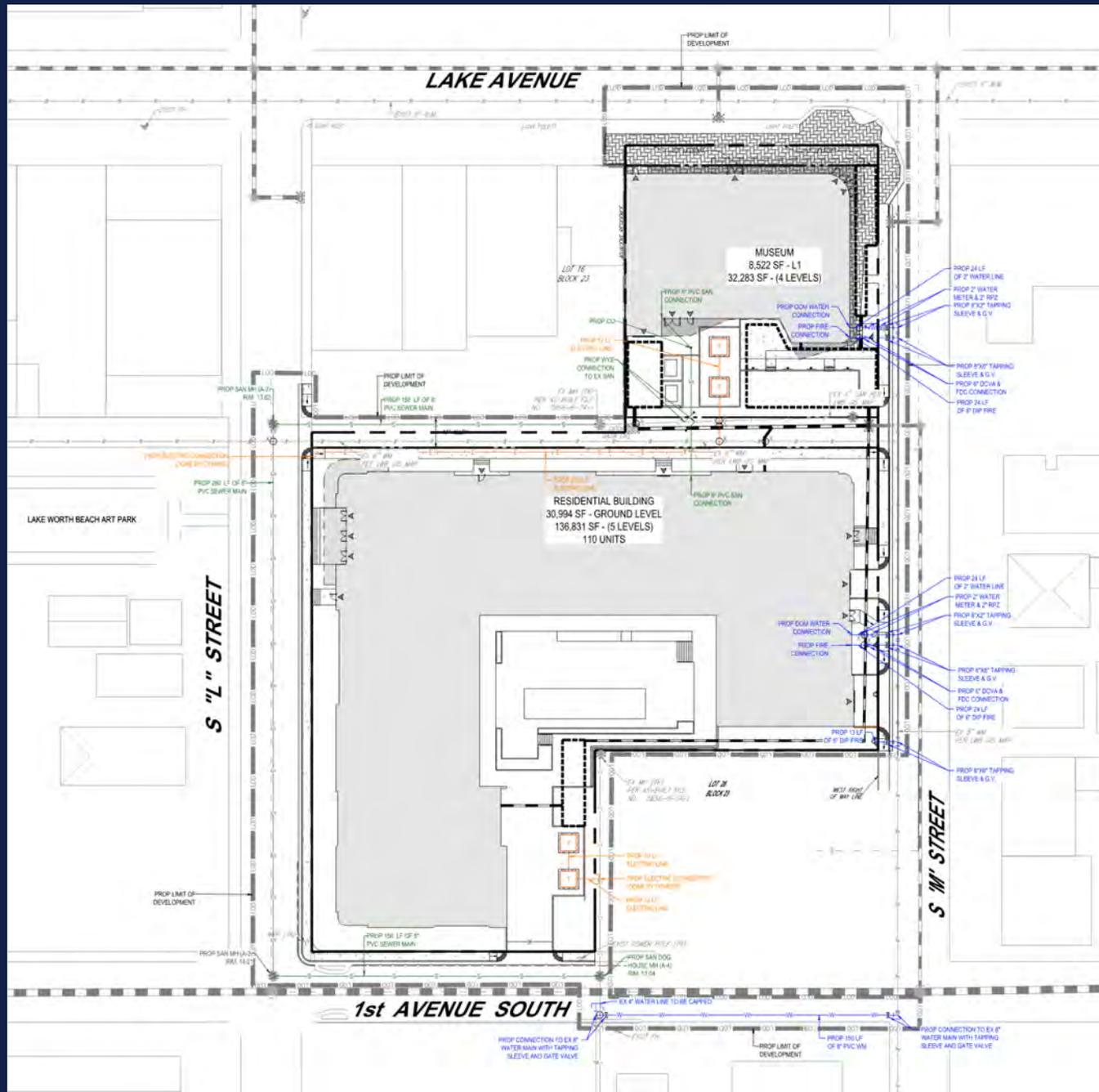
Architecture | Interiors | Planning | Strategy | Sustainability

[www.hlw.design](http://www.hlw.design)

- Existing Utility Conditions



UTILITY LEGEND	
EXISTING NOTE	TYPICAL NOTE TEXT
	SANITARY SEWER LATERAL
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	OVERHEAD WIRE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	STORM SEWER
	SANITARY SEWER MAIN
	HYDRANT
	SANITARY MANHOLE
	STORM STRUCTURES



Proposed Utility Layout



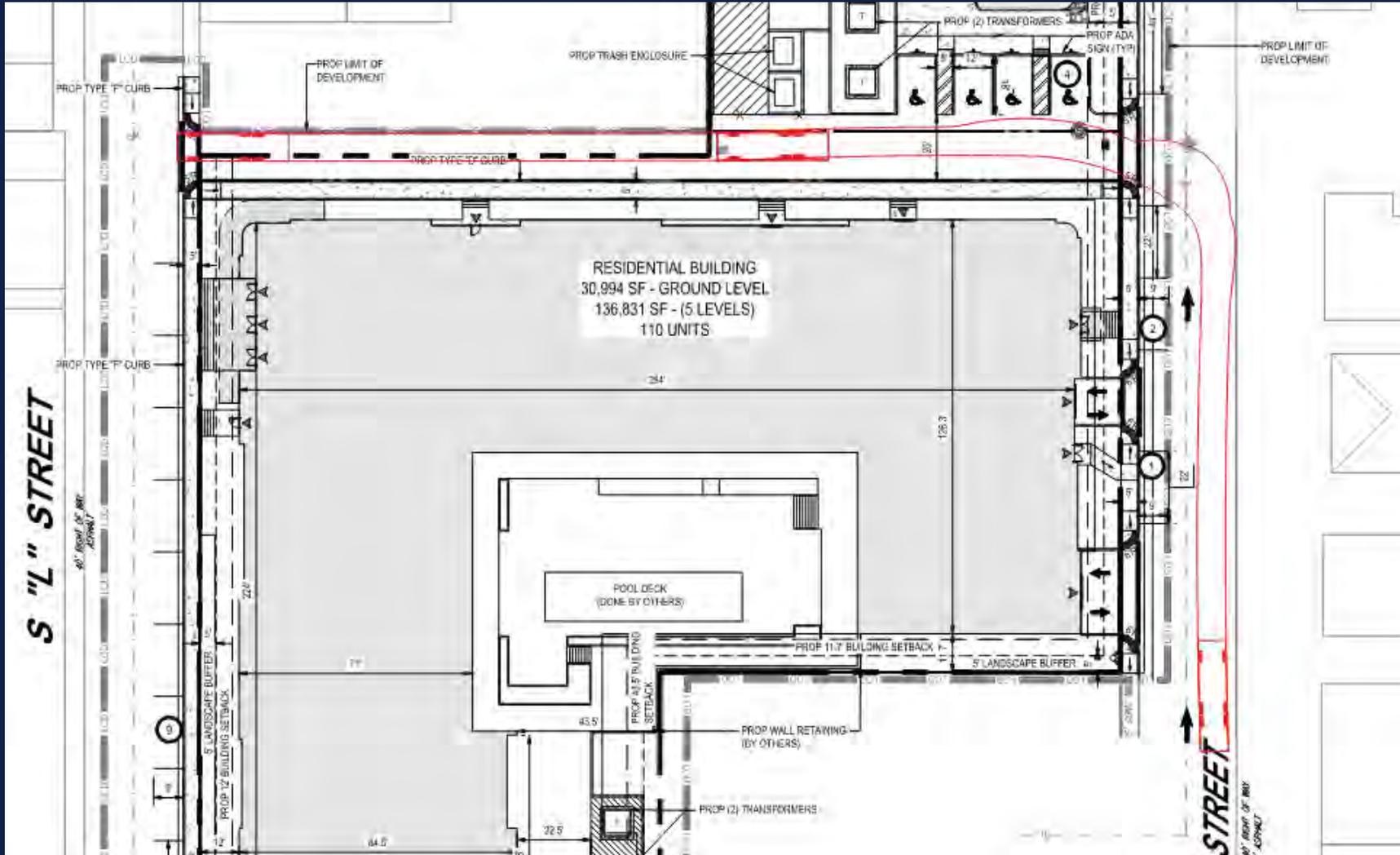
UTILITY LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	SANITARY SEWER LATERAL	SL
	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
	UNDERGROUND GAS LINE	G
	OVERHEAD WIRE	OH
	UNDERGROUND TELEPHONE LINE	T
	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	S
	HYDRANT	
	SANITARY MANHOLE	
	STORM STRUCTURES	

Services provided to the community:

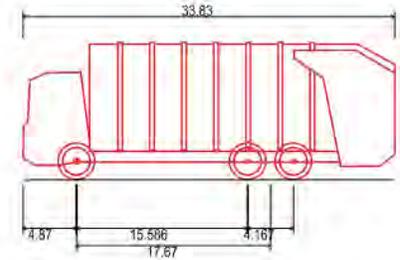
- Sewer (Lake Worth Beach Utilities)
- Water (Lake Worth Beach Utilities)
- Electric (City of Lake Worth Beach - Electric Utility Department)



- Proposed Dumpster Truck Access

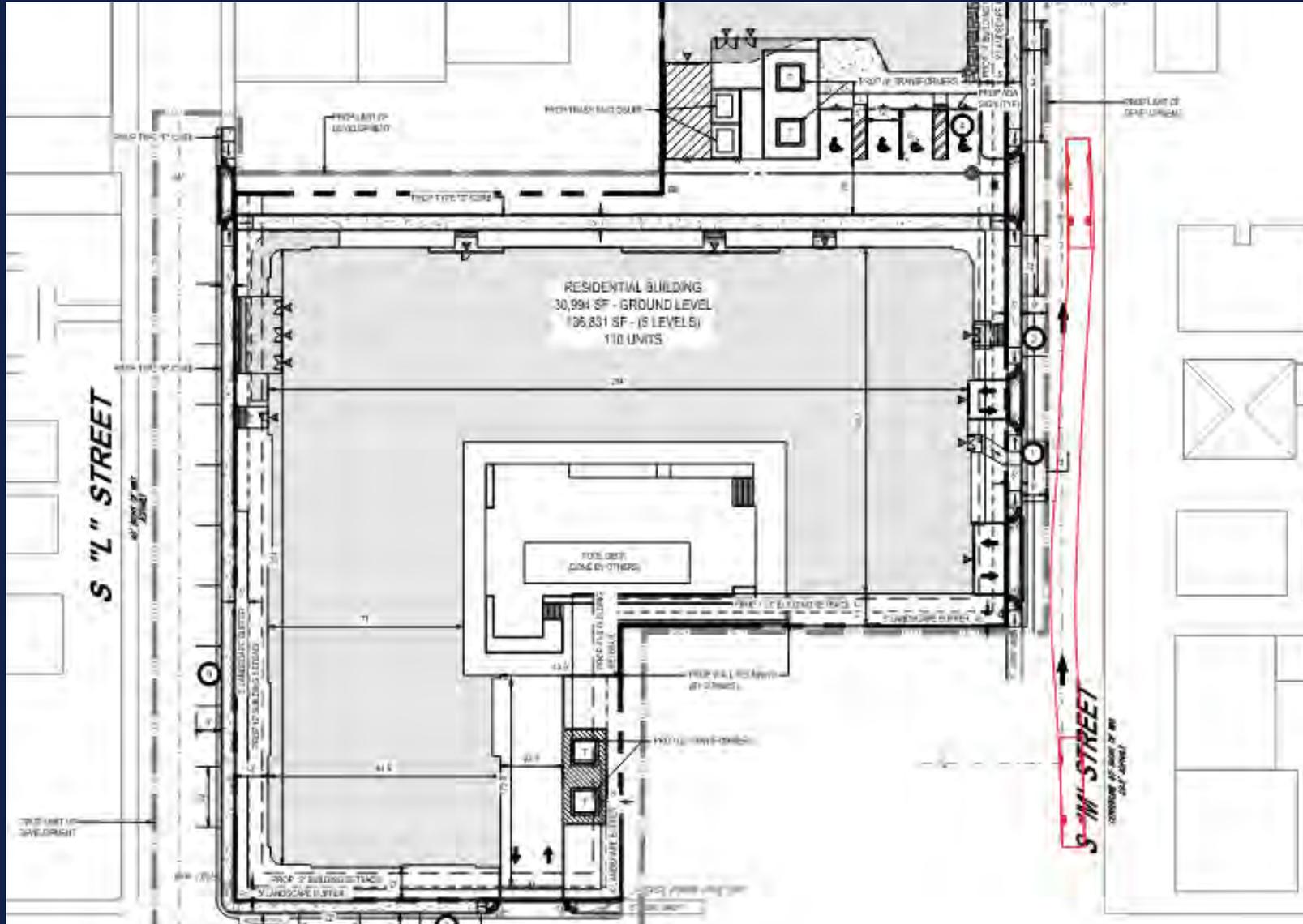


### WAYNE TITAN TRASH TRUCK

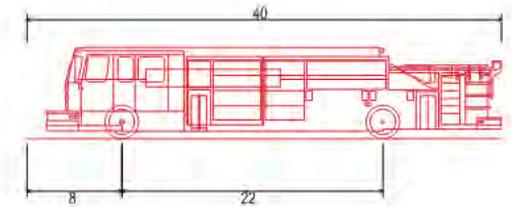


Overall Length	33.830ft
Overall Width	8.500ft
Overall Body Height	12.537ft
Min Body Ground Clearance	1.226ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	45.00°

- Proposed Fire Truck Access

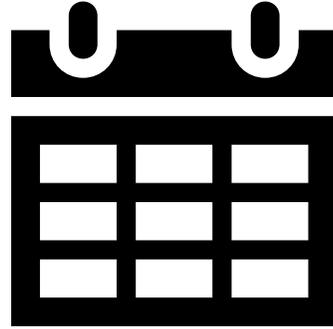


### PUMPER FIRE TRUCK



Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

# Development Schedule



**Anticipated Start of Construction:**

**Third Quarter 2026**

**Anticipated Completion:**

**Fourth Quarter 2028**

**Construction time: 26 Months (Buildings will be built concurrently)**

**Museum – 12 Months    Residential – 24 Months**



# Public Communication





# WIMODA

WIENER MUSEUM OF DECORATIVE ARTS

MIXED-USE CULTURAL ARTS CAMPUS

## QUESTIONS

# Sustainability Bonus, TDR, Affordable Housing

## ZONING SUMMARY

	<p><u>DENSITY</u></p>
SEC 23.3-14 d)	<p><u>DOWNTOWN (DT) DISTRICT</u> 40 DU PER ACRE 40 x 1.712 ACRE = 68.48 UNITS</p>
SEC 23.3-25 b) 2B	<p><u>PLANNED DEVELOPMENT DISTRICT</u> 25% INCREASE ON DENSITY 40 DU x 25% = 10 DU PER ACRE 10 X 1.712 ACRE = 17.10 UNITS</p>
SEC 23.3-25 g)	<p><u>TRANSFER DEVELOPMENT RIGHTS</u> INCREASE 10 DU PER ACRE FOR PROJECTS EAST OF DIXIE HIGHWAY 10 X 1.712 ACRE = 17.10 UNITS</p>
	<p>TOTAL BASELINE UNITS: 68.48 + 17.10 + 17.10 = 102 UNITS</p>
SEC. 23.2-39 b) 2	<p><u>AFFORDABLE WORKFORCE HOUSING</u> UP TO 15% INCREASE IN OVERALL DENSITY 102 X 15% = 16 UNITS</p>
	<p>TOTAL ALLOWABLE UNITS: 102 + 16 = 118 UNITS PROPOSED UNITS = 110 UNITS</p>
	<p><u>COMPLIES</u></p>
	<p><u>AFFORDABLE / WORKFORCE DWELLING UNITS</u> 15% OF TOTAL DWELLING UNITS REQ'D 110 X 15% = 16 UNITS</p>
	<p>8 AFFORDABLE UNITS PROVIDED AT RESIDENTIAL WITH AN ADDITIONAL 8 UNITS PROVIDED AT CRA LOT. SEE DWG. A-01 FOR FURTHER INFORMATION.</p>
	<p><u>COMPLIES</u></p>