



WMODA

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*)



Overview

Development Overview

Alignment and Public Benefit

Historic Preservation Concepts

WMODA Cultural Arts Campus Design

Infrastructure

Development Schedule

Questions and Comments

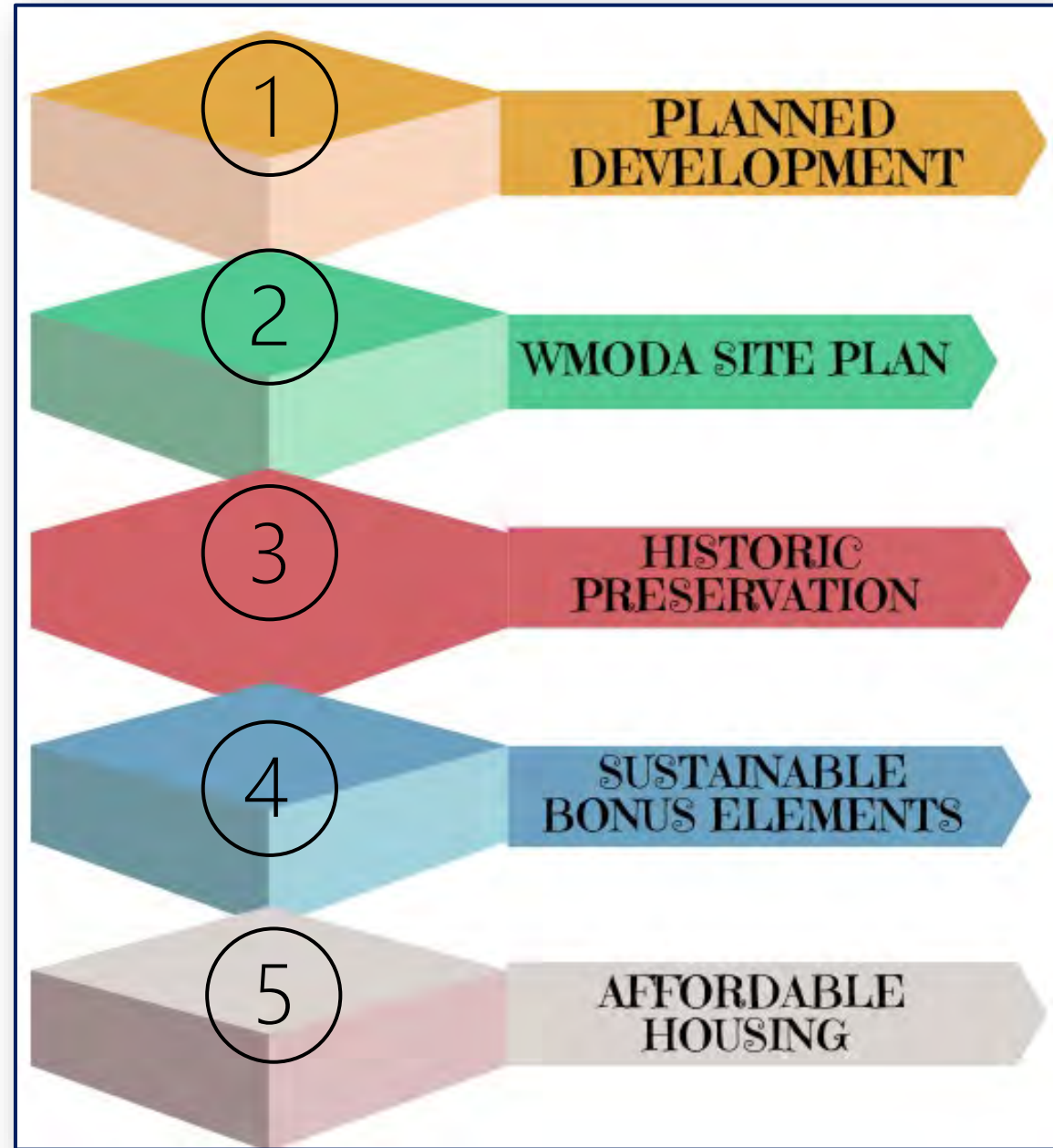
MEETING REQUIREMENTS

- 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

**PROPOSED CITY
K STREET PARKING
GARAGE**

**CRA LOT
4 UNITS
MIXED USE + Potential for
4 AFFORDABLE**

PARKING

**CULTURAL COUNCIL
LOT
16 UNITS
12 MARKET + Potential for
4 AFFORDABLE**

**CRA LOT
21 UNITS
10 MARKET + Potential for
11 AFFORDABLE**

***Future potential
Not part of the
WMODA
Development*

LAKE AVE

WMODA

**WMODA RESIDENTIAL
110 UNITS
102 MARKET + 8 AFFORDABLE**

1ST AVENUE

SK STREET

SL STREET

SM STREET

Development Application Partners



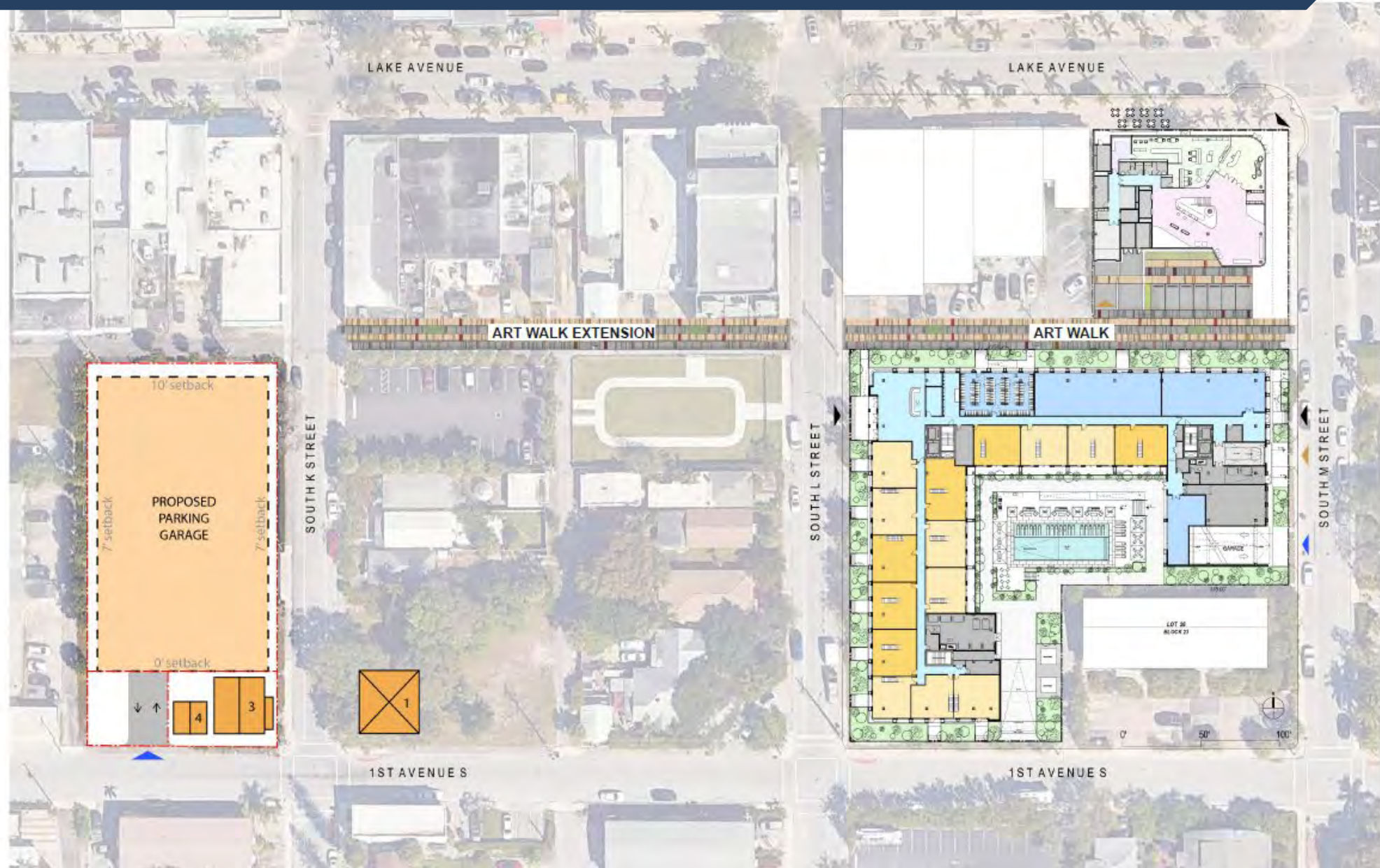
WMODA Site Plan

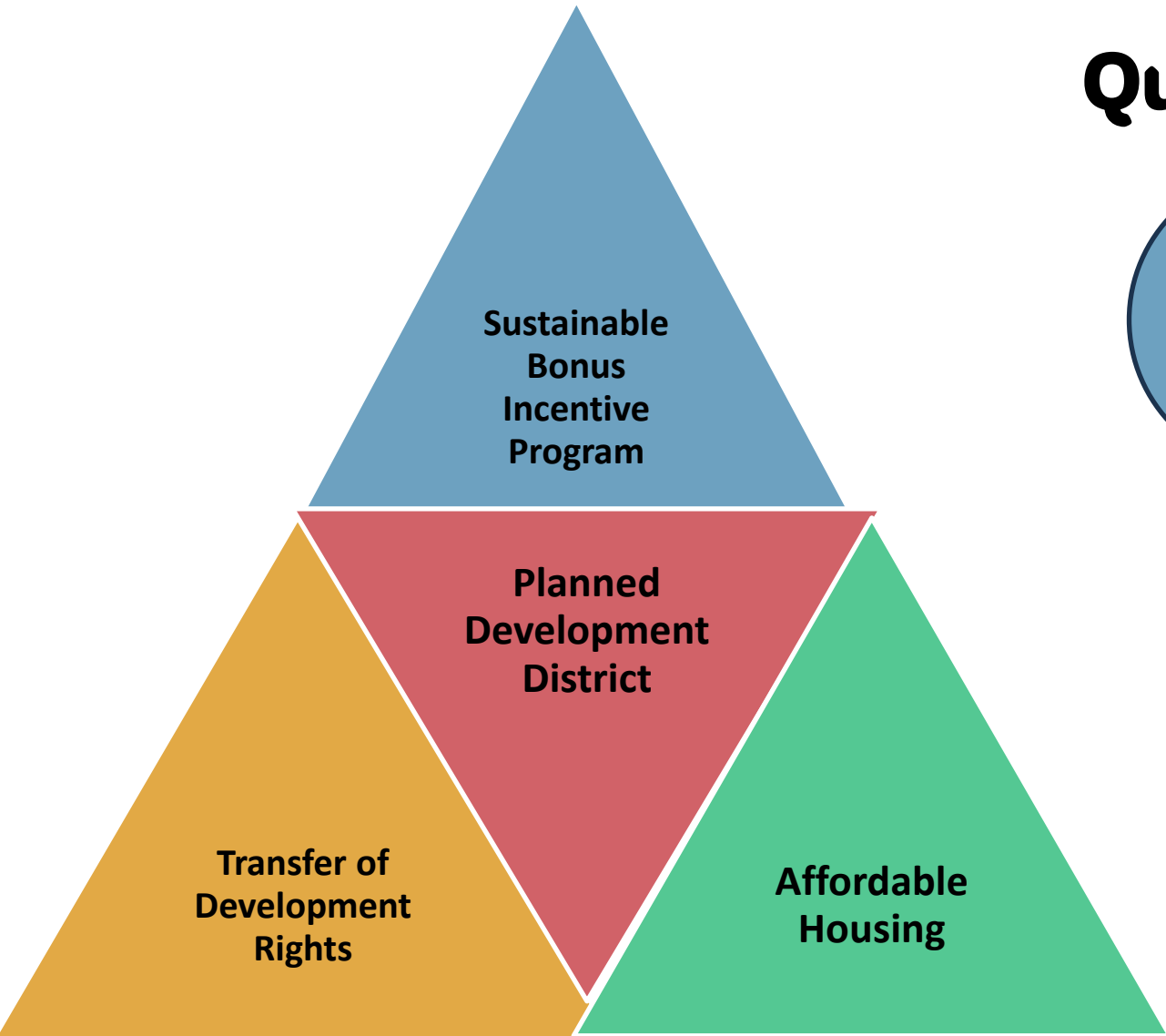
LEGEND:

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

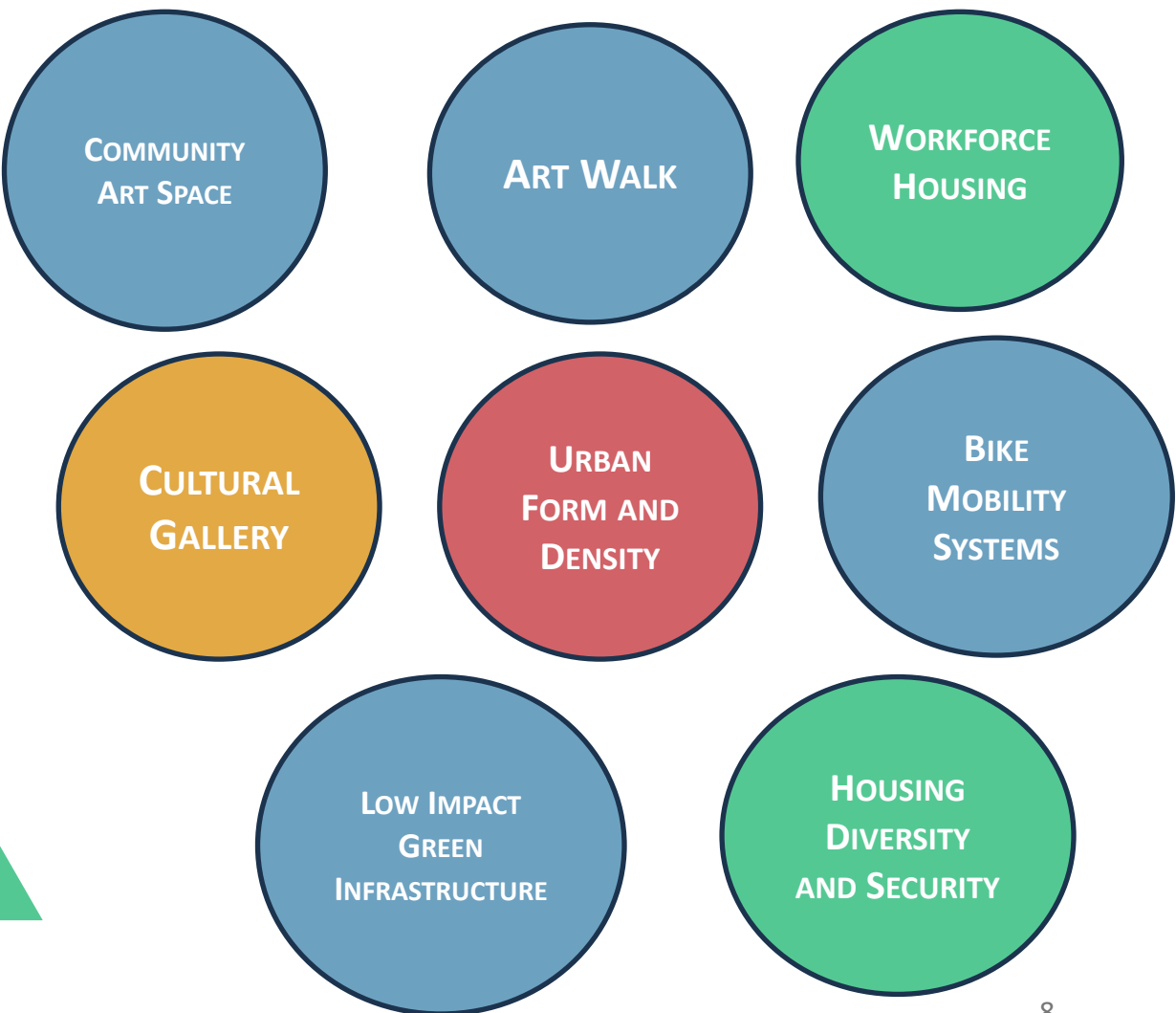
CONTRIBUTING BUILDINGS:

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

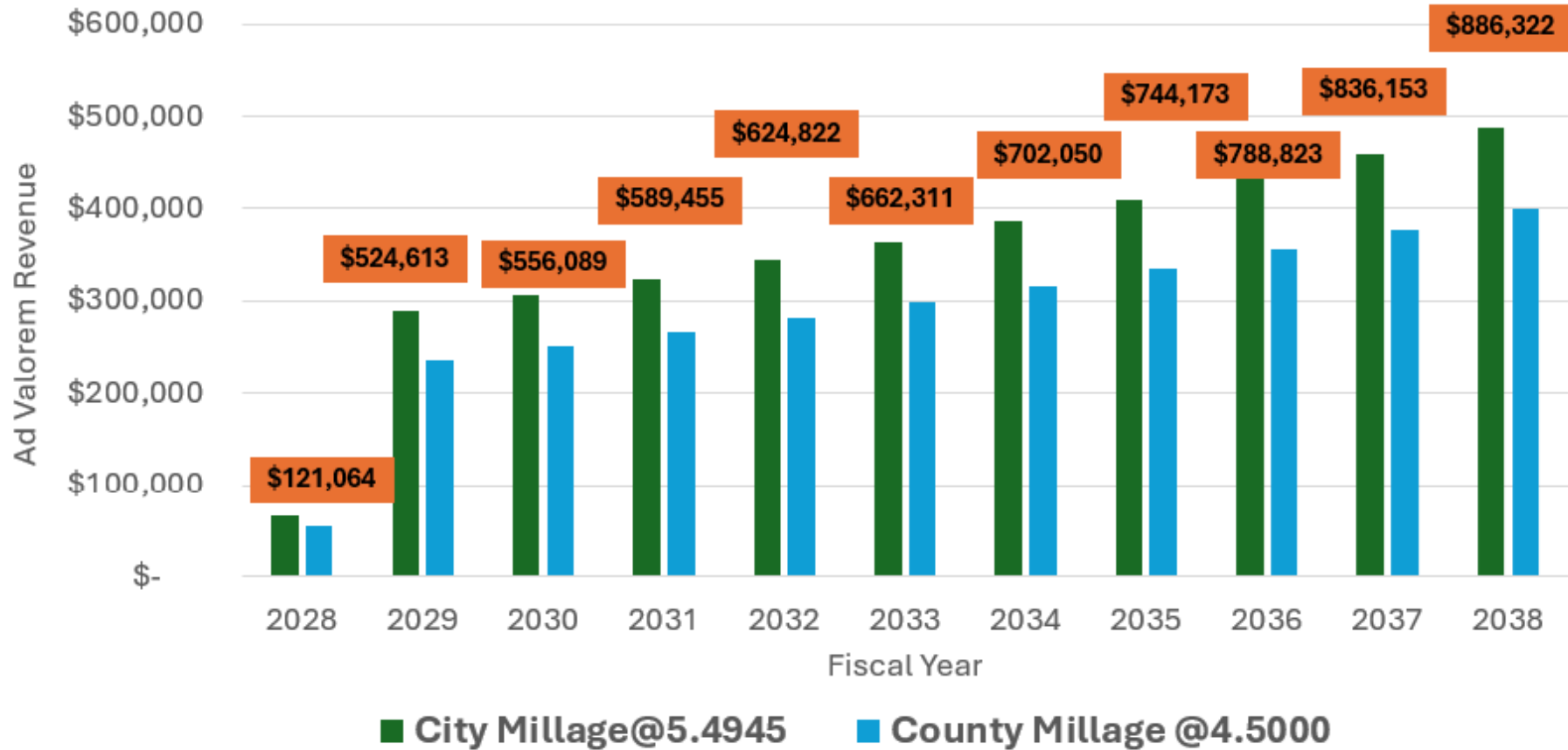




Qualifying Sustainable Features



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.

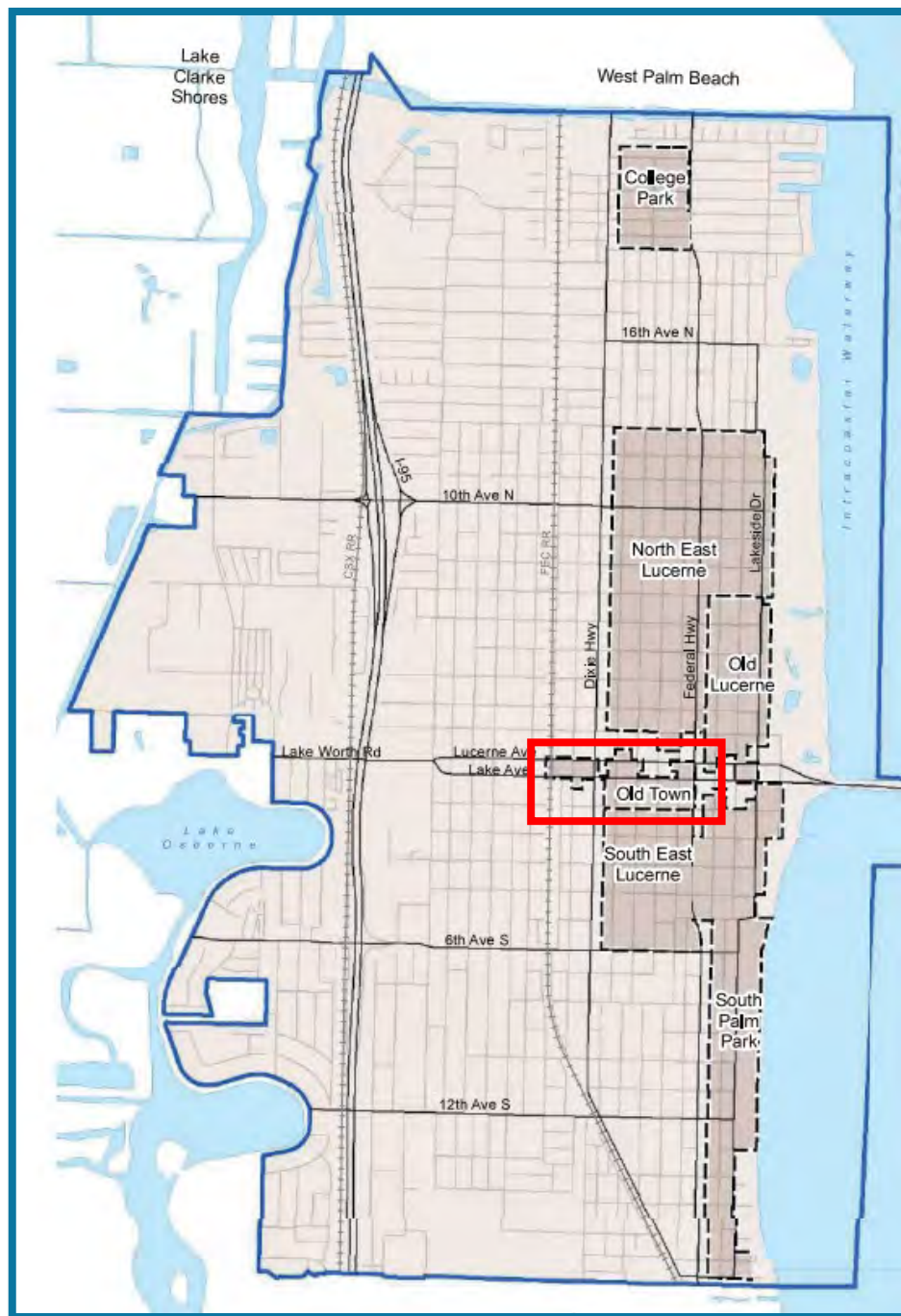
The WMODA project is **NOT** seeking any waivers or variances under the code.

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



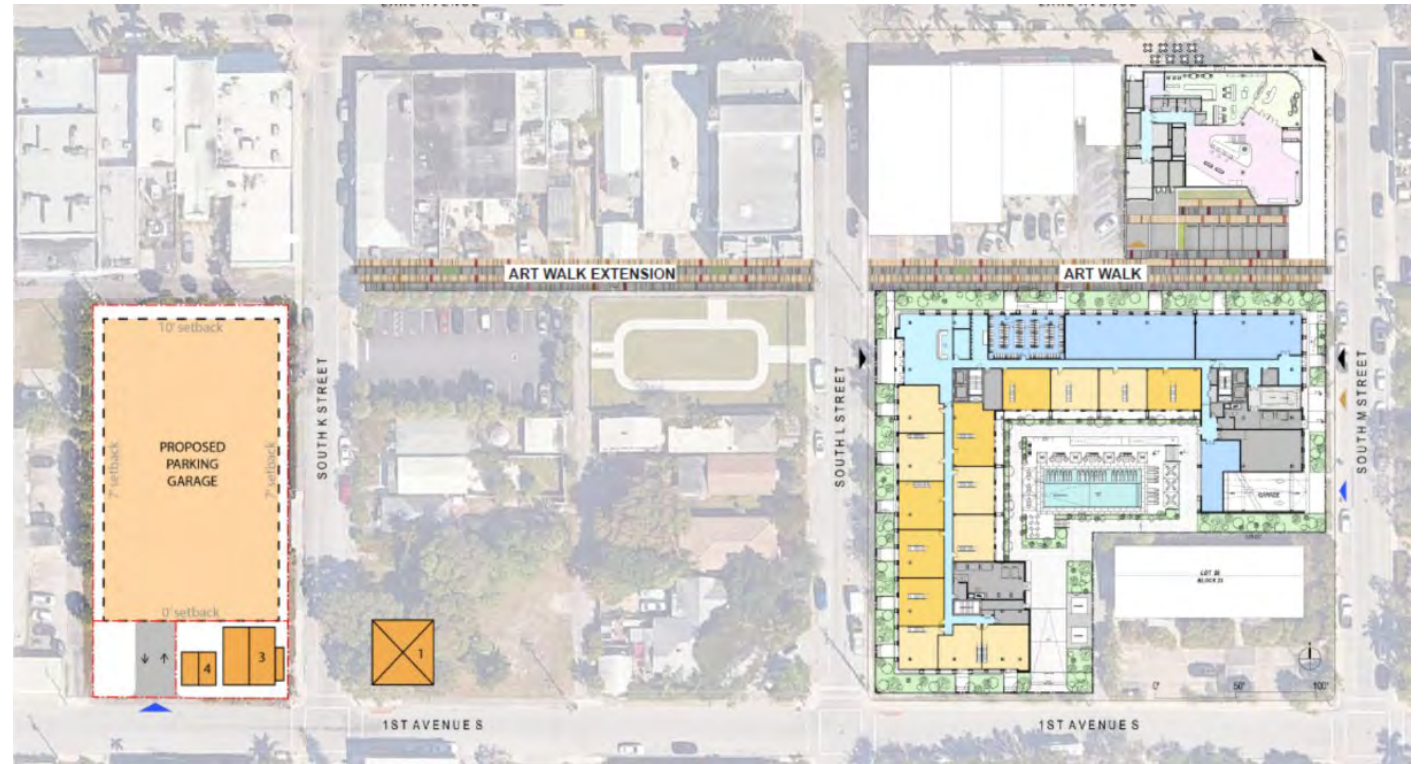
- Smallest historic district
- Commercial core
- Variety of architectural styles
- Period of significance as early as 1912 through 1950s



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

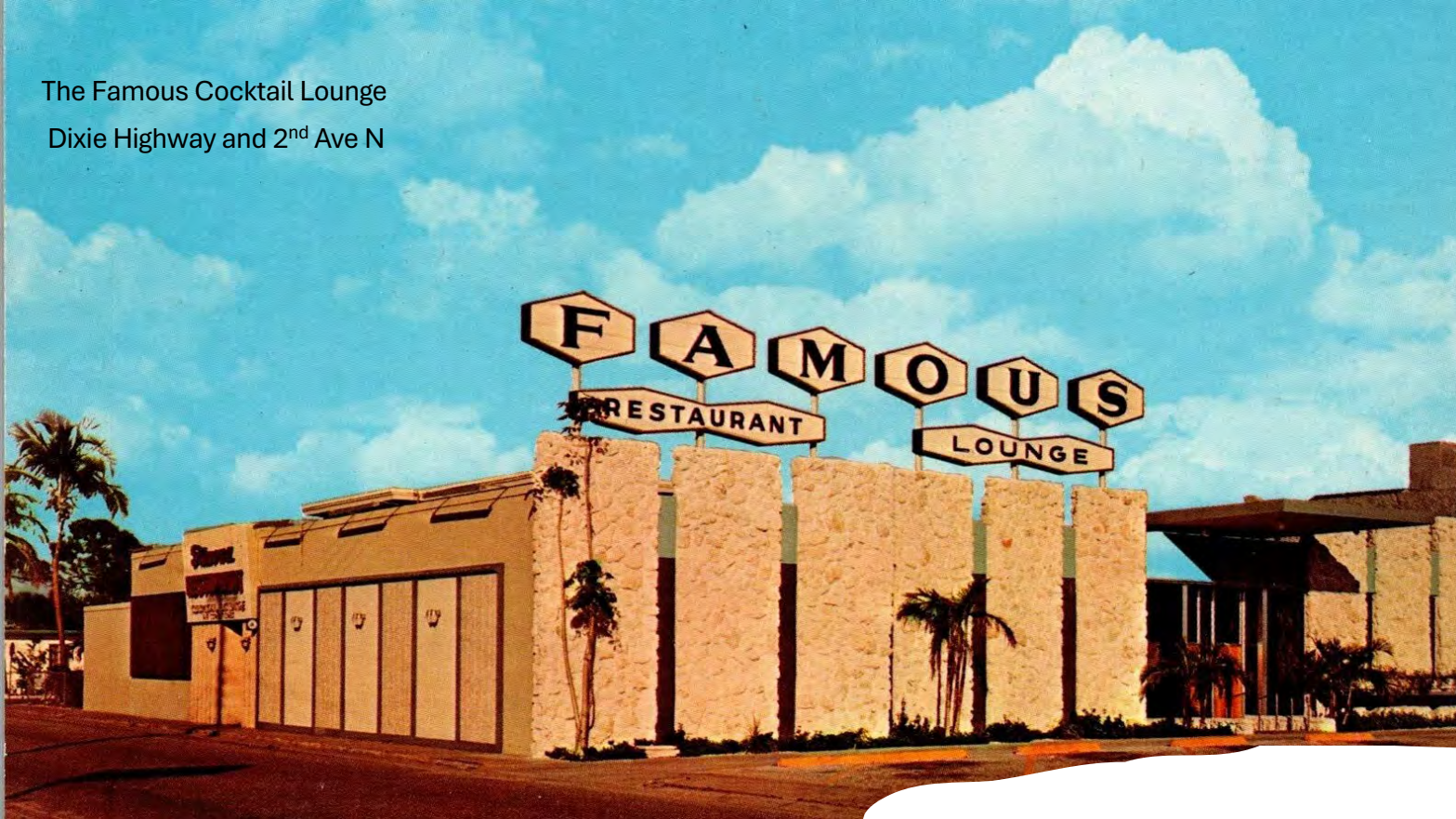


Lake Worth Playhouse - 1923



Cultural Council Building- 1939

The Famous Cocktail Lounge
Dixie Highway and 2nd 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



hlw

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

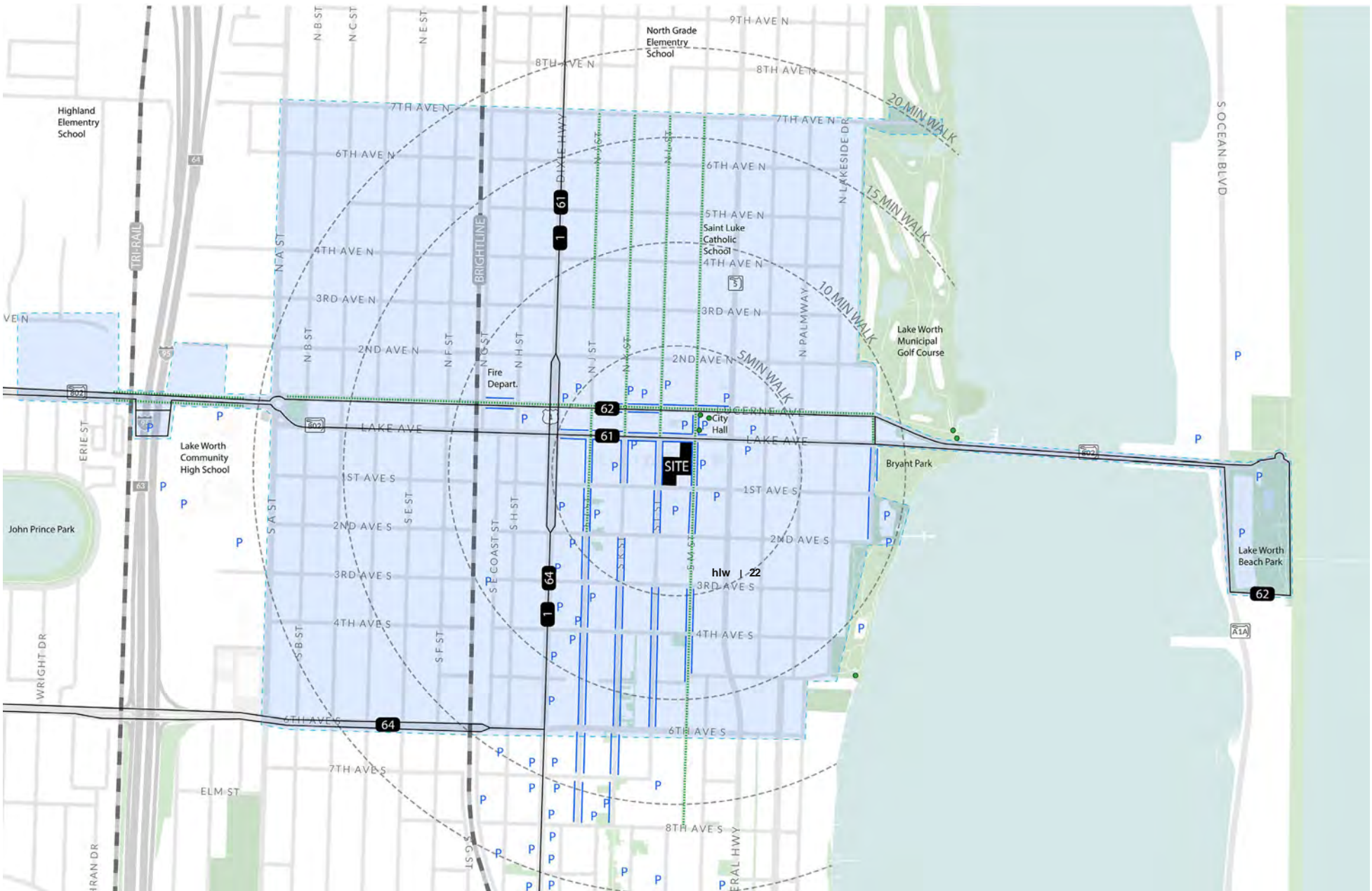
Brightline



Parking Space

On-street Parking

Parking Lot



ART WALK LANDSCAPE PLAN

LEGEND:

Property Line

Building Entrance

Subgrade Parking Entrance

Loading Entrance

Proposed Parking Garage

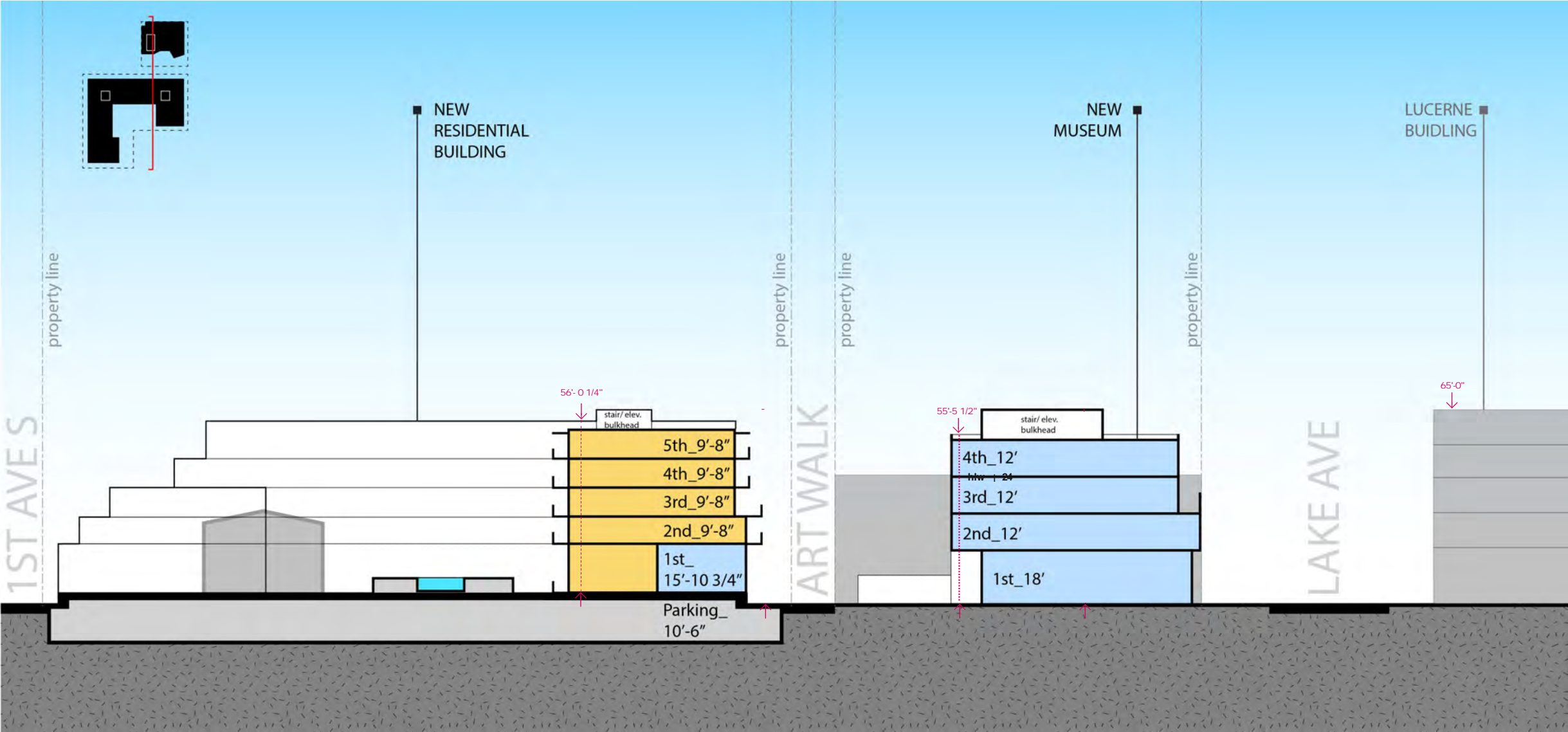
Contributing Buildings

*NOTE: 4TH STRUCTURE TO BE LOCATED AT 126 SOUTH J STREET

UNITED
MANAGEMENT

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SECTION: RESIDENTIAL & MUSEUM



ART WALK: PLAN

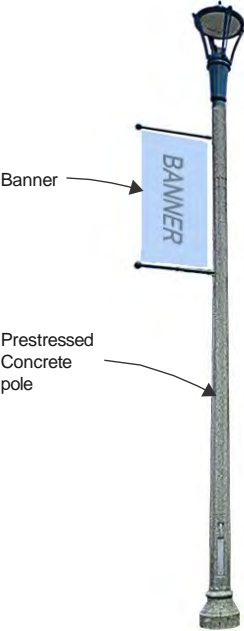
LEGEND:

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

4

*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

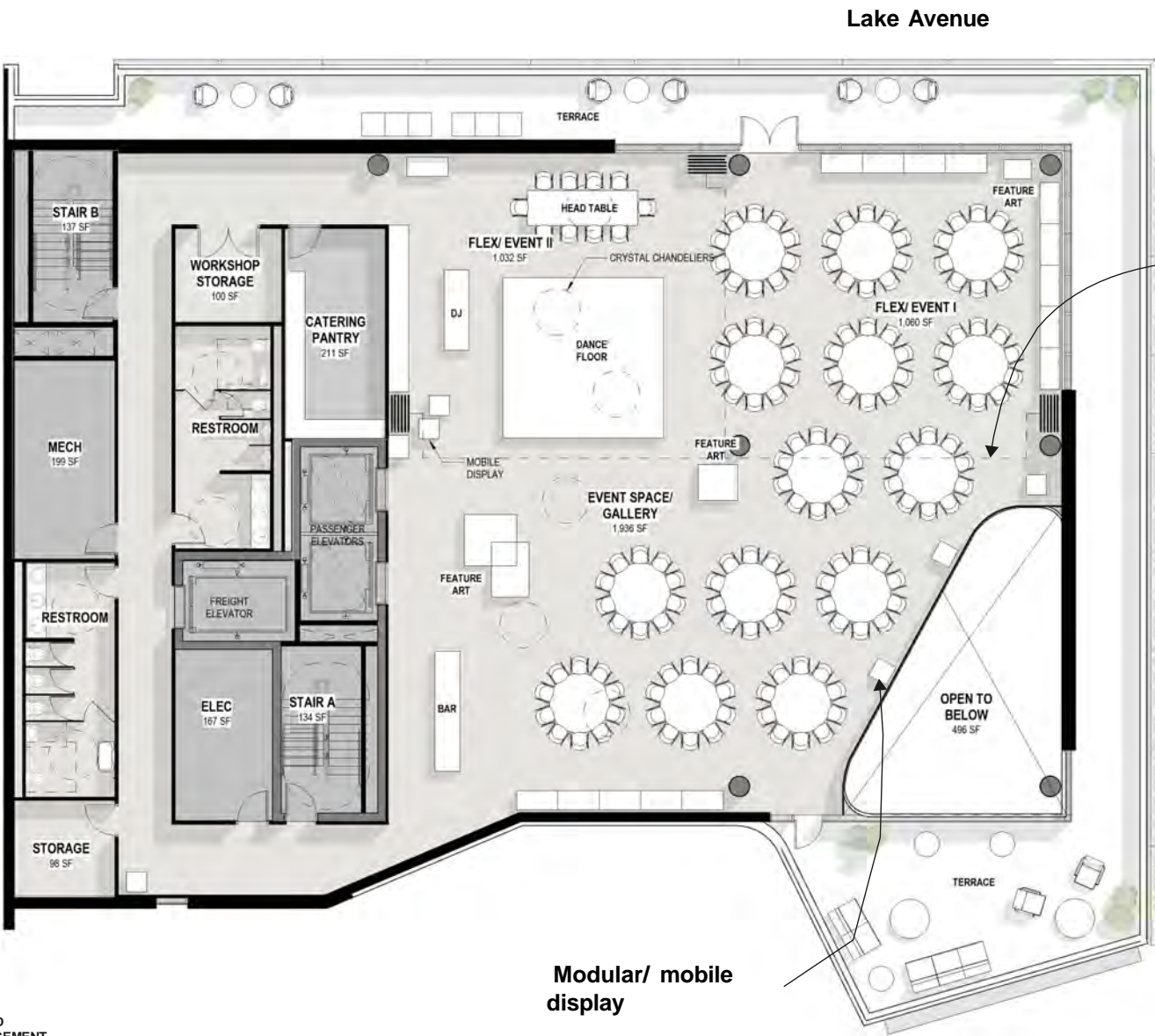
**NIC mechanical space/ stairs

UNITED
MANAGEMENT

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

****NIC mechanical space/ stairs**

MUSEUM: LEVEL 3 PLAN



Lake Avenue

Moveable partitions

Reception/ Seated
Dining Event - 150 people

S M Street

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Modular/ mobile
display

MUSEUM: LEVEL 4 PLAN

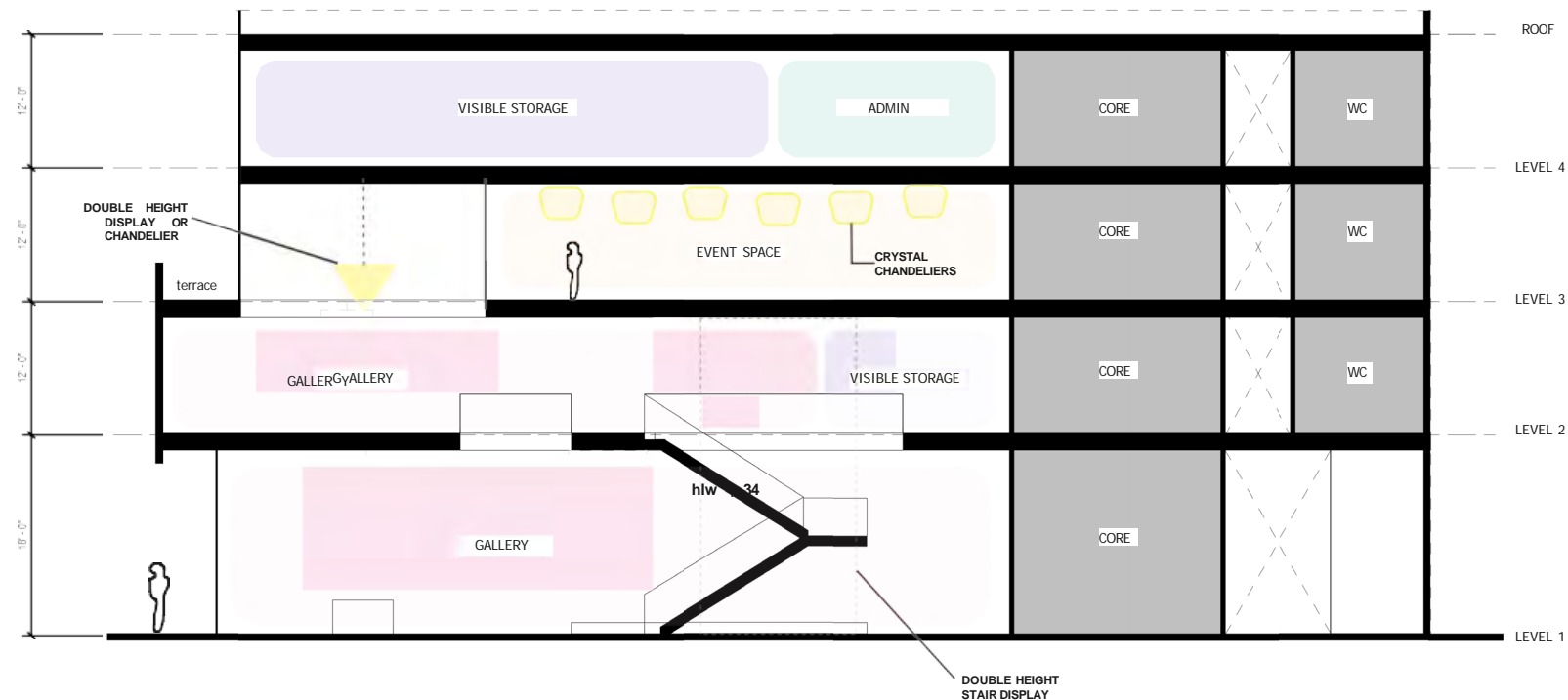


Totals - Level 4

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

MUSEUM: SECTIONAL DIAGRAM



MUSEUM FACADE & MATERIAL



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

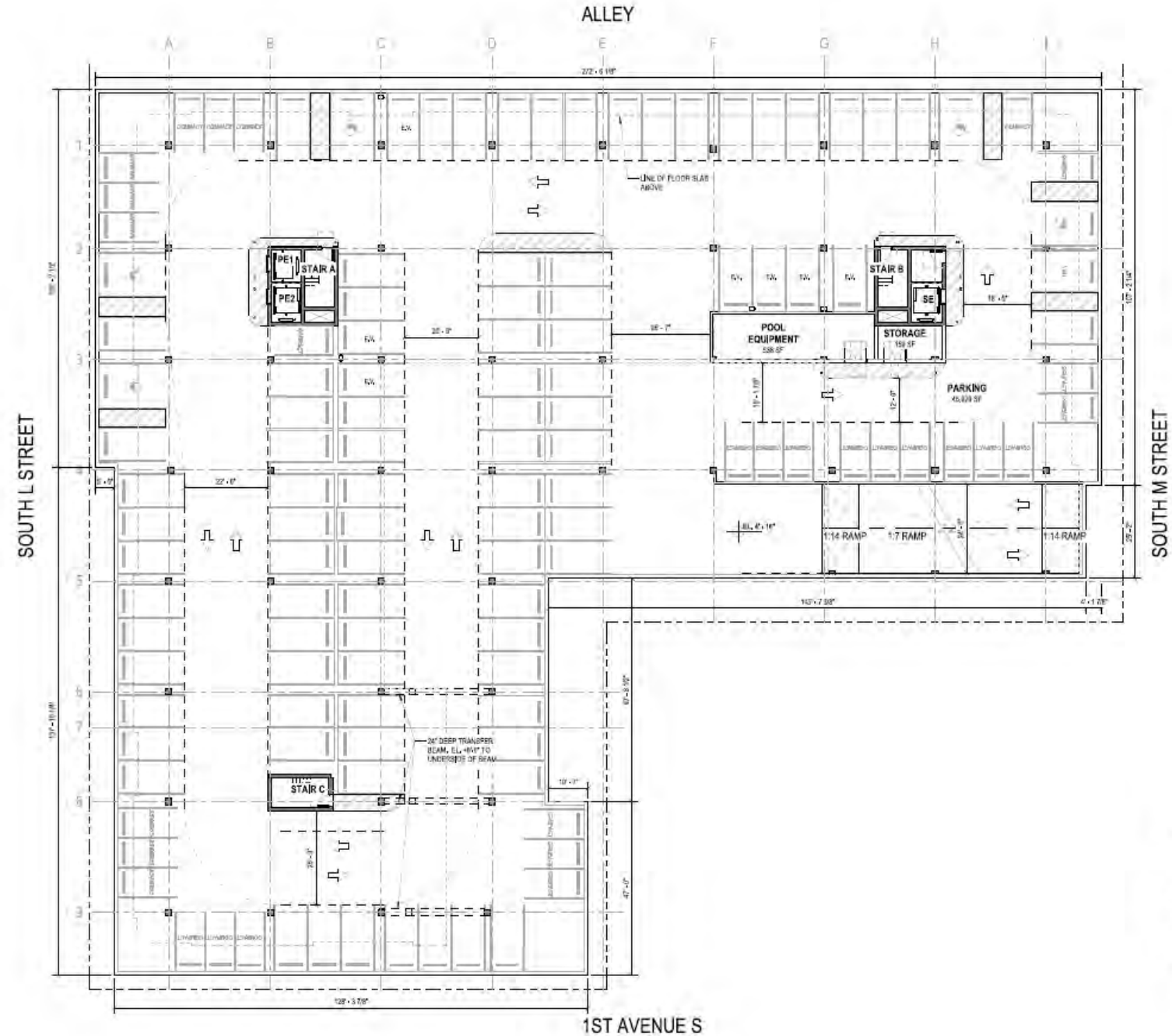
Low cost approach to placemaking and adding greenspaces. Provides sufficient buffering from adjacent off-street parking.

PALM TRAN BUS

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

RESIDENTIAL BUILDING

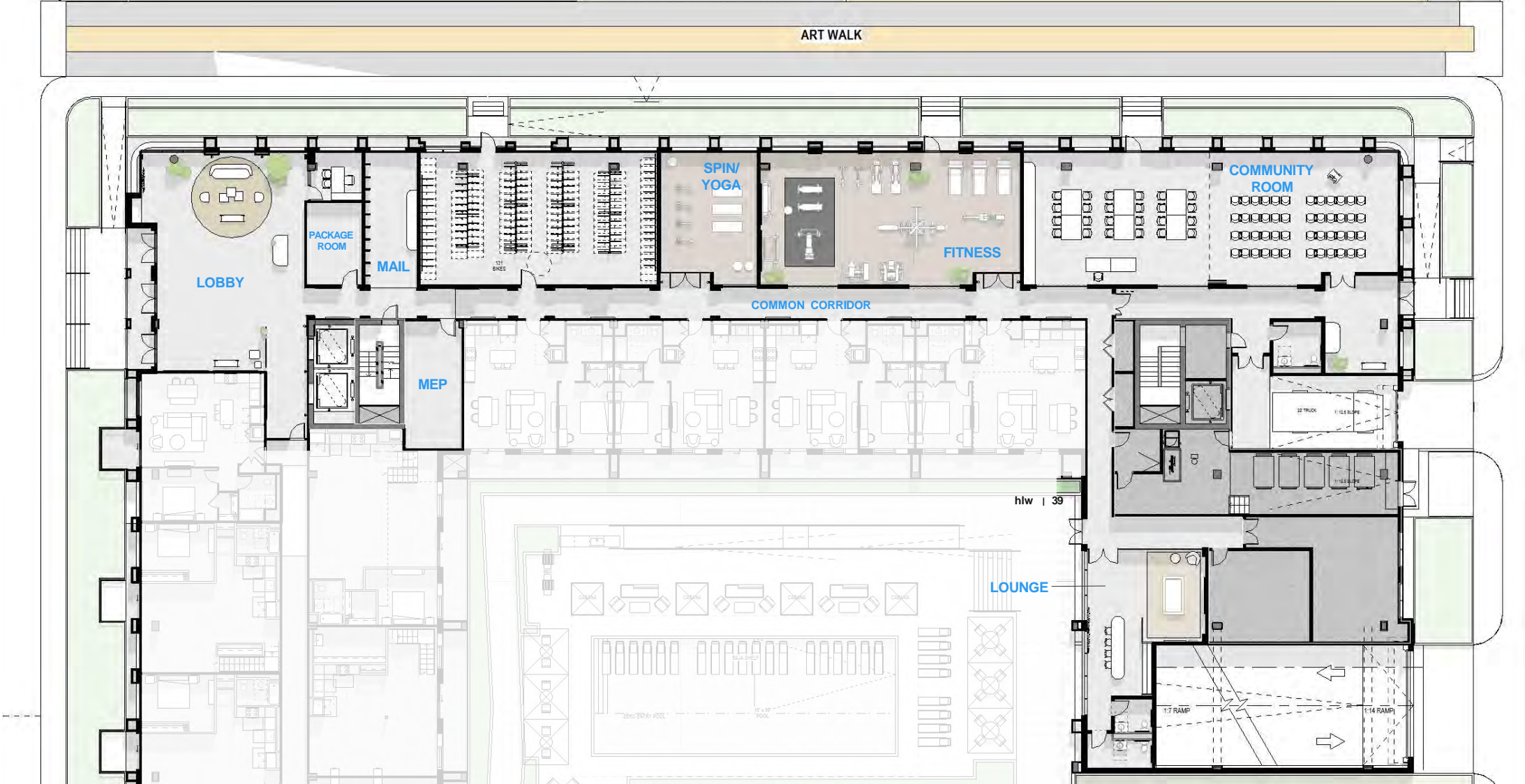
GARAGE FLOOR PLAN



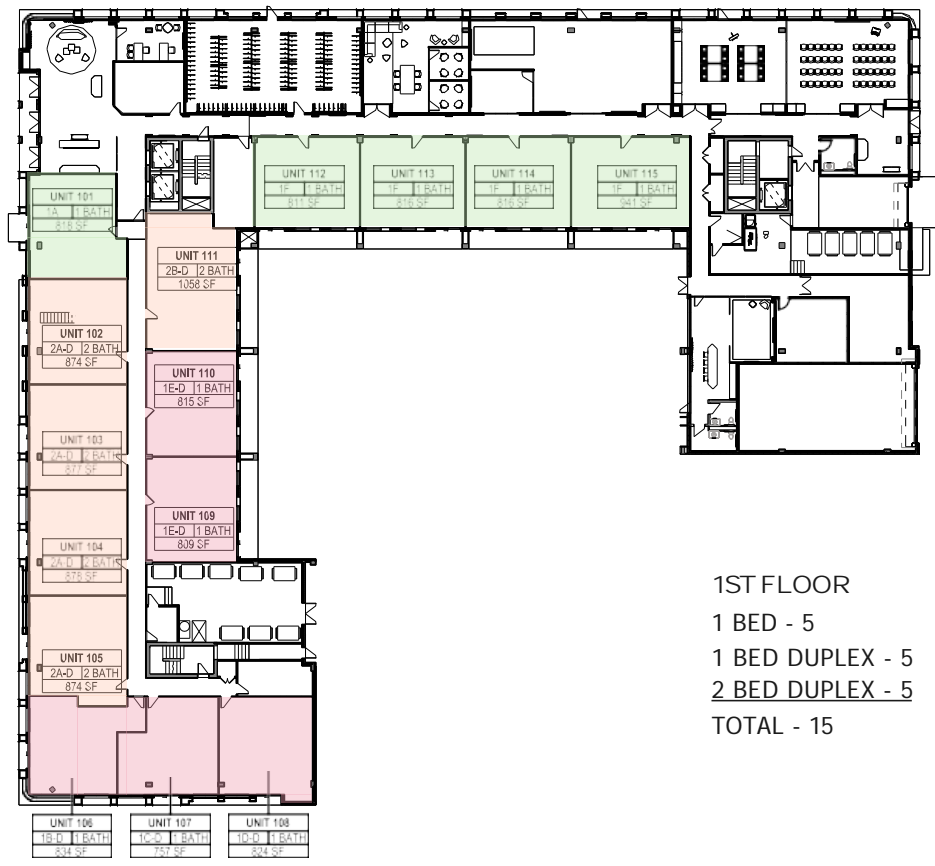
GARAGE PARKING

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

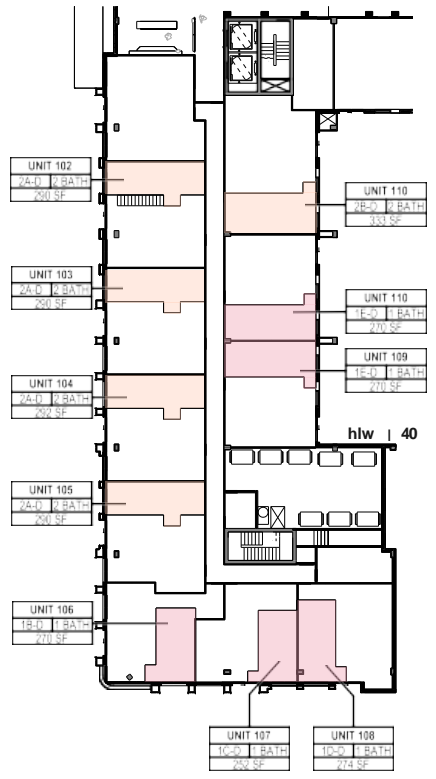
RESIDENTIAL: GROUND FLOOR AMENITY



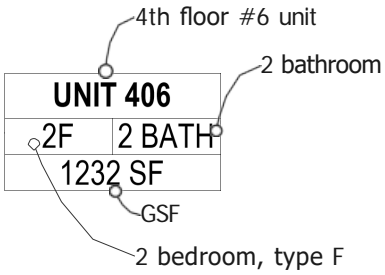
RESIDENTIAL: GROUND FLOOR PLAN



1ST FLOOR
1 BED - 5
1 BED DUPLEX - 5
2 BED DUPLEX - 5
TOTAL - 15

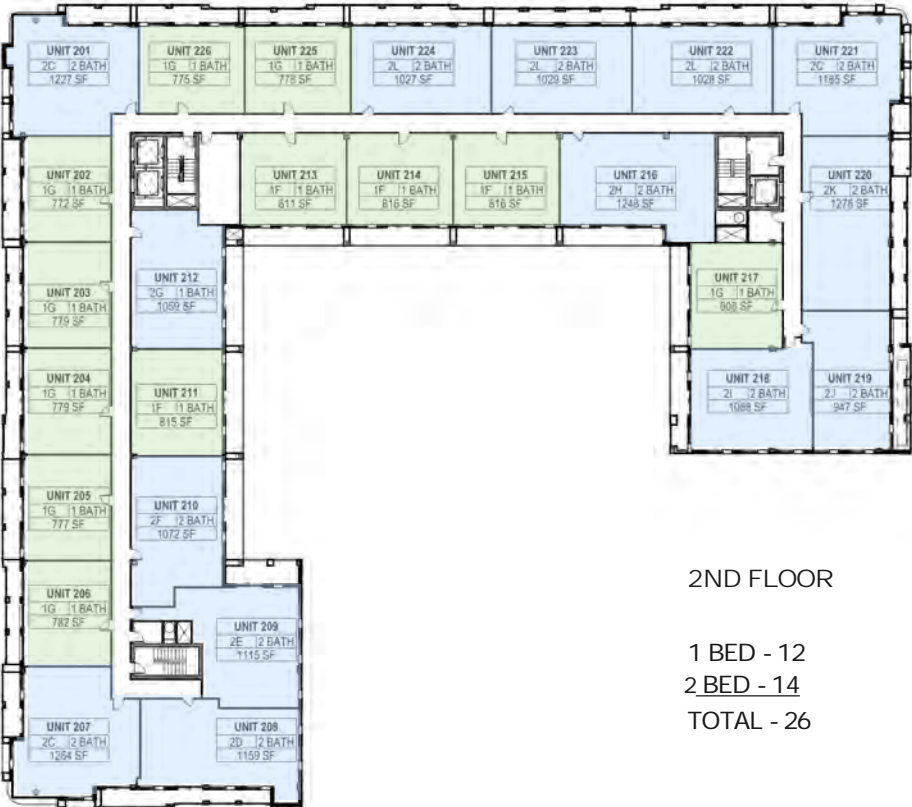


MAZZ FLOOR



- 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

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

RESIDENTIAL: 4TH & 5TH FLOOR



1 BED - 15
2 BED - 7
TOTAL - 22



1 BED - 13
2 BED - 8
TOTAL - 21

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)



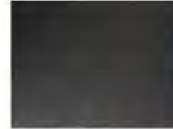
MATERIAL: VISION LOW-E INSULATED GLASS
COLOR: CLEAR
LOCATION: WINDOW, STOREFRONT (E-GL-01)



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



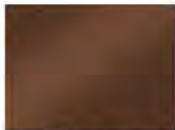
MATERIAL: METAL COATING
COLOR: DARK GRAY
LOCATION: METAL WINDOW (E-MTL-01), METAL RAILING (E-MTL-10)



MATERIAL: METAL COATING
COLOR: BLACK
LOCATION: ENTRANCE CANOPY (E-MTL-02), METAL ROOF COPING (E-MTL-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-STD-01)



MATERIAL: STUCCO
COLOR: LIGHT BROWN
LOCATION: MAIN FACADE (E-STD-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.















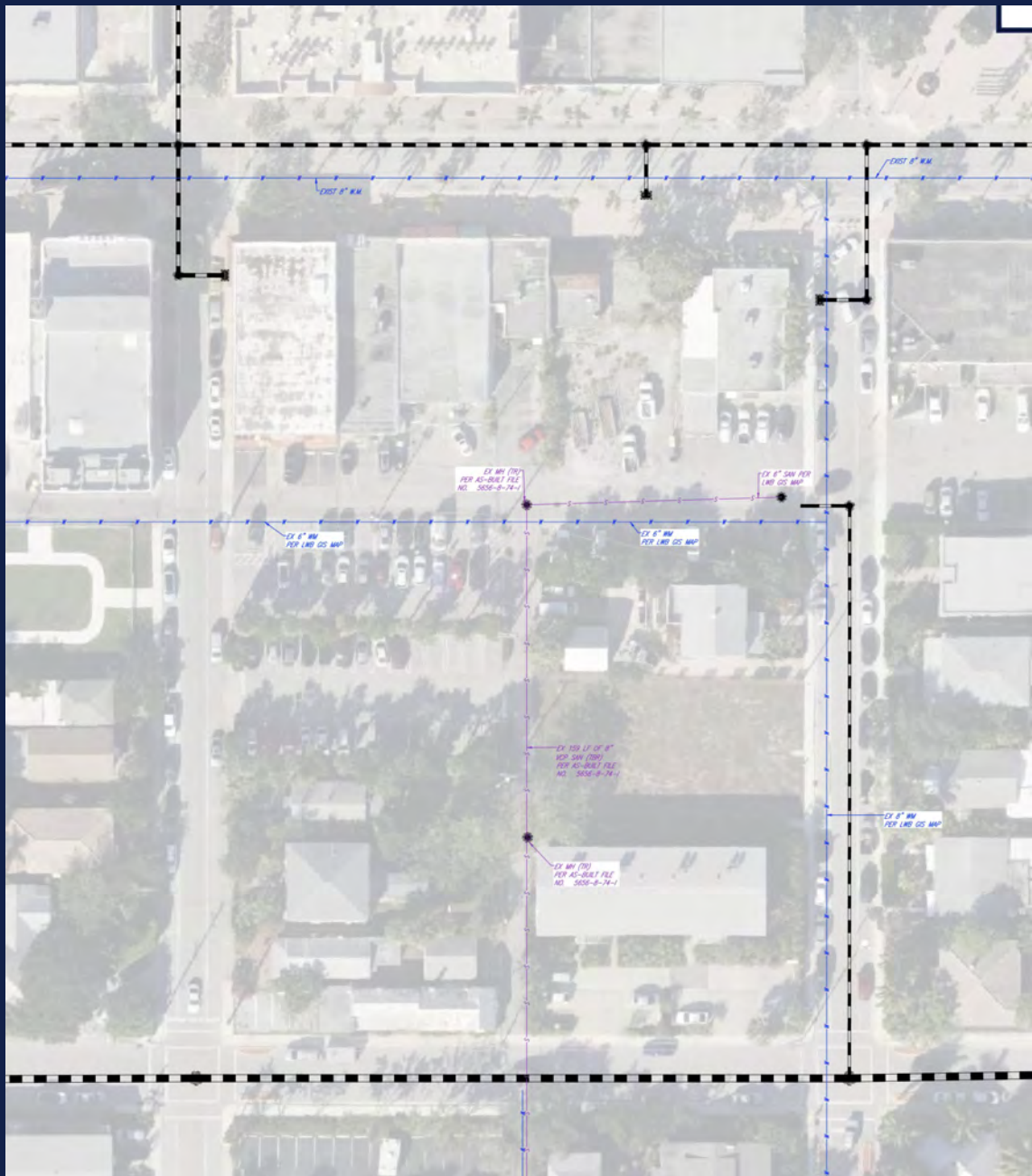


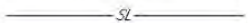

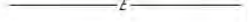









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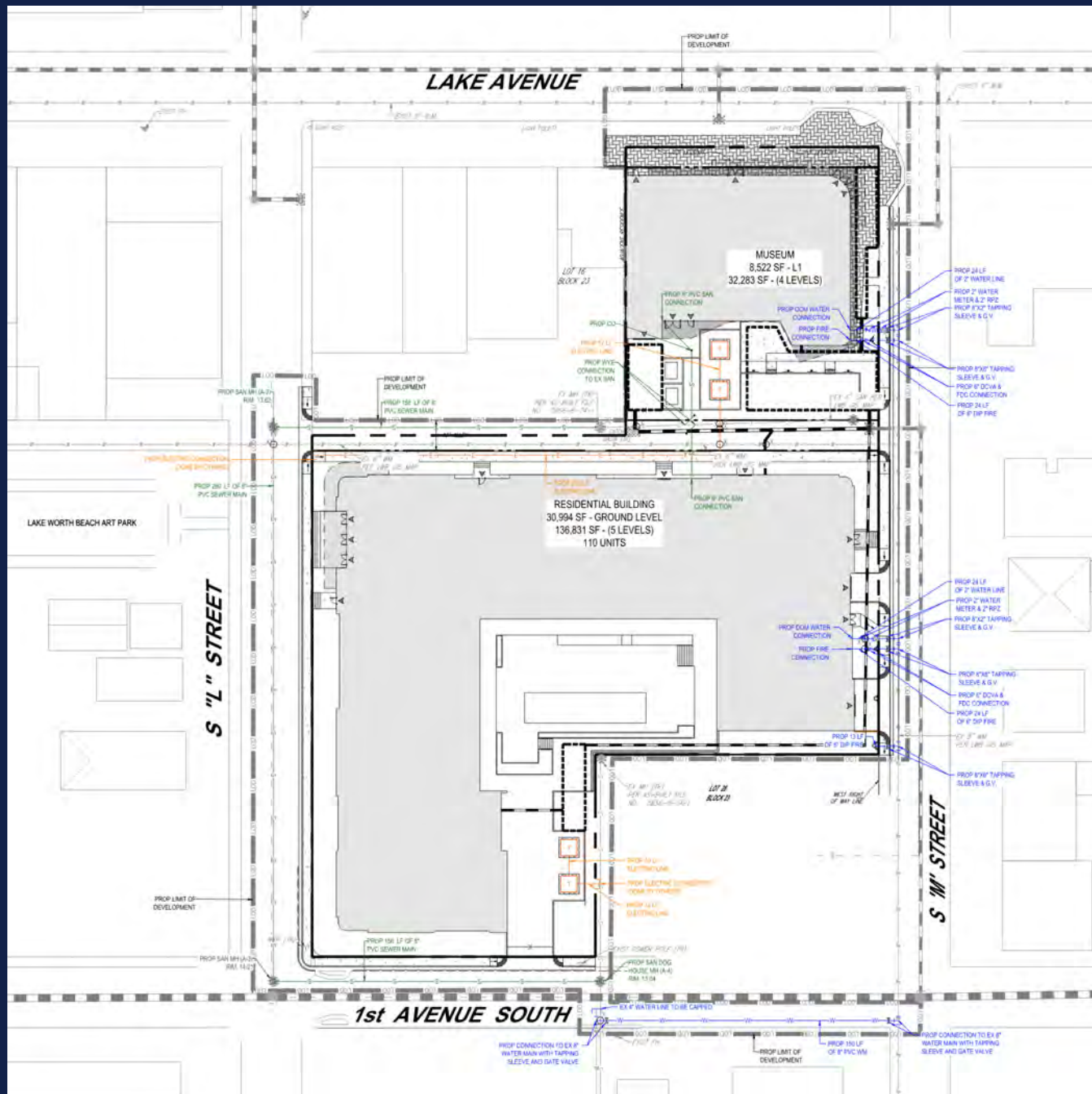
Architecture | Interiors | Planning | Strategy | Sustainability

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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



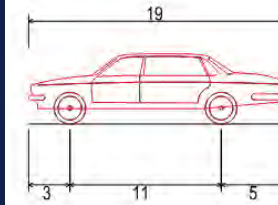
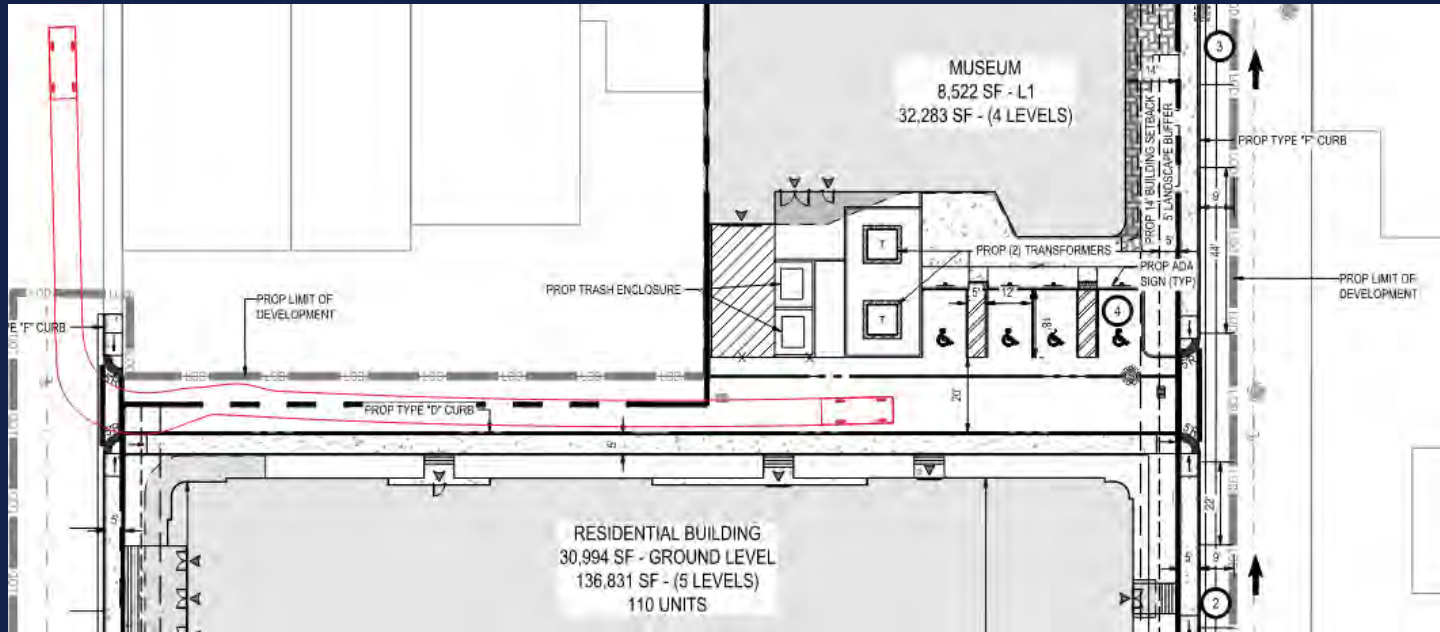
UTILITY LEGEND

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	SS
	SANITARY SEWER MAIN	S
	HYDRANT	H
	SANITARY MANHOLE	S
	STORM STRUCTURES	SS

Services provided to the community:

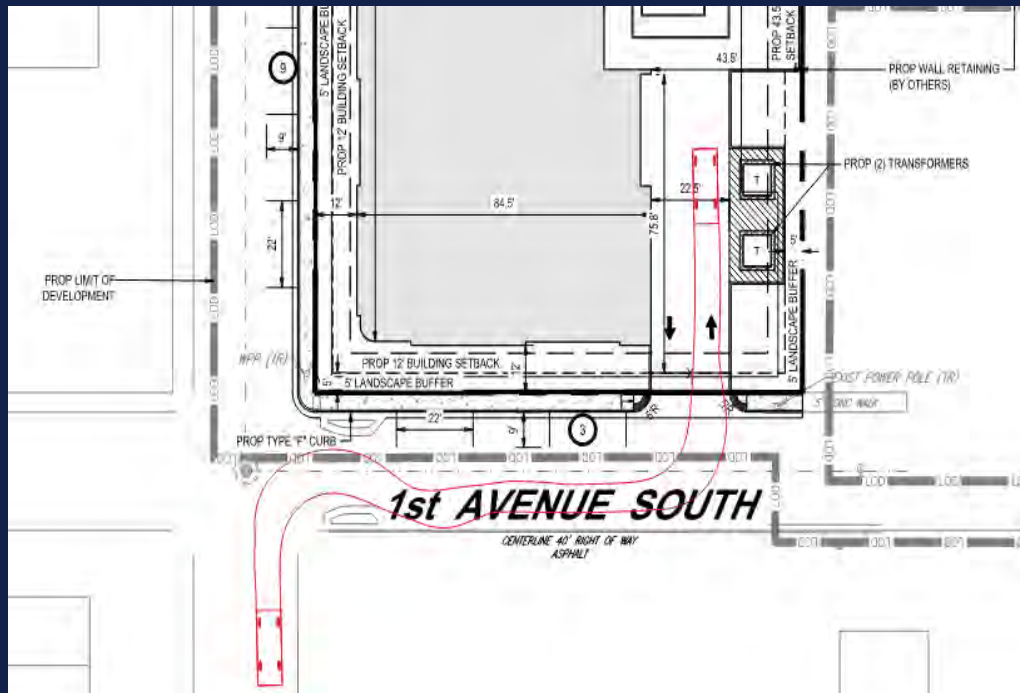
- **Sewer**
(Lake Worth Beach Utilities)
- **Water**
(Lake Worth Beach Utilities)
- **Electric**
(City of Lake Worth Beach
- Electric Utility Department)

- Proposed Transformer Access

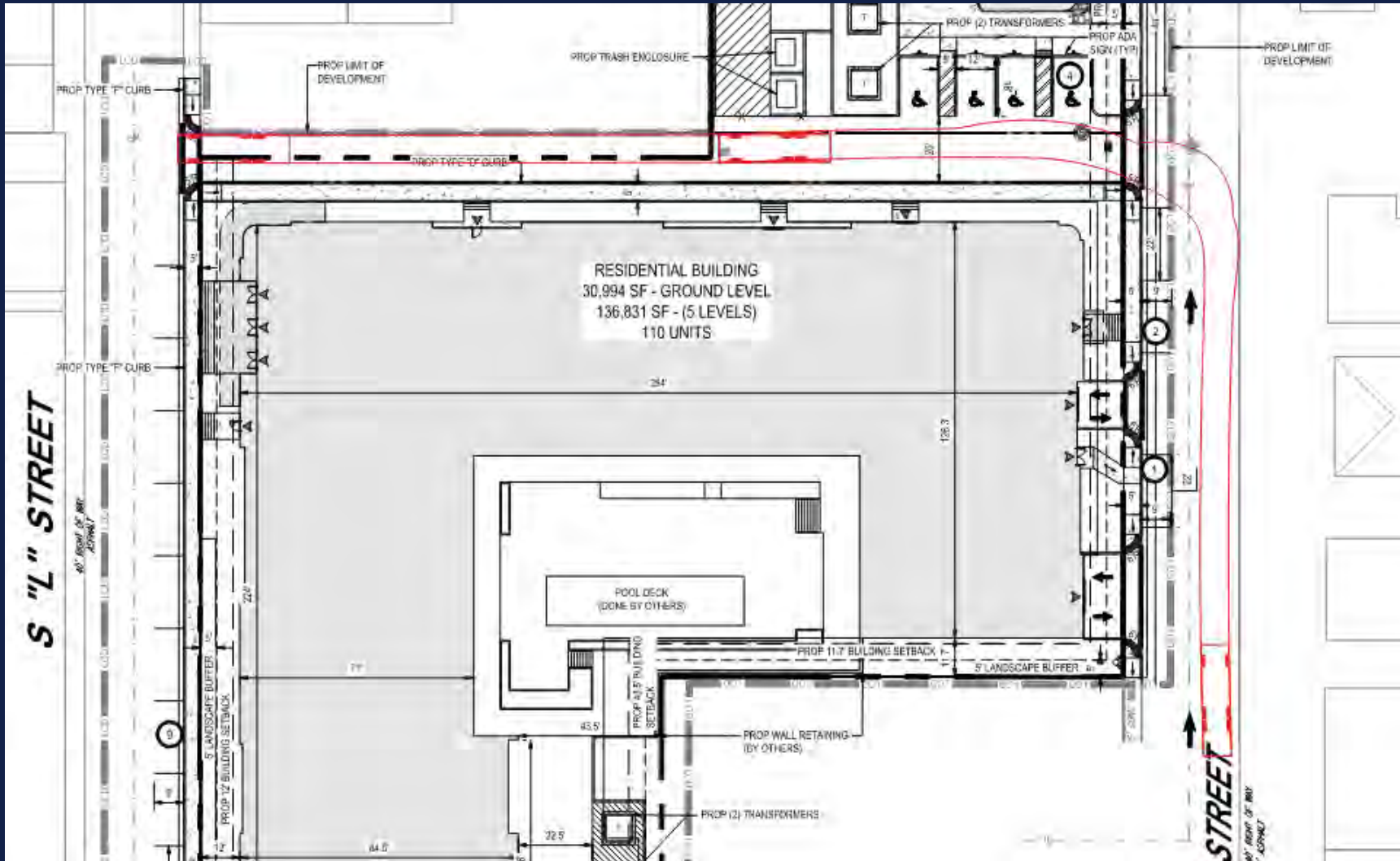


P - Passenger Car
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Curb to Curb Turning Radius

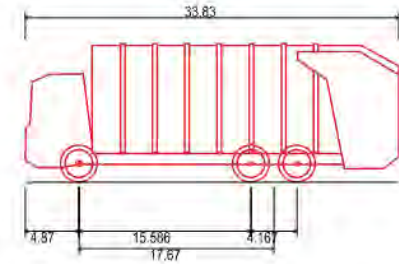
19.000ft
 7.000ft
 5.101ft
 1.116ft
 6.000ft
 4.00s
 24.000ft



- Proposed Dumpster Truck Access

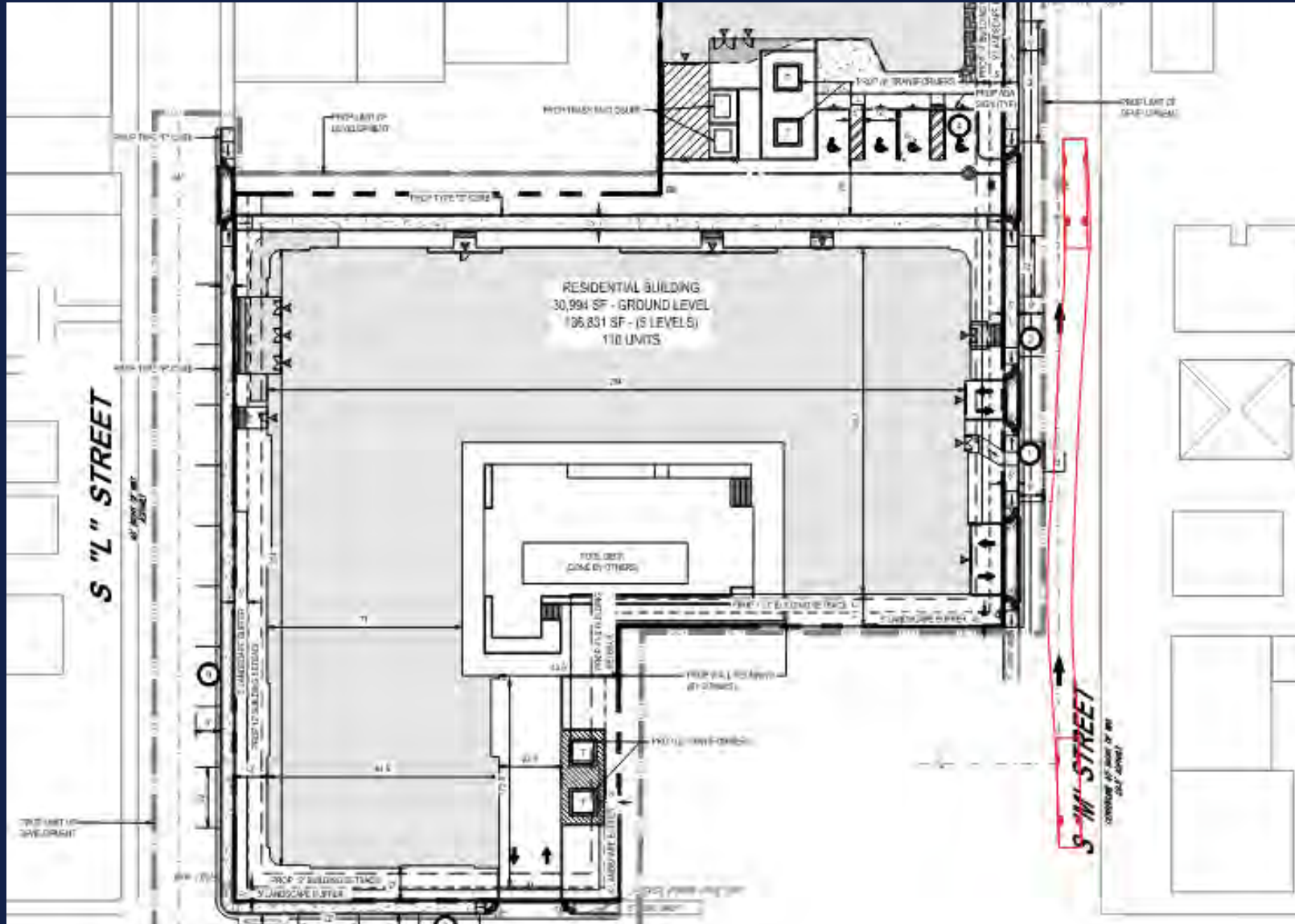
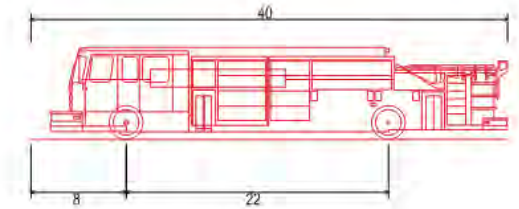


WAYNE TITAN TRASH TRUCK



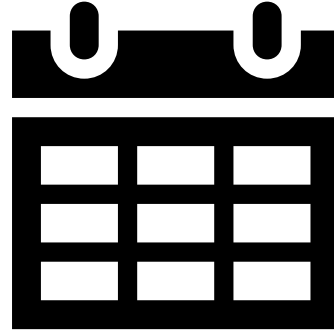
Overall Length	33.830ft
Overall Width	8.500ft
Overall Body Height	12.537ft
Min Body Ground Clearance	1.226ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	45.00°

- 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





WMODA

WIENER MUSEUM OF DECORATIVE ARTS

MIXED-USE CULTURAL ARTS CAMPUS

QUESTIONS

Sustainability Bonus, TDR, Affordable Housing

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