

STAFF REPORT REGULAR MEETING

AGENDA DATE: August 19, 2025

DEPARTMENT: City Commission

TITLE:

Resolution No. 49-2025 – conditional abandonment of right-of-way for WMODA Project

SUMMARY:

Resolution No. 49-2025 is the second step in consideration of the conditional abandonment of public right-of-way for the WMODA Project.

BACKGROUND AND JUSTIFICATION:

The City of Lake Worth Beach (City) owns or controls a fifteen (15) foot wide right-of way running east-west between 501-521 Lake Avenue, 13 South M Street, and 16 South L Street; and a ten (10) foot wide right-of way running north-south between 13-21 South M Street, 16-32 South L Street, and 500 1st Avenue South in downtown Lake Worth Beach. The City and the Lake Worth Beach Community Redevelopment Agency (CRA) have entered into a Development Agreement with Sunshine Lake Worth Development, LLC (SLWD), a Florida limited liability company, for the redevelopment of properties generally located at 501 Lake Avenue, 509 Lake Avenue, 13 South M Street, 17 South M Street, 23 South M Street, 16 South M Street, 20 South L Street, 24 South L Street, 26 South L Street, 30 South L Street and 32 South L Street as generally shown in Exhibit “1” (Parcels 1 to 11) (Abutting Property) and generally described as the WMODA project. The CRA and SLWD also entered that certain Purchase and Sale Agreement dated October 18, 2024 (PSA) for SLWD to acquire the Abutting Property.

Pursuant to the Development Agreement and the PSA, SLWD will become the owner of the Abutting Property and seeks to have the right-of-way legally described and depicted in **Exhibit “A”** (ROW), abandoned by the City to facilitate the redevelopment contemplated by the Development Agreement. Since the ROW contains public utilities and will need to provide public access for the art walk, the abandonment of the ROW by the City is contingent upon and subject SLWD closing on the Abutting Property and providing the executed utility easement and public access easement (Easements) to the City.

If approved, Resolution No. 49-2025 will NOT become effective until SLWD closes on the Abutting Property and provides the executed Easements (in substantially the form as attached to this agenda memo) to the City. Upon receipt of the executed Easements from SLWD, the Mayor is authorized to sign the same as acceptance by the City. The City Clerk will then record Resolution No. 49-2025 with the fully executed and accepted Easements and Resolution No. 49-2025 will become effective and the ROW will be deemed abandoned to the adjacent property owners.

MOTION:

Move to approve/disapprove Resolution No. 49-2025 – conditional abandonment of right-of-way for WMODA Project

ATTACHMENT(S):

Resolution 49-2025 with exhibits
Utility Easement
Public Access Easement