

STAFF REPORT REGULAR MEETING

AGENDA DATE: October 15, 2024

DEPARTMENT: Community Sustainability

TITLE:

Formal Development Agreement between the City of Lake Worth Beach, the Lake Worth Beach CRA and Sunshine Lake Worth Development for the creation of a downtown Wiener Museum of Decorative Arts (WMODA) Mixed-Use Cultural Arts Campus

SUMMARY:

A formal development agreement has been negotiated among the City, the CRA and Sunshine Lake Worth Development on behalf of The Wiener Museum of Decorative Arts (WMODA) to develop a multi-faceted Mixed-Use Cultural Arts Campus that includes a 33,000 sq ft museum, 110 unit residential development with 8 affordable live/work lofts and numerous amenities including an arts alley, community art space and significant funding for a City owned downtown parking garage as well as the relocation of four (4) historic, contributing structures.

BACKGROUND AND JUSTIFICATION:

Beginning in late 2023, representatives of WMODA, currently in Hollywood, Florida, approached the Lake Worth CRA regarding their search for a permanent home for WMODA. Over the intervening months, WMODA's team in collaboration with the Lake Worth CRA and City Staff have developed a comprehensive proposal for a Mixed-Use Cultural Arts Campus (Campus). The Campus is proposed to be constructed on properties that the CRA owns on the block between South M Street and South L Street along Lake Avenue. It will include a 33,000 plus sq ft museum for the WMODA collection and 110 residential apartments to the south, whose revenue will support the museum's operations. The proposal also includes below grade parking for the residential units, an arts alley running east and west between the museum and residential structure as well as public open space, community art space, 8 affordable live/work, artist lofts and a wide array of amenities. The proposal also includes the relocation (by WMODA) and restoration (by the City and CRA) of 4 contributing structures and support for a downtown parking garage to be owned and operated by the City.

On October 7, 2024, the City held a public workshop including both the City Commission and the CRA Board members as well as the team representing WMODA. A lengthy presentation was provided with discussion among the three parties outlining all for the responsibilities, components, timelines and financial considerations to bring the proposed project to reality. The development agreement encapsulates and summarizes all of the parties' roles, commitments and financial contributions as well as other project particulars.

Following an approval of the proposed development agreement, other agreements necessary for the project will be forthcoming for consideration by the City Commission including an eventual entitlement approval for an urban mixed-use planned development. The entitlement approval process will include a review by the City's Site Plan Review Team (SPRT), a formal neighborhood developer's meeting, at least one hearing before the Historic Resources Preservation Board (HRPB) and then two public hearings before the City Commission.

With the development agreement, its approval shall be conditional upon the approval of the unsolicited proposal from Sunshine Lake Worth Development regarding the development of a city-owned parking garage, which shall be discussed on both October 15 and October 29.

DIRECTION:

Move to approve/disapprove the formal Development Agreement between for the creation of a downtown Wiener Museum of Decorative Arts (WMODA) Mixed-Use Cultural Arts Campus.

ATTACHMENT(S):

Fiscal Impact Analysis (See WMODA Presentation Pg. 76-78)
WMODA Development Agreement
CRA WMODA CRA Package
WMODA Presentation
Chiluly Press Release