

RESOLUTION OF THE CITY OF LAKE WORTH BEACH, FLORIDA DECLARING SUPPORT FOR THE CREATION OF THE WMODA FIRED ARTS, MIXED USE MUSEUM CULTURAL ARTS CAMPUS AND THE CONSTRUCTION OF A STRUCTURED PARKING GARAGE ON THE MUNICIPAL SURFACE PARKING LOT LOCATED AT 19 SOUTH K STREET, IN PARTNERSHIP WITH THE LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY AND SUNSHINE LAKE WORTH DEVELOPMENT, LLC TO SUPPORT DOWNTOWN PARKING FOR THE WMODA MIXED USE CULTURAL ARTS CAMPUS, EXISTING BUSINESSES, VISITORS, AND PLANNED FUTURE DEVELOPMENT

**WHEREAS**, the City of Lake Worth Beach Comprehensive Plan Future Land Use Element Goal 1.2 states that the City “strives to foster the City of Lake Worth Beach as a livable community where live, work, play and learn become part of the daily life of residents and visitors;” and

**WHEREAS**, in furtherance of Goal 1.2, the City of Lake Worth Beach Comprehensive Plan Future Land Use Element Policy 1.2.1.3 states that, “The City shall continue to be proactive in development of strategies that facilitate adequate parking in the DMU and Dixie Highway Corridor;” and

**WHEREAS**, the City of Lake Worth Beach Comprehensive Plan Future Land Use Element, Goal 1.6 states that the City shall, “support and coordinate with the City’s Community Redevelopment Area (CRA) infill and redevelopment initiatives and programs and to provide incentives for the continued redevelopment of the historic downtown commercial core of the City (downtown);” and

**WHEREAS**, in furtherance of Goal 1.6, the City of Lake Worth Beach Comprehensive Plan Future Land Use Element, Objective 1.6.4 states that the City will “support redevelopment plans which recognize and respect the historic urban character of Downtown Lake Worth Beach and other historic districts and structures in the City and the surrounding neighborhoods;” and

**WHEREAS**, the City of Lake Worth Beach Arts and Culture Master Plan identified “Retaining and Enhancing Downtown Vibrance in Lake Worth Beach” as a priority, and specifically lists the facilitation, promotion, and expansion of the number of physical places for these artists to show, perform, and display art downtown as a strategy; and

**WHEREAS**, the City of Lake Worth Beach Arts and Culture Master Plan also identified Improved Access to Art and Culture in the downtown as a priority, and specifically lists the exploration of a public/private partnership which leverages a City-built parking garage to encourage private-sector development to meet City goals of bringing a hotel and/or housing downtown as a strategy; and

**WHEREAS**, Sunshine Lake Worth Development LLC is currently working with the City and the Lake Worth Beach Community Redevelopment Agency, to evaluate the feasibility of a

Redevelopment project to support the construction of the Weiner Museum of Decorative Arts (WMODA) Mixed Use Cultural Arts Campus in the historic downtown on properties owned by the City located at 501 Lake Avenue and by the CRA located at 509 Lake Avenue; and

**WHEREAS**, the City's downtown parking study and analysis prepared by WGI recommends that a structured parking garage of 230 plus spaces is an economically viable investment predicated on the adoption of an overall parking strategy for the downtown and surrounding neighborhoods; and

**WHEREAS**, the WMODA project seeks to develop a 28,000 SF Museum, a collection of residential apartment units, an Arts Alley, and subterranean parking to support the residential use, proposed on properties along South M and South L Streets collectively owed by the City and the CRA; and

**WHEREAS**, in an effort to ensure that the historic urban character of downtown Lake Worth Beach and the surrounding neighborhoods are preserved, the WMODA project seeks an innovative partnership with the City and the CRA to support parking for the museum use.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA THAT:

**Section 1.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution.

**Section 2.** It is hereby declared that the City of Lake Worth Beach City Commission supports the construction of a structured parking garage on the municipal surface parking lot located at 19 South K Street, in partnership with the Lake Worth Beach Community Redevelopment Agency and Sunshine Lake Worth Development, LLC, to support downtown parking for the WMODA Mixed Use Cultural Arts Campus, existing businesses, downtown visitors and anticipated future development.

**Section 3.** The interim City Manager is hereby directed to prepare a proposed draft action plan with timetable that defines the feasibility, development concept, projected cost, and partnership structure for the construction of a structured parking garage in conjunction with the Lake Worth Beach Community Redevelopment Agency and Sunshine Lake Worth Development, LLC (WMODA).

**Section 4.** The interim City Manager is hereby directed to present the proposed draft action plan including any budgetary outlays necessary as a part of the FY 24-25 Budget Process.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are hereby repealed.

**Section 6.** If any provision of this resolution or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to this end the provisions of this resolution are declared severable.

**Section 7.** This resolution shall become effective upon adoption.

The passage of this resolution was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch  
Vice Mayor Sarah Malega  
Commissioner Christopher McVoy  
Commissioner Mimi May  
Commissioner Reinaldo Diaz

The Mayor thereupon declared this resolution duly passed and adopted on this 18<sup>th</sup> day of June, 2024.

LAKE WORTH BEACH CITY COMMISSION

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, MMC, City Clerk