

RESOLUTION NO. 42-2025 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, SETTING A PUBLIC HEARING FOR THE CITY COMMISSION TO CONSIDER THE CONDITIONAL ABANDONMENT OF THE EASTERNMOST 125 FEET AND THE SOUTHERN HALF OF THE WESTERNMOST 155 FEET OF THE APPROXIMATELY 15-FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN 501 TO 521 LAKE AVENUE, INCLUSIVE, 13 SOUTH M STREET, AND 16 SOUTH L STREET; AND ABANDONMENT OF THE NORTHERNMOST 150 FEET AND THE WESTERN HALF OF THE SOUTHERNMOST 100 FEET OF THE APPROXIMATELY 10-FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN 13 TO 23 SOUTH M STREET, INCLUSIVE, 16 TO 32 SOUTH L STREET, INCLUSIVE, AND 500 1ST AVENUE; REQUIRING ADVERTISEMENT OF THE PUBLIC HEARING; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, 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 the City of Lake Worth Beach, Florida; and

WHEREAS, 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 corporation, 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 (Abutting Property); and

WHEREAS, the CRA and SLWD entered that certain Purchase and Sale Agreement dated October 18, 2024 (PSA) for SLWD to acquire the Abutting Property; and

WHEREAS, 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 generally shown in **Exhibit "A"** (ROW), abandoned by the City to facilitate the redevelopment contemplated by the Development Agreement; and

WHEREAS, the abandonment of the ROW by the City is contingent upon and subject to the receipt of an executed utility easement and public access easement (Easements) from SLWD and SLWD closing on the Abutting Property; and

WHEREAS, the City Commission intends to consider a resolution abandoning the ROW at a public hearing to be held on **August 19, 2025**, at 6:00p.m., or as soon thereafter as possible, at the City of Lake Worth Beach City Hall Commission Chambers, 7 North Dixie Highway, Lake Worth Beach, Florida; and,

WHEREAS, the City of Lake Worth Beach City Commission finds adoption of this Resolution serves a valid public purpose.

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

Section 1. The foregoing recitals and findings are incorporated into the Resolution as true statements. Exhibit "A" is attached hereto and incorporated into this Resolution.

Section 2. The City Commission of the City of Lake Worth Beach, Florida, hereby sets a public hearing to consider a resolution for the conditional abandonment of the ROW to be held on **August 19, 2025**, at 6:00 p.m., or as soon thereafter as possible, at the City of Lake Worth Beach City Hall Commission Chambers, 7 North Dixie Highway, Lake Worth Beach, Florida.

Section 3. The City Clerk is hereby directed to publish notice of said public hearing at least ten (10) days prior to the public hearing in a newspaper of general circulation in the City or on a publicly accessible website in accordance with Chapter 50, Florida Statutes, setting forth the description of the ROW being considered for abandonment and the time, place and purpose of the public hearing.

Section 4. This Resolution shall become effective upon adoption.

Section 5. If the conditional abandonment of the ROW is approved by the City of Lake Worth Beach City Commission after the aforementioned public hearing, the abandonment shall become effective only after SLWD provides the City executed Easements and SLWD closes on the Abutting Property.

The passage of this Resolution was moved by _____, seconded by _____, 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 Anthony Segrich

The Mayor thereupon declared this resolution duly passed and adopted on the ____ day of _____, 2025.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

EXHIBIT A

