

STAFF REPORT REGULAR MEETING

AGENDA DATE: August 5, 2025

DEPARTMENT: City Commission

TITLE:

Resolution No. 42-2025 – setting a public hearing to further consider the conditional abandonment of right-of-way for WMODA Project

SUMMARY:

Resolution No. 42-2025 is the first 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 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 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 generally shown 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 allow 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 an executed utility easement and public access easement (Easements) to the City.

If approved, Resolution No. 42-2025 will set 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, for further consideration of the conditional ROW abandonment.

MOTION:

Motion to approve/deny Resolution No. 42-2025 to set a public hearing for the further consideration of the conditional abandonment of public right-of-way for the WMODA project.

ATTACHMENT(S):

Resolution 42-2025