Public Hearing 6 P.M. or as soon thereafter as the agenda permits. The City Commission will conduct these public hearings in its dual capacity as Local Planning Agency and City Commission.
02/ 4/2025

City of Boynton Beach
Agenda Item Request Form

Meeting Date: 02/ 4/2025

Proposed Ordinance No. 25-001- First Reading- An Ordinance of the City of Boynton Beach, Florida, approving the abandonment of the twenty-foot (20') wide alley abutting the approved Villages of East Ocean (north) mixed-use development as recorded in Plat Book 1, Page 23 of the public records of Palm Beach County; authorizing the City Manager to execute a disclaimer, which shall be recorded with this ordinance in the public records of Palm Beach County, Florida; and providing an effective date.

Requested Action: Staff recommends approval of Proposed Ordinance No. 25-001 on First Reading.

Explanation of Request:

The applicant is requesting abandonment (ABAN 2024.12.75233) of the remaining portion of the 20-foot wide alley abutting the approved Villages of East Ocean (North) mixed-use development (MSPM 17-003). As part of the site plan approval (MSPM 17-003), all right-of-way (ROW) within the block were abandoned (ORB 30293 PG 1088), except for the twenty (20)-foot wide alley in question. The abandonment request is outlined below:

Twenty (20)-foot wide Alley (ABAN 2024.12.75233): The applicant is requesting the abandonment of the remaining alley located between the Villages of East Ocean (North) and 401 E Ocean Avenue, a vacant commercial parcel (see Exhibit A – Location Map). The abandoned alley will be allocated in equal portions to the abutting property owner(s) per state statute. The abandoned alley will be developed to provide driveway access to 401 E. Ocean Avenue and Villages at East Ocean (North). Additionally, the property owner is required to record a non-exclusive ingress and egress easement, along with a construction agreement (see Exhibit C - Conditions of Approval).

The subject area is approximately 1,000 square feet, 20 feet wide by 50 feet (see Exhibit B – Legal Sketch and Description).

How will this affect city programs or services? None

Account Line Item and Description: None

Fiscal Impact: None

Attachments:
Ord. 25-001 Agenda_Item_2727-2025_Ordinance_-_Abandonment_of_ROW___ABAN_2024.12.75233_.docx
Villages of East Ocean (North) ROW Abandonment Staff Report
Exhibit A-Location Map
Exhibit B - ROW Sketch and Legal Description
Exhibit C - COA_ABAN 2024.12.75233
Exhibit D - Project Narrative