

**RESOLUTION NO. 32-2025 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, APPROVING / DENYING THE ABANDONMENT OF THE APPROXIMATELY 10-FOOT-WIDE ALLEY RIGHT-OF-WAY LOCATED WEST OF 501 AND 507 S. DIXIE HIGHWAY AND EAST OF 5 PARCELS FROM 913 5<sup>TH</sup> AVENUE S TO 510 S. H STREET IN THE CITY OF LAKE WORTH BEACH, FLORIDA, AS MORE FULLY DESCRIBED IN EXHIBIT “A”; REQUIRING THE PROPERTY OWNERS TO PROVIDE A UTILITY EASEMENT TO THE CITY WITHIN SIXTY (60) DAYS; PROVIDING FOR RECORDING IN OFFICIAL RECORDS; AND, PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of Lake Worth Beach (“City”) holds and controls a ten (10) foot wide alley right-of-way running west of 501 and 507 S. Dixie Highway and east of five (5) parcels from 913 5<sup>TH</sup> Avenue S running south to 510 S. H Street, inclusive, in the City of Lake Worth Beach, as more fully described in **Exhibit “A”** attached hereto and incorporated herein (“the right-of-way”); and

WHEREAS, the current owners of the real property abutting the right-of-way seek to have the right-of-way abandoned by the City to facilitate redevelopment of the aforementioned adjacent properties; and

WHEREAS, the City has public utilities running through the right-of-way but has not otherwise utilized the right-of-way for right-of-way purposes or for any other known public purpose; and

WHEREAS, the City Commission set this abandonment request for a public hearing on June 17, 2025, at 6:00 p.m., at the City of Lake Worth Beach City Hall Commission Chambers and publicly advertised the public hearing; and,

WHEREAS, the City Commission having conducted the public hearing, heard the current owners’ request for the right-of-way to be abandoned (including reviewing the current owners’ plans for redevelopment), and having heard public comment on the same, hereby **approves / denies** the request for the right-of-way to be abandoned and finds that the same serves the best interests of the City and 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.

Section 2. The City Commission of the City of Lake Worth Beach, Florida, hereby **approves / denies** the request for the right-of-way abandonment and declares the right-of-way described in **Exhibit “A”** as abandoned for all legal purposes, and the same shall revert back to the current property owners of the adjoining property.

Section 3. If the right-of-way abandonment is approved, the adjoining property owners shall provide the City with requested utility easement prior to this Resolution being recorded in Official Records.

Section 4. If the right-of-way abandonment is approved, the City Clerk is hereby directed to cause this Resolution and the utility easement to be recorded in the Official Records in and for the County of Palm Beach, Florida, to evidence the abandonment and grant of utility easement.

Section 5. This Resolution shall become effective immediately upon its adoption. If the right-of-way abandonment is approved and the adjoining property owners fail to provide the City with the requested utility easement **within sixty (60) days of approval**, this Resolution's approval shall be deemed revoked and this Resolution shall be of no further force or effect.

The passage of this Resolution was moved by Commissioner May, seconded by Mayor Resch, 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"**  
**(Description and Sketch of Right-of-Way)**

A portion of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Block 175, TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH), according to the Plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida TOGETHER with the 10' public Alley lying between Lots 12-16 and 17-21 as mentioned above and lying and being in Section 1, Township 44 South, Range 43 East and more particularly described as follows:

COMMENCING at a mag nail and disk found at the Northwest corner of said Lot 16 which is also the intersection of the South right of way line of 5th Avenue South and the East right of way line of South H Street; Thence along the South right of way line of 5th Avenue South, South 88°39'49" East for a distance of 135.00 feet to the POINT OF BEGINNING; Thence continuing along the South right of way line, South 88°39'49" East for a distance of 10.00 feet; Thence, South 01°20'11" West for a distance of 125.00 feet to a point on the South Line of said Lot 21; Thence along the South line, North 88°39'49" West for a distance of 10.00 feet; Thence, North 01°20'11" East for a distance of 125.00 feet back to the POINT OF BEGINNING.

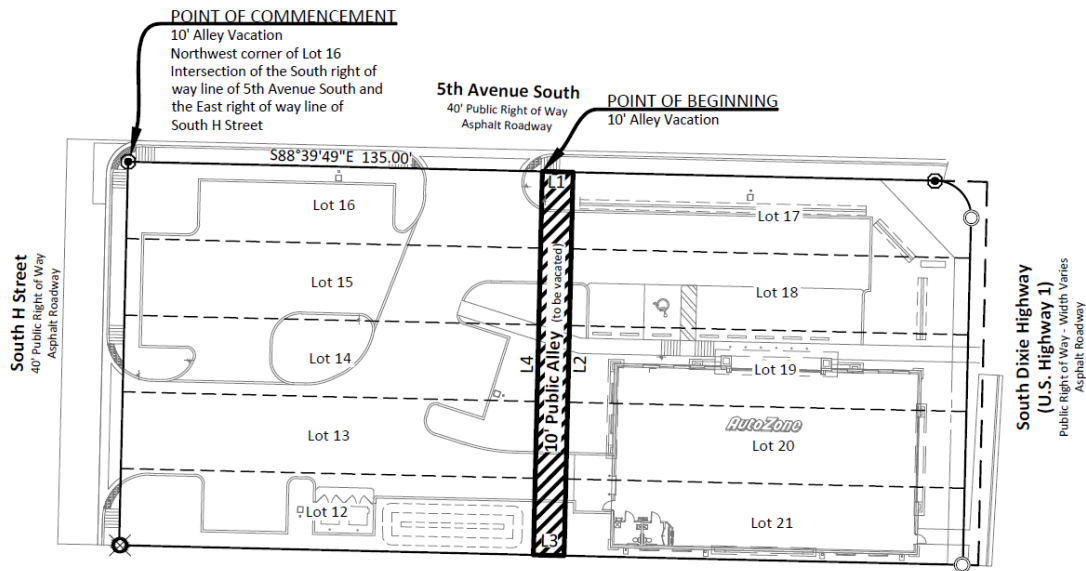
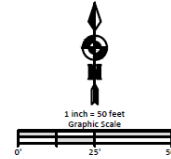
Said parcel contains 1,250 square feet or 0.029 acres of land.

## SKETCH OF DESCRIPTION for 10' Public Alley Vacation

Townsite of Lucerne, (now known as Lake Worth)

Section 1, Township 44 South, Range 43 East

(Sketch is not a boundary survey.)



Line Table		
Line #	Direction	Distance
L1	S88°39'49"E	135.00'
L2	S01°20'11"W	125.00'
L3	N88°39'49"W	10.00'
L4	N01°20'11"E	125.00'

Sketch Provided by:

**SOUTHERN  
GEOMATICS  
SERVICES**

3737 S. Atlantic Avenue, Suite 402  
Daytona Beach Shores, Florida 32118  
akesler@southerngeomatics.com  
985.801.9990

### SURVEYOR NOTES

1. BASIS OF BEARING : Bearings shown hereon are based on the Westerly right-of-way line of South Dixie Highway (U.S. Highway 1), as being South 01°20'11" West.
2. Property restrictions, servitudes, right-of-ways, easements and/or other burdens, other than those noted, may exist on this property. Abstracting for verification of title and/or actual ownership was not in the scope of this sketch.

### SURVEY INFORMATION

**SHEET 1 OF 2**

Date of Last Revision February 24, 2025

SGS Project #23-284

# SKETCH OF DESCRIPTION for 10' Public Alley Vacation

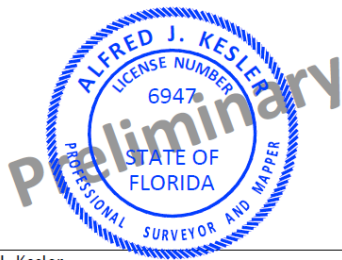
being all or a portion of  
Lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Block 175  
and the proposed vacated 10' Public Alley  
Townsite of Lucerne, (now known as Lake Worth)  
Section 1, Township 44 South, Range 43 East  
(Sketch is not a boundary survey.)

## LEGAL DESCRIPTION

A portion of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Block 175, TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH), according to the Plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida TOGETHER with the 10' public Alley lying between Lots 12-16 and 17-21 as mentioned above and lying and being in Section 1, Township 44 South, Range 43 East and more particularly described as follows:

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Said parcel contains 1,250 square feet or 0.029 acres of land.



Alfred J. Kesler  
Professional Surveyor and Mapper #6947  
in the State of Florida

### Sketch Provided by:



3737 S. Atlantic Avenue, Suite 402  
Daytona Beach Shores, Florida 32118  
akesler@southerngeomatrics.com  
985.801.9990

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### SURVEY INFORMATION

SHEET 2 OF 2

Date of Last Revision February 24, 2025

SGS Project #23-284