

# **STAFF REPORT REGULAR MEETING**

**AGENDA DATE:** June 3, 2025

**DEPARTMENT:** Public Works

**TITLE:**

Resolution No. 22-2025 – setting a public hearing to consider abandonment of an approximately 10-foot-wide alley right-of-way located at 507 S Dixie Hwy, Lake Worth Beach, FL 33460

**SUMMARY:**

Resolution No. 22-2025 is the first resolution required in a two-step process to abandon rights-of-way.

**BACKGROUND AND JUSTIFICATION:**

The procedure to abandon public rights-of-way is established in Section 19-4 of the City's Code of Ordinances. Section 19-4 states that the City Commission may, by its own initiative or upon request, adopt a resolution declaring the intention of the City Commission to consider the abandonment of rights-of-way. The proposed abandonment is part of the request by Maxwell Kaplan of Thomas Engineering Group LLC on behalf of the owners of AutoZone Store FL9271 to receive formal abandonment of the alley located through project lots.

Staff from Public Works, Water Utilities, Electric Utilities, Community Sustainability and City Legal Departments reviewed the request and determined a utility easement is required to complete the abandonment.

On February 5, 2025, the Planning and Zoning Board approved a request for a Major Site Plan and Street Wall Waiver for the development of an automotive parts retail store, identified as AutoZone and designated as a single-destination retail use. The Board's discussion primarily focused on access issues concerning the properties located to the south, which would be affected by the proposed alley abandonment. To address the concerns raised by both the property owners and the Board, the applicant agreed to provide an access easement for those property owners. Recording of the access easement agreement and ROW abandonment are conditions of approval for the site plan and waiver. Acceptance of the access easement agreement will be considered as part of the public hearing for abandonment.

**MOTION:**

Move to approve/disapprove Resolution No. 22-2025 – setting a public hearing to consider abandonment of an approximately 10-foot-wide alley right-of-way located at 507 S Dixie Hwy and schedule a public hearing for June 17, 2025.

**ATTACHMENT(S):**

Resolution 22-2025  
PZB staff report, minutes & signed order  
Site plan