

RESOLUTION NO. 66-26

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, PROVIDING FOR THE ABANDONMENT OF A UTILITY EASEMENT LOCATED AT 510 WEST LINTON BOULEVARD, TOTALING APPROXIMATELY TWO THOUSAND SEVEN HUNDRED EIGHTY-TWO SQUARE FEET, AS MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, CCB Associates 21, LLC (“Owner”), is the owner of a parcel of land located at 501 W. Linton Boulevard, Delray Beach, Florida (“Property”); and

WHEREAS, Owner designated Julie Daniel of Benderson Development (“Agent”), to act as its agent; and

WHEREAS, the City of Delray Beach, Florida (“City”) received an application (PZ-411-2025) for the abandonment of a utility easement (“Easement”) on the Property, totaling approximately 2,782 square feet, as more particularly described in Exhibit “A”; and

WHEREAS, the Easement was dedicated in perpetuity for the construction and maintenance of public utilities as recorded in Plat Book 65, Page 112 of the Official Records of Palm Beach County; and retained in Parcel A, New Century Commons Plat, as recorded in Plat Book 126, Pages 21 through 23 of the Official Records of Palm Beach County; and

WHEREAS, pursuant to Land Development Regulations (“LDR”) Section 2.4.9(C)(4), the application was forwarded to the City Commission with a recommendation by the City Engineer; and

WHEREAS, pursuant to LDR Section 2.4.9(C)(6), prior to granting an abandonment of public easements, the City Commission must find the abandonment will not result in the detriment of the provision of utility services to adjacent properties or the general area; and

WHEREAS, the utilities located within the Easement have already been removed; and

WHEREAS, on May 5, 2026, the City Commission considered the request for abandonment and the respective findings as set forth in the Land Development Regulations and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The foregoing recitals are hereby incorporated herein by this reference.

Section 2. The City Commission makes positive findings that the requested abandonment will not result in the detriment for the provision of utility services to adjacent properties or the general area.

Section 3. The City Commission hereby vacates and abandons all rights and interests the City holds in the Easement, as more particularly described in Exhibit “A”.

Section 4. The City Clerk, or designee, is directed to send a certified copy of this Resolution to Julie Daniel, Benderson Development, 7978 Cooper Creek Boulevard, Suite 100, University Park, FL 34201.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED in regular session on the _____ day of _____, 2026.

ATTEST:

Alexis Givings, City Clerk

Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:

Lynn Gelin, City Attorney

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION OF EASEMENT TO BE ABANDONED

EXHIBIT "A"

DESCRIPTION:

A PORTION OF A 12.00 FEET WIDE UTILITY EASEMENT, AS SHOWN ON COSTCO - WHOLESALE DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN PARCEL A, NEW CENTURY COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 21 THROUGH 23 SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N09°10'57"E, A DISTANCE OF 258.68 FEET TO THE POINT OF INTERSECTION WITH A SIDELINE OF SAID 12.00 FEET WIDE UTILITY EASEMENT, AND TO THE POINT OF BEGINNING; THENCE N02°52'00"W, A DISTANCE OF 39.65 FEET TO THE POINT OF INTERSECTION WITH A SIDELINE OF SAID EASEMENT; THENCE ALONG SAID SIDELINE S20°28'57"E, A DISTANCE OF 252.38 FEET TO THE POINT OF INTERSECTION WITH A SIDELINE OF SAID EASEMENT; THENCE S85°11'31"W, A DISTANCE OF 12.46 FEET TO THE POINT OF INTERSECTION WITH A SIDELINE OF SAID EASEMENT; THENCE ALONG SAID SIDELINE N20°28'57"W, A DISTANCE OF 211.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 2,782 SQUARE FEET OR 0.0639 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:


1. SKETCH AND DESCRIPTIONS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SKETCH AND DESCRIPTIONS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S02°52'00"E, ALONG THE WEST LINE OF PARCEL A, NEW CENTURY COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 21 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON DECEMBER 24, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4

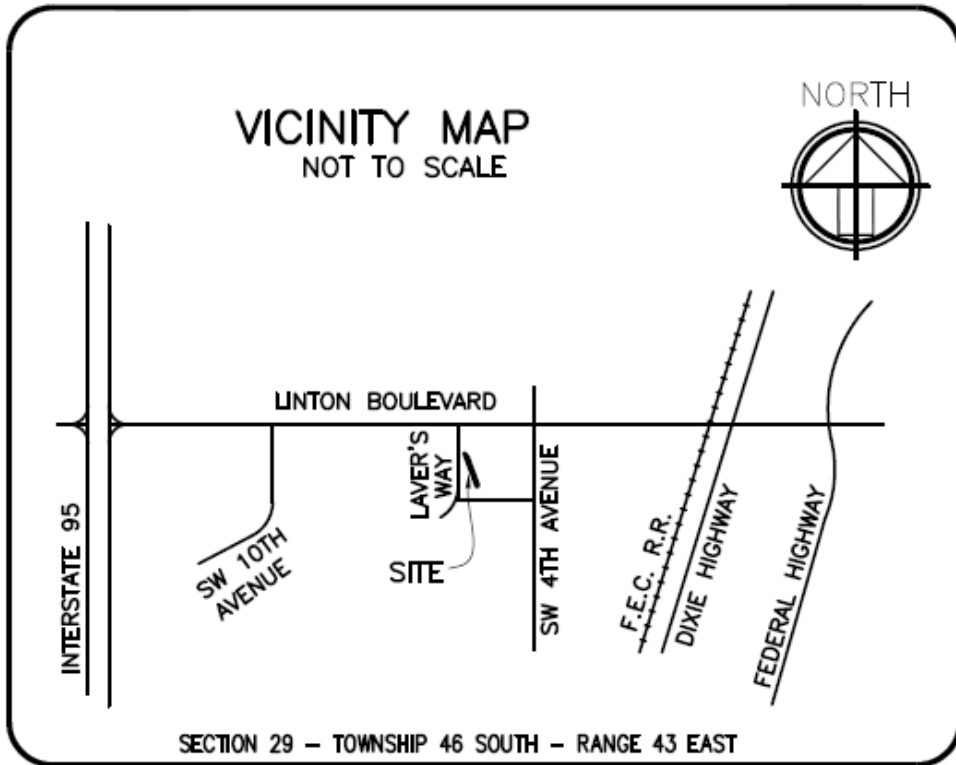
 <p>CAULFIELD & WHEELER, INC. CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452</p>
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 <p>Digitally signed by Scott R. Langford Date: 2025.12.24 12:03:49 -05'00' Adobe Acrobat version: 2025.001.20997</p> <p>SCOTT R. LANGFORD PROFESSIONAL SURVEYOR AND MAPPER SURVEYOR NO. LS7623 STATE OF FLORIDA LB 3591</p>

DATE	12/24/2025
DRAWN BY	sl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	5417-Abar

**LINTON COMMONS
 UTILITY EASEMENT
 SKETCH AND DESCRIPTION**

EXHIBIT "A"



LEGEND/ABBREVIATIONS:

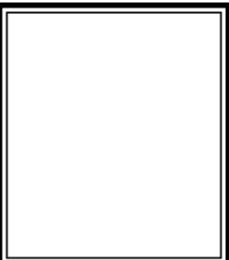
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- PGS. - PAGES
- LB - LICENSED BUSINESS
- NAD - NORTH AMERICAN DATUM

THIS IS NOT A SURVEY

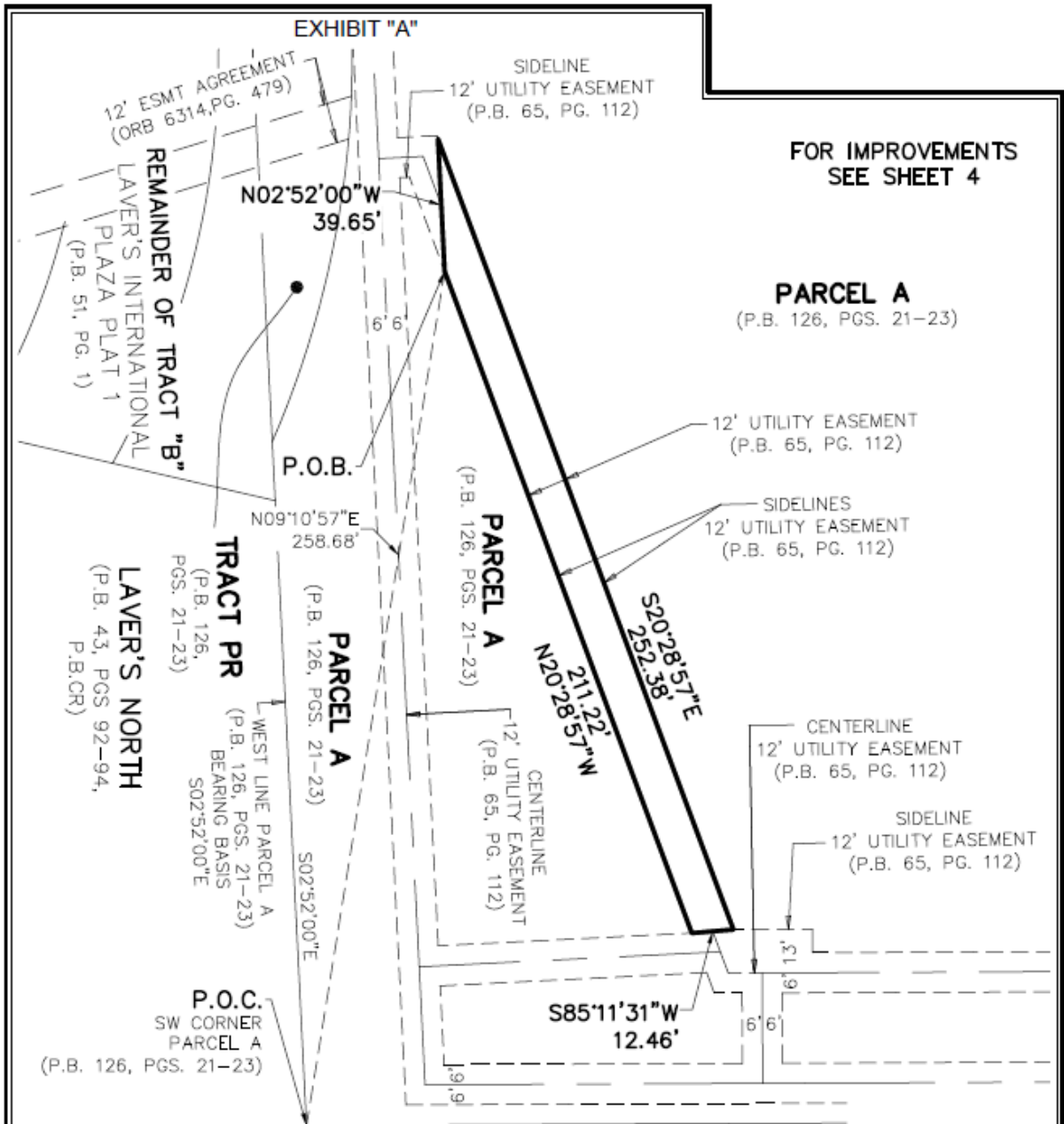
SHEET 2 OF 4

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**LINTON COMMONS
UTILITY EASEMENT
SKETCH AND DESCRIPTION**



DATE	12/24/2025
DRAWN BY	sl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	5417-Aban



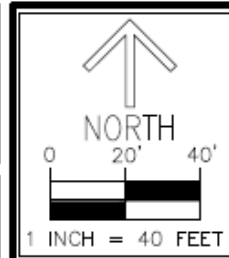
FOR IMPROVEMENTS
SEE SHEET 4

PARCEL A
(P.B. 126, PGS. 21-23)

THIS IS NOT A SURVEY

SHEET 3 OF 4

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	12/24/2025
DRAWN BY	sl
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	5417-Aban

**LINTON COMMONS
UTILITY EASEMENT
SKETCH AND DESCRIPTION**

