



**CITY OF DELRAY BEACH**  
DEPARTMENT OF DEVELOPMENT SERVICES  
100 N.W. 1<sup>ST</sup> AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



**PUBLIC NOTICE**

**RE: Abandonment of a Portion of Dixie Highway Right-of-Way, Adjacent to  
2410 North Federal Highway (File No. 2023-161)**

Pursuant to the Land Development Regulations of the City of Delray Beach, you are hereby notified that the **PLANNING AND ZONING BOARD**, acting as the Local Planning Agency, will conduct a **PUBLIC HEARING** on **MONDAY, AUGUST 21, 2023 at 5:01 PM** to consider and make a recommendation to the City Commission on the Abandonment of a portion of Dixie Highway Right-of-Way, adjacent to 2410 North Federal Highway (map below).

The request is for the abandonment of City-owned right-of-way consisting of a 20-foot-wide strip of Old Dixie Highway adjacent to Lots 9 and 10 of the Plat of Delray Beach Estates, Plat Book 21, Page 13 of the Official Records of Palm Beach County, Florida. The subject area is approximately 4,049.6 square feet.

The right-of-way under consideration is adjacent to 2410 North Federal Highway, which is zoned General Commercial (GC) with land use General Commercial (GC).

In the event that the abandonment request is granted, obligations may be incurred (i.e. additional land or additional property taxes) as the abandoned area will become part of Lots 9 and 10. If approved, the receiving property owners will be obligated to maintain and develop the area in accordance with the City of Delray Beach Code of Ordinances, Land Development Regulations, and any other applicable local, state, and federal regulations.

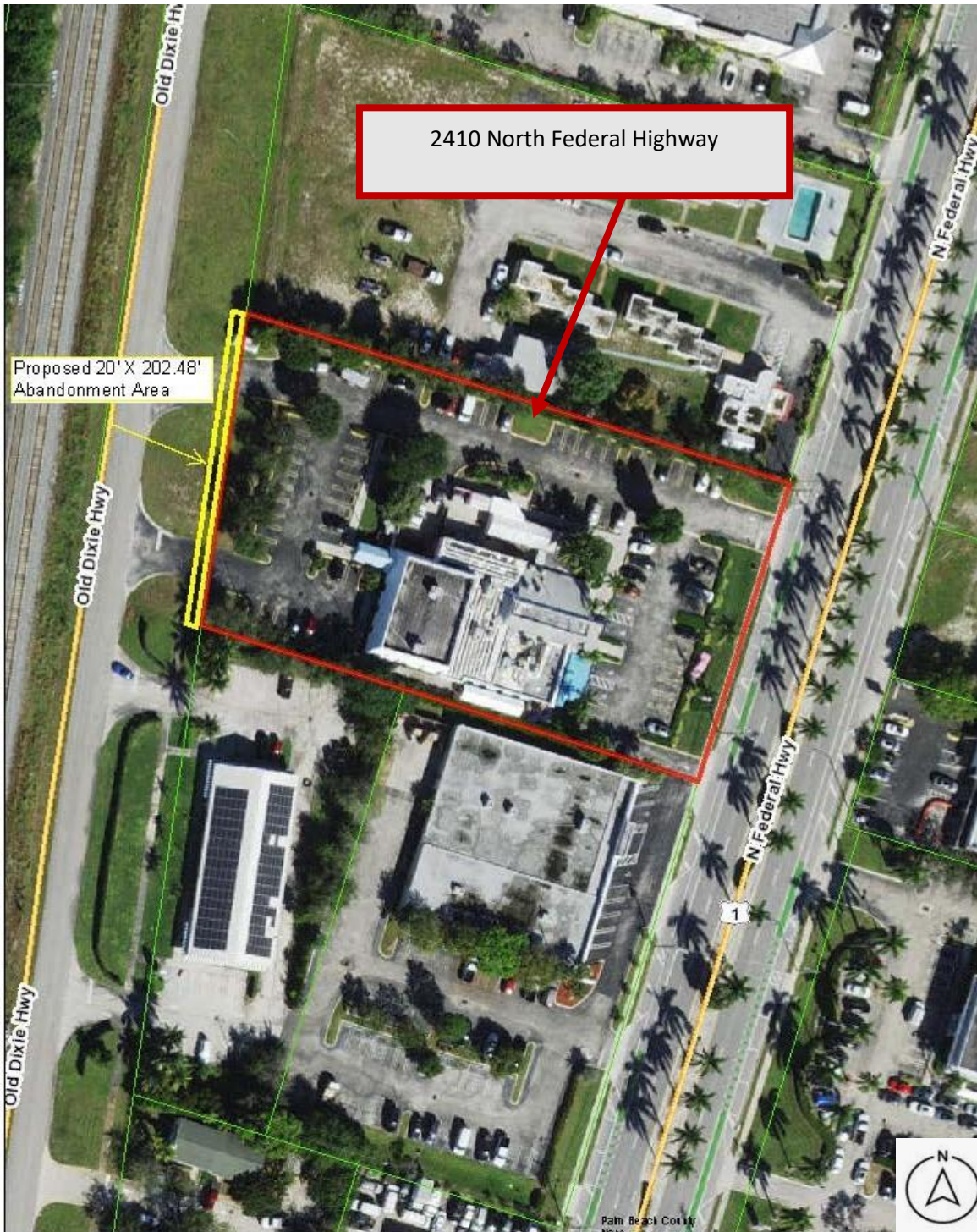
If you would like further information on the request, please contact the Development Services Department at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444, at (561) 243-6236 or [rodriguezq@mydelraybeach.com](mailto:rodriguezq@mydelraybeach.com).

Members of the public wishing to view Planning and Zoning Board meetings may attend in person in the City Commission Chambers at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444 or view the meeting through the City's website at <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where it will be live-streamed for the public. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may comment in-person during the presentation of the item, or submit their comments in writing to the Development Services Department by e-mail to [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com) or by regular mail at 100 NW 1st Avenue, Delray Beach, FL 33444.

PLEASE BE ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THIS PURPOSE SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. THE CITY DOES NOT PROVIDE OR PREPARE SUCH RECORD PURSUANT TO F.S. 286.0105.

City of Delray Beach  
Planning and Zoning Department  
Date Posted: August 10, 2023

**See Location Map on back page.**



Location of proposed Right-of-Way abandonment