



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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## NOTICE OF PUBLIC HEARING

### ABANDONMENT OF INTEREST

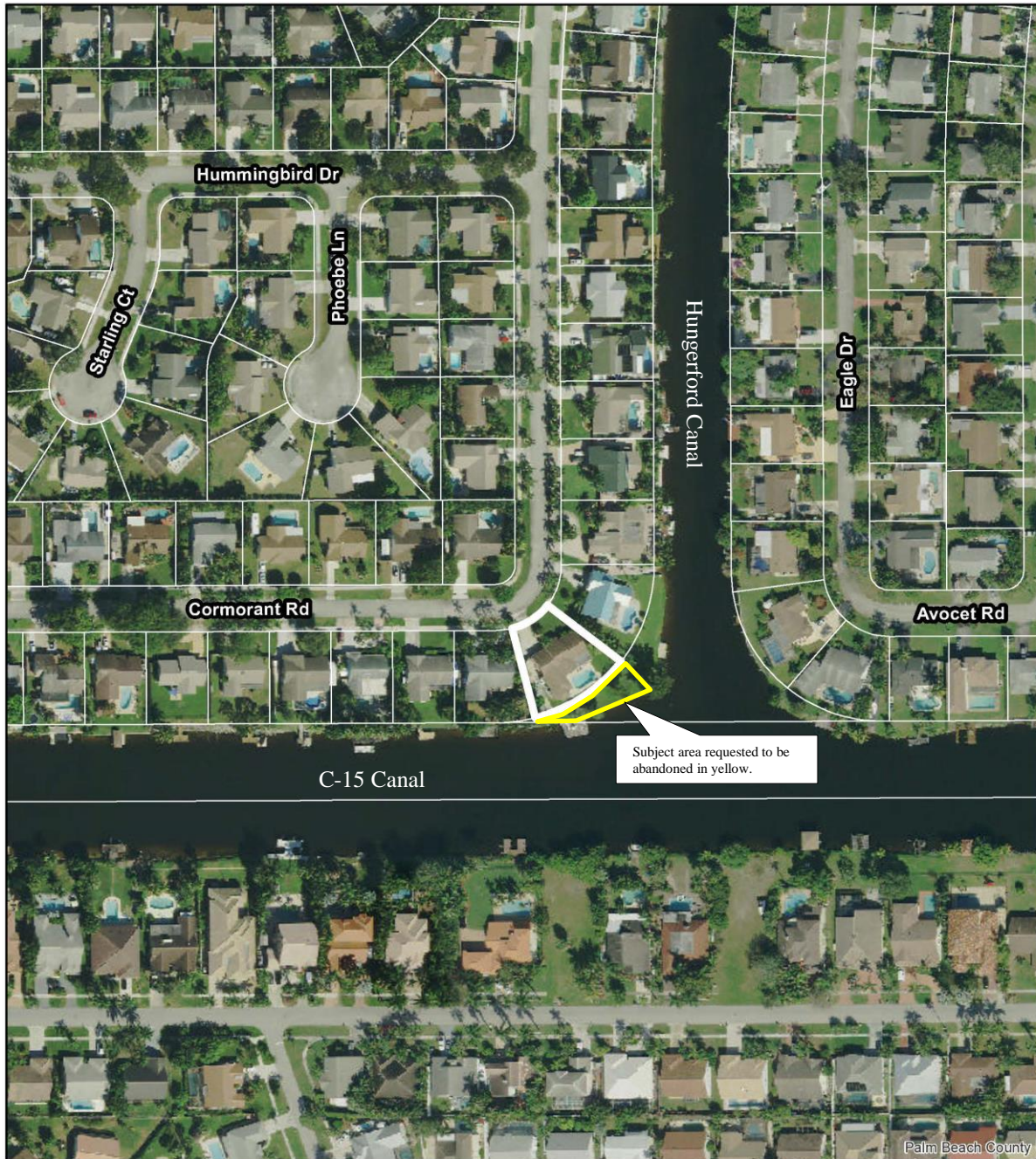
Pursuant to Section 2.4.2(B)(1)(i) of the Land Development Regulations of the City of Delray Beach, Florida, you are hereby notified that an abandonment of interest has been requested for a southeast portion of the Hungerford canal (see attached map). The portion of the canal requested is a dry area located south of Lot 14 (1300 Cormorant Rd). A complete description of the subject area to be abandoned is attached as Exhibit "A".

The PLANNING AND ZONING BOARD, acting as the Local Planning Agency, will hold a Public Hearing on the abandonment request on **March 25, 2019 at 6pm**, (or as soon thereafter as may be heard), in the Commission Chambers at City Hall, 100 NW 1st Avenue, Delray Beach, Florida, for the purpose of receiving public comment. If you would like further information with regard to how this proposed action may affect your property, or if you would like to review the plans for this request, please contact Kent Walia, Senior Planner, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, e-mail at [waliak@mydelraybeach.com](mailto:waliak@mydelraybeach.com), phone 561-243-7365.

All interested parties are invited to attend the public hearing and comment on the proposed abandonment or submit their comments in writing on or before the date of the hearing to the Development Services Department/Planning and Zoning Division. 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 these 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  
Development Services Department/Planning and Zoning Division  
Date Posted: **March 14, 2019**

**LOCATION MAP**



DEVELOPMENT SERVICES  
DEPARTMENT

**1300 Cormorant Rd**  
**12-43-46-29-14-000-0140**



0 50 100 200  
Feet

# SKETCH AND DESCRIPTION

(COVER & LEGAL DESCRIPTION)

PROPERTY ADDRESS:  
1300 CORMORANT ROAD  
DELRAY BEACH, FL 33444

THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO SHOW PROPERTY LYING BETWEEN SOUTHERLY PROPERTY LINE AND WET FACE OF SEAWALL.



LOCATION MAP NOT TO SCALE

## LEGAL DESCRIPTION:

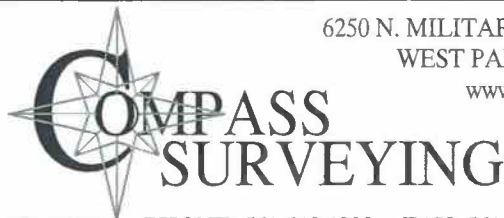
A PARCEL OF LAND LYING SOUTH OF THE SOUTHERLY LINE OF LOT 14, REPLAT OF TROPIC PALM PLAT NO. 2, AS RECORDED IN PLAT BOOK 33, PAGES 144 THROUGH 146, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WET FACE OF SEAWALL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 14°00'00" WITH AN ARC DISTANCE OF 136.96 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE SOUTH 14°00'00" EAST ALONG A RADIAL LINE AND THE WESTERLY PROPERTY LINE EXTENDED, A DISTANCE OF 6.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE C-15 CANAL AS LAID OUT AND IN USE; THENCE RUN NORTH 90°00'00" EAST, ALONG THE NORTH RIGHT OF WAY OF THE C-15 CANAL, A DISTANCE OF 30.8 FEET MORE OR LESS TO THE WET FACE OF THE EXISTING SEAWALL; THENCE NORTHEASTERLY ALONG SAID WET FACE OF SEAWALL, A DISTANCE OF 130 FEET MORE OR LESS TO A POINT ON THE EASTERLY PROPERTY LINE EXTENDED; THENCE NORTH 52°00'00" WEST ALONG A RADIAL LINE, A DISTANCE OF 50.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,849 SQUARE FEET MORE OR LESS

**Kenneth J. Osborne PSM #6415**

THIS SURVEY IS NOT VALID WITHOUT  
THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16901  
SHEET 1 OF 2

PREPARED FOR  
ROBIN BIRD

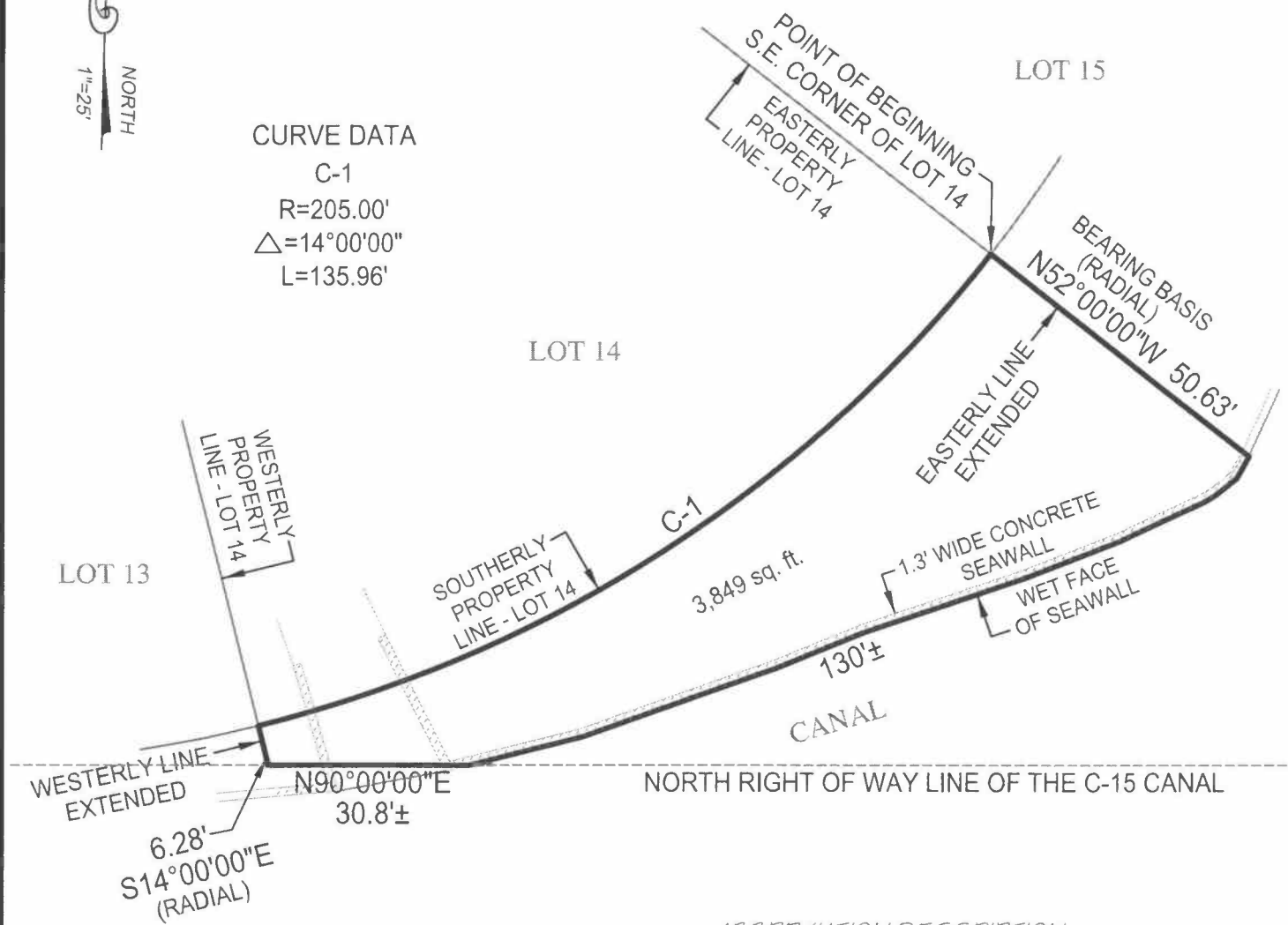
# SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)



### CURVE DATA

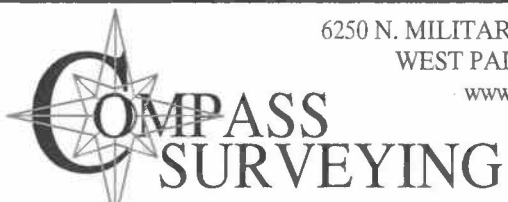
C-1  
 R=205.00'  
 $\Delta=14^{\circ}00'00''$   
 L=135.96'



ABBREVIATION DESCRIPTION:

LB	LICENSED BUSINESS
C.B.	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR MAPPER
R	RADIUS
$\Delta$	DELTA / CENTRAL ANGLE
L	LENGTH

*Keith M. Stone*



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PROJECT: C-16901  
 SHEET 2 OF 2

PREPARED FOR  
 ROBIN BIRD



GRAPHIC SCALE (In Feet)

1 inch = 20ft.

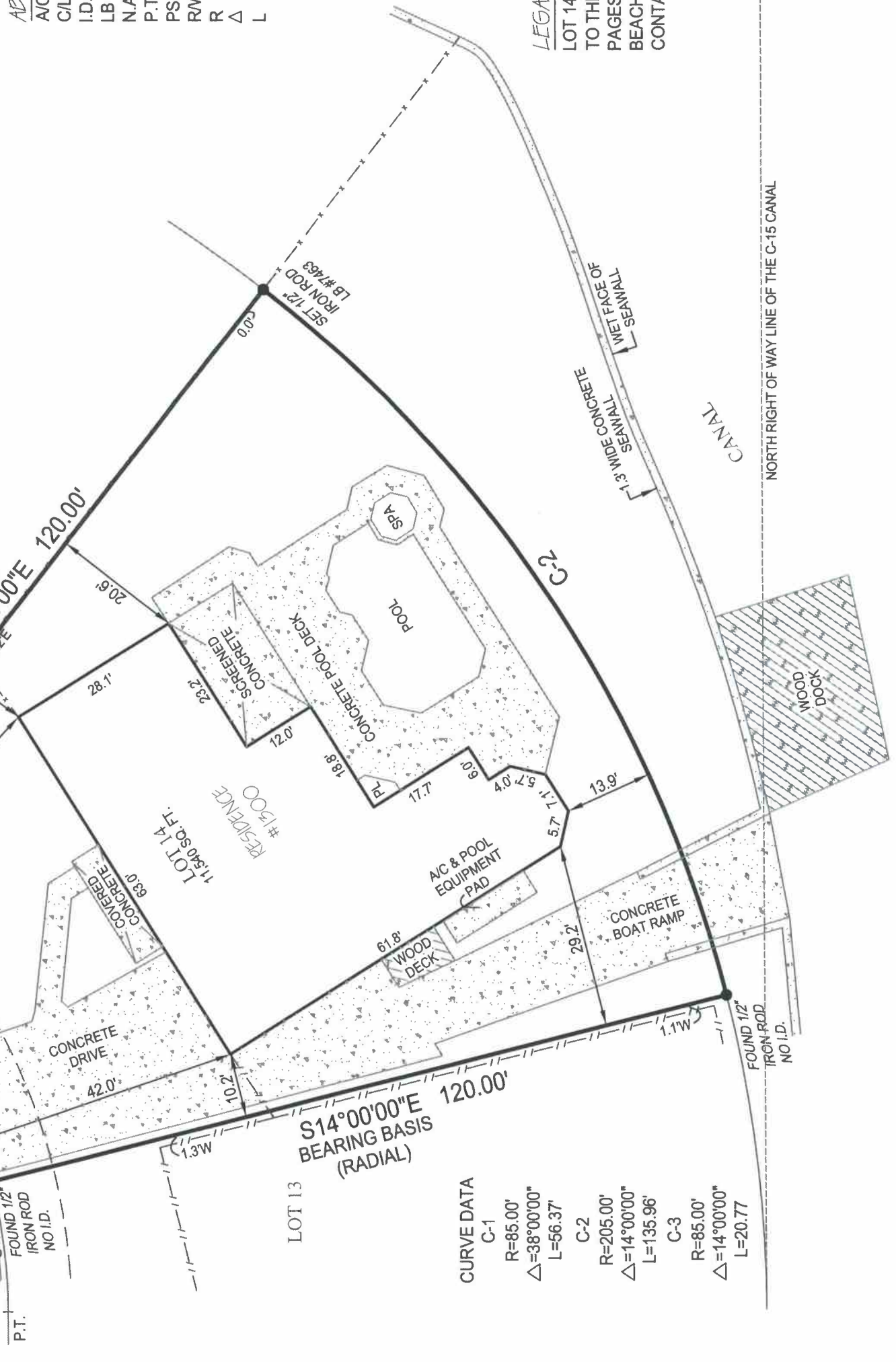


NORTH  
1"=20'

- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
  - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
  - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
  - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY PROPERTY LINE, ASSUMED TO BEAR S14°00'00"E.



LOCATION MAP NOT TO SCALE



**CURVE DATA**

C-1	R=85.00'	Δ=38°00'00"	L=56.37'
C-2	R=205.00'	Δ=14°00'00"	L=135.96'
C-3	R=85.00'	Δ=14°00'00"	L=20.77'

**ABBREVIATION DESCRIPTION:**

- A/C AIR CONDITIONER
- C/L CENTERLINE
- I.D. IDENTIFICATION
- LB LICENSED BUSINESS
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- P.T. POINT OF TANGENCY
- PSM PROFESSIONAL SURVEYOR MAPPER
- RW RIGHT OF WAY
- R RADIUS
- Δ DELTA
- L LENGTH

FLOOD ZONE: X/AE  
 COMMUNITY NUMBER: 125012  
 PANEL: 12099C0987  
 SUFFIX: F  
 BASE FLOOD ELEVATION: 10 (N.A.V.D. 88)  
 FIRM DATE: 10-05-2017

**LEGAL DESCRIPTION:**

LOT 14, REPLAT TROPIC PALM PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 144 THROUGH 146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 CONTAINING 11,540 SQUARE FEET MORE OR LESS

NORTH RIGHT OF WAY LINE OF THE C-15 CANAL

*Kenneth J. Osborne*  
**Kenneth J. Osborne PSM #6415**  
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF  
 1300 CORMORANT ROAD  
 DELRAY BEACH, FL 33444  
 PREPARED FOR  
 ROBIN BIRD

Project: C-16901  
 Date: 01-07-2019  
 Scale: 1" = 20'  
 1 OF 1

**COMPASS SURVEYING**  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 www.compassurveying.net  
 PHONE: 561.640.4800 FAX: 561.640.0576  
 LB. 7463