

RESOLUTION NO. R2025- 0524

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN ALL OF ARCHER STREET LYING BETWEEN BLOCK 4 AND BLOCK 5, TOGETHER WITH ALL OF BERKLEY STREET LYING BETWEEN BLOCK 5 AND BLOCK 15, TOGETHER WITH ALL OF CLARENDON STREET LYING BETWEEN BLOCK 15 AND BLOCK 16, TOGETHER WITH ALL OF DARTMOUTH STREET LYING BETWEEN BLOCK 16 AND BLOCK 23, TOGETHER WITH ALL OF ELMHURST STREET LYING SOUTH OF SAID BLOCK 23, TOGETHER WITH PORTIONS OF EMERSON AVENUE AND WESTMOOR AVENUE, ALL AS SHOWN ON PLAT NO. 1 WESTMOOR PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of the County, called a public hearing to be held in the County Commissioners' Chambers, at the Robert Weisman Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on April 24, 2025, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in all of Archer Street lying between Block 4 and Block 5, together with all of Berkley Street lying between Block 5 and Block 15, together with all of Clarendon Street lying between Block 15 and Block 16, together with all of Dartmouth Street lying between Block 16 and Block 23, together with all of Elmhurst Street lying south of said Block 23, together with portions of Emerson Avenue and Westmoor Avenue, all as shown on Plat No. 1 Westmoor Pines, according to the plat thereof, as recorded in Plat Book 4, Page 21, Public Records of Palm Beach County, as shown in **Exhibit A** (collectively, ROW); and

WHEREAS, the petition substantially complies with the terms and conditions of the abandonment process, as set forth in the Ordinance; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on April 6, 2025; and

RESOLUTION NO. R2025- 0524

WHEREAS, the BCC while convened in regular session on April 24, 2025 did hold a meeting on said petition to abandon the ROWs; and

WHEREAS, the BCC determined that the ROWs are in excess of the requirements and will not deprive any person of a reasonable means of ingress and egress from at least one County, State, or Federal highway.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. All of Archer Street lying between Block 4 and Block 5, together with all of Berkley Street lying between Block 5 and Block 15, together with all of Clarendon Street lying between Block 15 and Block 16, together with all of Dartmouth Street lying between Block 16 and Block 23, together with all of Elmhurst Street lying south of said Block 23, together with portions of Emerson Avenue and Westmoor Avenue, all as shown on Plat No. 1 Westmoor Pines, according to the plat thereof, as recorded in Plat Book 4, Page 21, public Records of Palm Beach County, is hereby abandoned and closed as public rights-of-way and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to the ROWs, more fully described in the legal description and sketch, as shown in **Exhibit A**, attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes, and the Ordinance.

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RESOLUTION NO. R2025- 0524

The foregoing Resolution was offered by Commissioner Baxter, who moved its adoption. The motion was seconded by Commissioner Woodward and, upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	Aye
Commissioner Sara Baxter, Vice Mayor	Aye
Commissioner Gregg K. Weiss	Aye
Commissioner Joel G. Flores	Aye
Commissioner Marci Woodward	Aye
Commissioner Maria Sachs	Aye
Commissioner Bobby Powell Jr.	Aye

The Mayor thereupon declared the Resolution duly passed and adopted this 24 day of April, 2025.

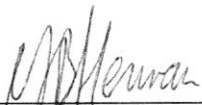
APPROVED AS TO TERMS AND CONDITIONS



BY: _____
Scott B. Cantor, Director
Land Development Division

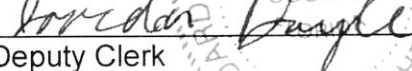
PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



BY: _____
Yelizaveta B. Herman,
Assistant County Attorney

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY:  _____
Deputy Clerk

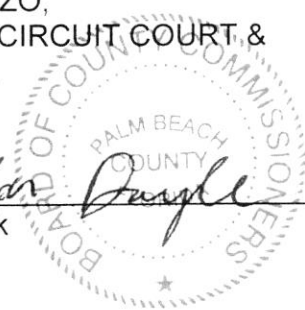


EXHIBIT A

DESCRIPTION:

ALL OF ARCHER STREET LYING BETWEEN BLOCK 4 AND BLOCK 5 TOGETHER WITH ALL OF BERKLEY STREET LYING BETWEEN BLOCK 5 AND BLOCK 15 TOGETHER WITH ALL OF CLARENDON STREET LYING BETWEEN BLOCK 15 AND BLOCK 16 TOGETHER WITH ALL OF DARTMOUTH STREET LYING BETWEEN BLOCK 16 AND BLOCK 23 TOGETHER WITH ALL OF ELMHURST STREET (A 30-FOOT RIGHT-OF-WAY) LYING SOUTH OF SAID BLOCK 23 TOGETHER WITH PORTIONS OF EMERSON AVENUE AND WESTMOOR AVENUE, ALL AS SHOWN ON PLAT NO. 1 WESTMOOR PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 26, S1°24'53"W, A DISTANCE OF 64.02 FEET; THENCE S88°26'20"E, A DISTANCE OF 52.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG A LINE 64.02 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, SAID PARALLEL LINE BEING COINCIDENT WITH THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL RIGHT-OF-WAY PER CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, S88°26'20"E, A DISTANCE OF 37.53 FEET; THENCE S01°24'35"W, A DISTANCE OF 204.49 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 4, S88°58'02"E, A DISTANCE OF 558.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4; THENCE ALONG THE EAST LINE OF SAID BLOCK 4, N01°21'38"E, A DISTANCE OF 199.34 FEET TO A POINT OF INTERSECTION WITH A LINE 64.02 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26; THENCE ALONG SAID PARALLEL LINE, S88°26'20"E, A DISTANCE OF 31.30 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF KELLY TRACTOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGE 132 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, S1°12'52"W, A DISTANCE OF 1,238.06 FEET TO THE SOUTHWEST CORNER OF SAID KELLY TRACTOR PLAT; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID KELLY TRACTOR PLAT, N88°47'00"W, A DISTANCE OF 13.23 FEET; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, S1°12'54"W, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID PLAT NO. 1 WESTMOOR PINES; THENCE ALONG SAID SOUTH BOUNDARY LINE, BEING COINCIDENT WITH THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, N88°46'46"W, A DISTANCE OF 617.93 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N01°24'53"E, A DISTANCE OF 1,281.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:


BLOCK 5, 15, 16 AND 23 OF SAID PLAT NO. 1 WESTMOOR PINES.

CONTAINING 236,850 SQUARE FEET 5.4373 ACRES, MORE OR LESS.


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 SEPTEMBER 27, 2024. 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 SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

SHEET 1 OF 10



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452



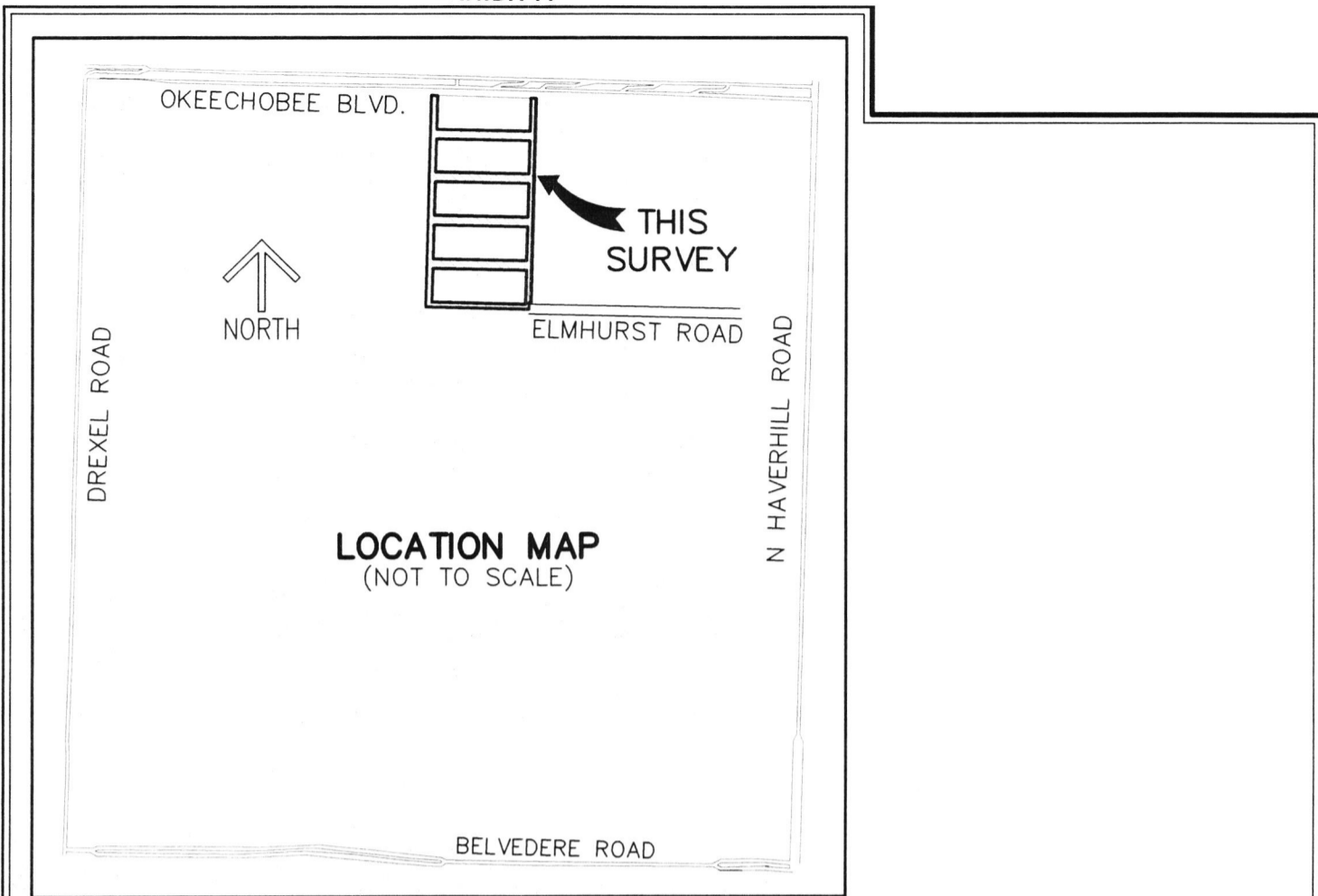
Digitally signed by
 David Lindley
 Date: 2024.10.01
 10:23:07 -04'00'
 Adobe Acrobat
 version:
 2024.003.20112

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 LB 3591

DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES
 RIGHT-OF-WAY ABANDONMENT
 SPECIFIC PURPOSE SURVEY**

EXHIBIT A



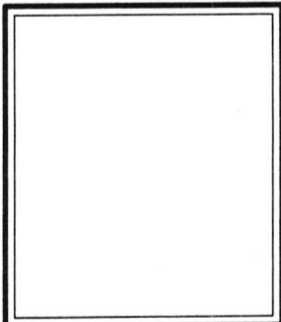
SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
3. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OWNERSHIP & ENCUMBRANCE REPORT, FILE NUMBER 11954043, DATED AUGUST 28, 2024. ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°42'56"E ALONG THE LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINTS "OKEE DREX" AND "OKEE FIRE" RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, (90 ADJUSTMENT). (SEE SHEET 4)
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
8. FOR IMPROVEMENTS AND TITLE EXCEPTIONS SEE CAULFIELD & WHEELER SURVEYING INC. BOUNDARY SURVEY JOB NUMBER 9544.

SHEET 2 OF 10

CAULFIELD & WHEELER, INC.

 CIVIL ENGINEERING – LAND PLANNING
 LANDSCAPE ARCHITECTURE – SURVEYING
 7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES
 RIGHT-OF-WAY ABANDONMENT
 SPECIFIC PURPOSE SURVEY**


**NOTES
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = U.S. SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.0000342
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

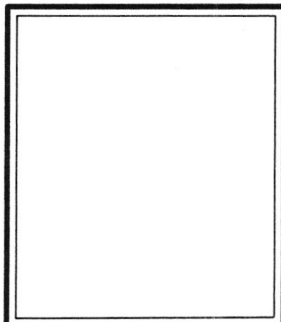
LEGEND/ABBREVIATIONS:

- FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
- PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
- FPL – FLORIDA POWER & LIGHT COMPANY
- O.R.B. – OFFICIAL RECORDS BOOK
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING
- UE – UTILITY EASEMENT
- PG(S). – PAGE(S)
- R/W – RIGHT-OF-WAY
- LB – LICENSED BUSINESS
- ☉ – CENTERLINE
- P.B. – PLAT BOOK
- N – NORTHING (WHEN USING BY COORDINATES)
- E – EASTING (WHEN USING BY COORDINATES)
- NAD – NORTH AMERICAN DATUM
- PBC – PALM BEACH COUNTY
- 26-43-42 – SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST
- LWDD – LAKE WORTH DRAINAGE DISTRICT
- (P) – PLAT NO.1 WESTMOOR PINES ADDITION TO WEST PALM BEACH
(PLAT BOOK 4, PAGE 21)

SHEET 3 OF 10



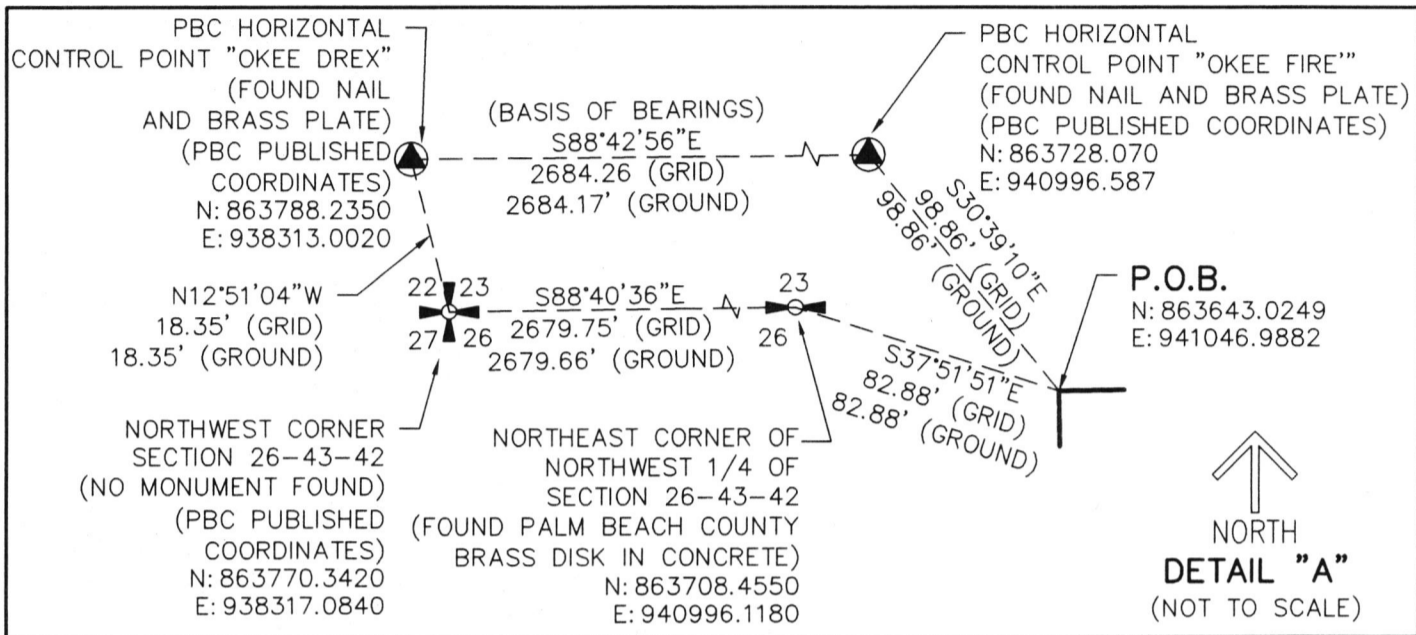
CAULFIELD & WHEELER, INC.
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DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES
 RIGHT-OF-WAY ABANDONMENT
 SPECIFIC PURPOSE SURVEY**

EXHIBIT A



SHEET 4 OF 10



CAULFIELD & WHEELER, INC.

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**PORTION OF PLAT NO. 1 WESTMOOR PINES
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 SPECIFIC PURPOSE SURVEY**

DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9544-RW Aban

EXHIBIT A

131' PUBLIC R/W
 FDOT R/W MAP SECTION 93280-2503
 SHEETS 4 & 5 OF 7
 REVISION DATE 10-06-97

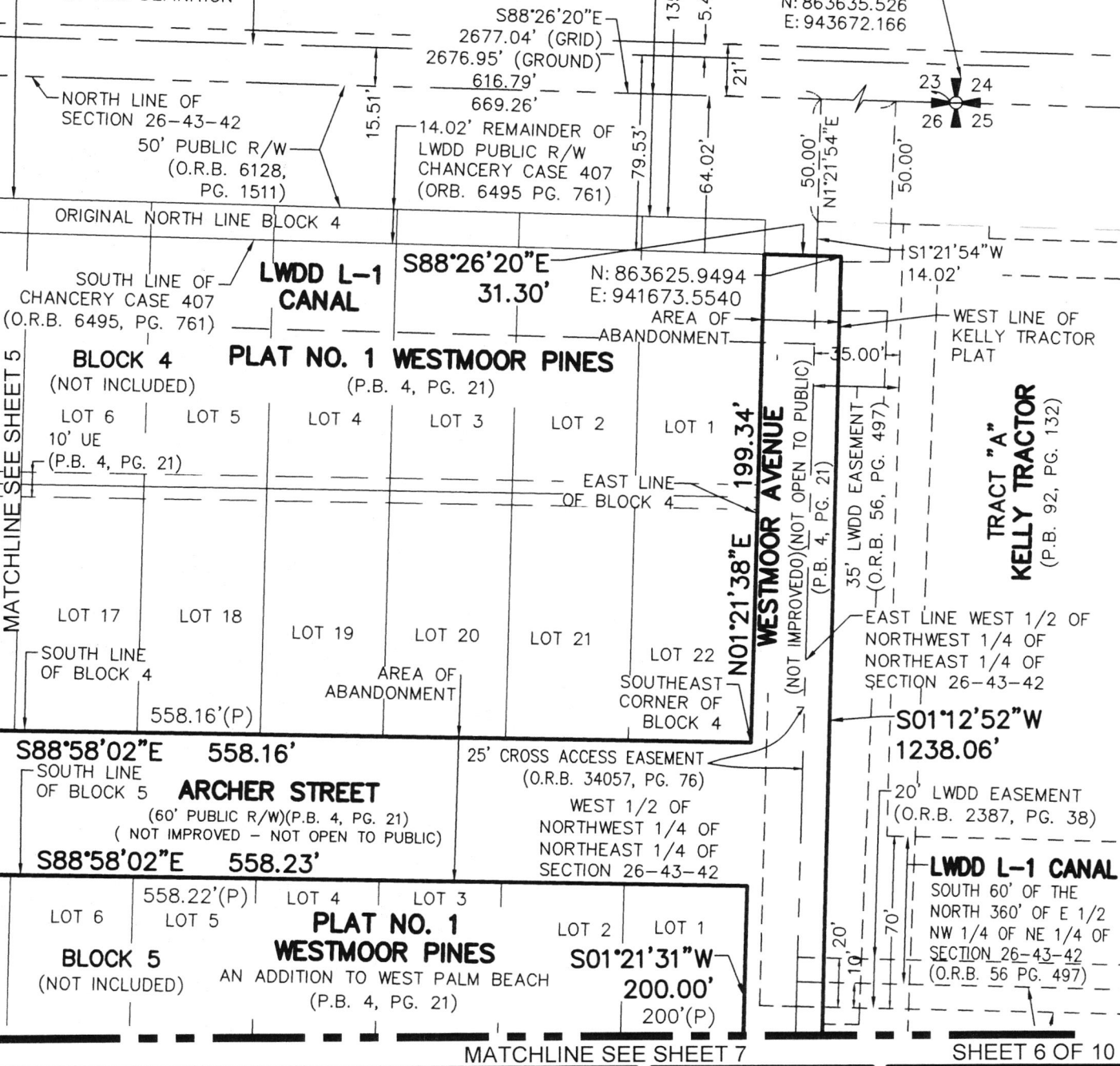
NORTH R/W LINE
 (O.R.B. 5990, PG. 660)

OKEECHOBEE BOULEVARD

(STATE ROAD 704)
 (PUBLIC R/W, WIDTH VARIES)
 CENTERLINE OF R/W
 PER PBC DEFINITION

NORTH 50' SECTION 26-43-42
 PARCEL NO. 118
 (ORB. 6029 PG. 1155)
 (ORB. 6128 PG. 1747)

NORTHEAST CORNER OF
 SECTION 26-43-42
 (PBC PUBLISHED
 COORDINATES)
 N: 863635.526
 E: 943672.166

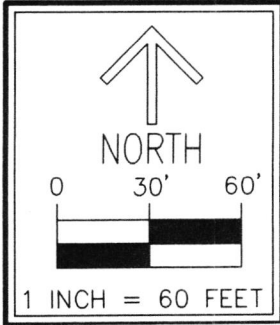


MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

SHEET 6 OF 10

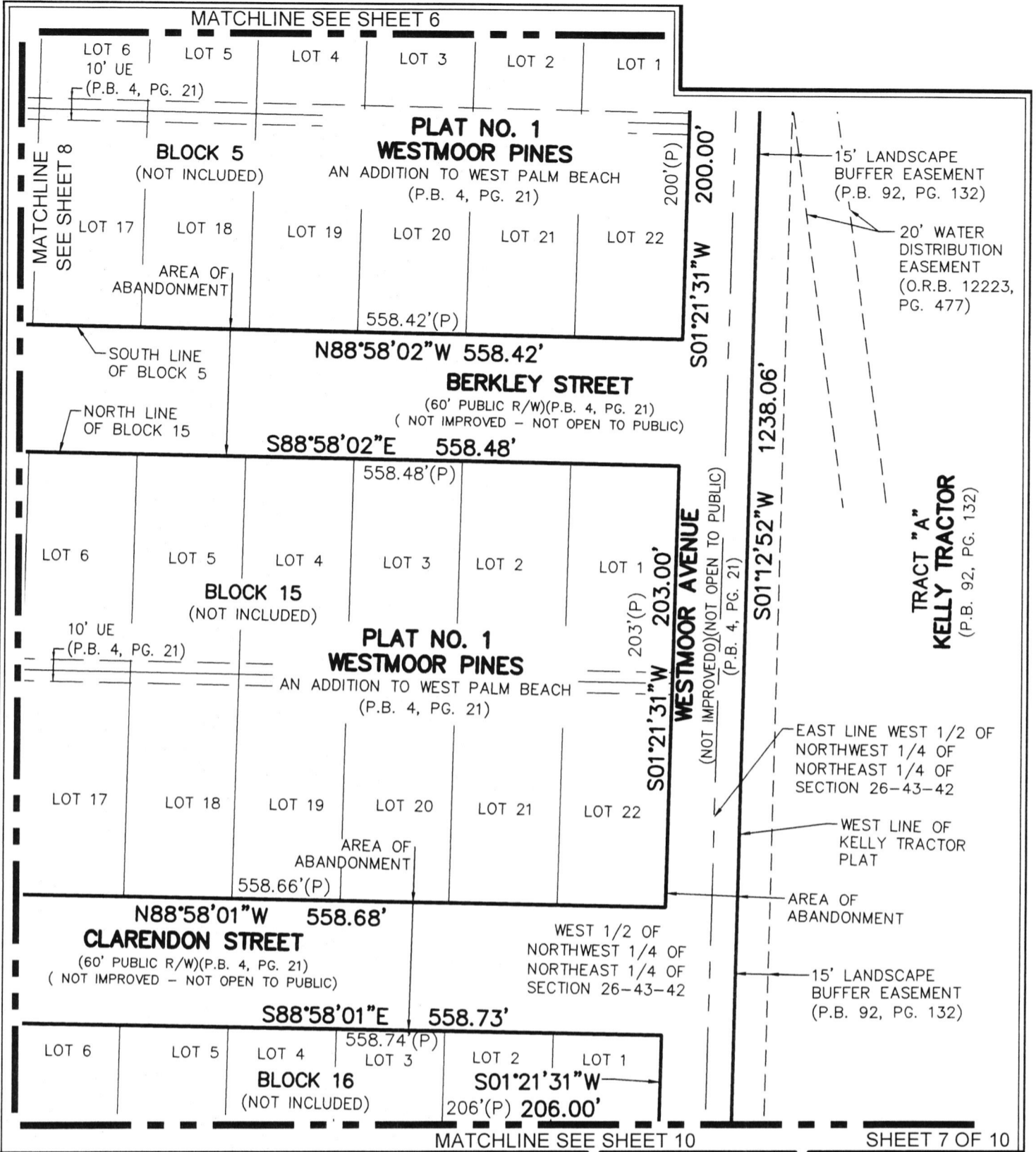
CAULFIELD & WHEELER, INC.
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 LANDSCAPE ARCHITECTURE - SURVEYING
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 BOCA RATON, FLORIDA 33433
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DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	9544-RW Aban


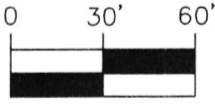
**PORTION OF PLAT NO. 1 WESTMOOR PINES
 RIGHT-OF-WAY ABANDONMENT
 SPECIFIC PURPOSE SURVEY**

EXHIBIT A



CAULFIELD & WHEELER, INC.

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 NORTH

 1 INCH = 60 FEET

DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	9544-RW Aban

PORTION OF PLAT NO. 1 WESTMOOR PINES
 RIGHT-OF-WAY ABANDONMENT
 SPECIFIC PURPOSE SURVEY

MATCHLINE SEE SHEET 8

LUXURY VEHICLES OF WEST PALM BEACH
(P.B. 127, PG. 15)

LWDD E-3 CANAL

NORTH-SOUTH QUARTER SECTION LINE OF SECTION 26-43-42
N1'24'53"E 1346.17'
52.47' LWDD R/W CHANCERY CASE 407 (O.R.B. 6495 PG. 761)

N01'24'53"E 1281.79'

(O.R.B. 1732, PG. 612)
(O.R.B. 1994, PG. 1615)
(O.R.B. 4417, PG. 1831)

ORIGINAL WEST R/W LINE

EMERSON AVENUE
(NOT IMPROVED)
(NOT OPEN TO PUBLIC)

(P.B. 4, PG. 21)

N01'24'53"E 204.57'

N01'24'53"E 206.00'

EAST CANAL R/W (O.R.B. 6495 PG. 761)

52.47' LWDD R/W CHANCERY CASE 407 (O.R.B. 6495 PG. 761)

S88°47'00"E 52.47'

53.46'

N88°47'00"W 0.99'

SOUTH BOUNDARY OF PLAT NO. 1 WESTMOOR PINES AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 26-43-42

617.93' N88°46'46"W UNPLATTED

PORTION OF SECTION 26-43-42

LOT 11 LOT 10

10' UE (P.B. 4, PG. 21)

PLAT NO. 1 WESTMOOR PINES

AN ADDITION TO WEST PALM BEACH (P.B. 4, PG. 21)

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

AREA OF ABANDONMENT

BLOCK 16 (NOT INCLUDED)

558.96'(P)

N88°58'01"W 558.94'

DARTMOUTH STREET

(60' PUBLIC R/W)(P.B. 4, PG. 21)
(NOT IMPROVED - NOT OPEN TO PUBLIC)

S88°58'00"E 558.99'

BLOCK 23 (NOT INCLUDED)

PLAT NO. 1 WESTMOOR PINES
AN ADDITION TO WEST PALM BEACH (P.B. 4, PG. 21)

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7

10' UE (P.B. 4, PG. 21)

AREA OF ABANDONMENT

SOUTH LINE OF WEST OF 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 26-43-42

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

N88°47'00"W 559.19' 559.20'(P)

ELMHURST STREET

(A PORTION OF 60' PUBLIC R/W)(P.B. 4, PG. 21)
(NOT IMPROVED - NOT OPEN TO PUBLIC)

SHEET 9 OF 10



CAULFIELD & WHEELER, INC.

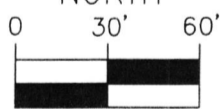
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 60 FEET

DATE 9/27/2024

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=60'

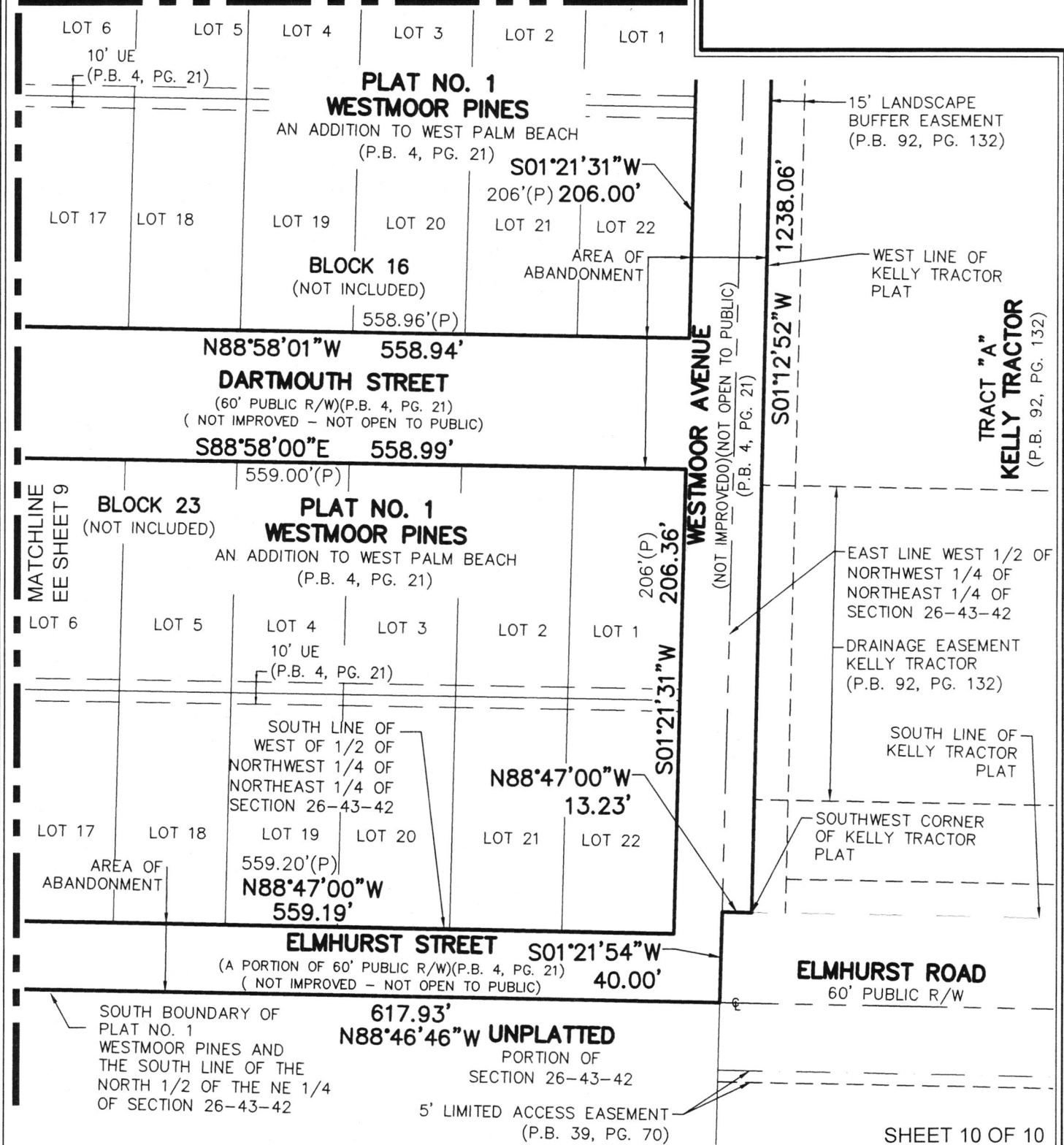
JOB NO. 9544-RW Aban

PORTION OF PLAT NO. 1 WESTMOOR PINES
RIGHT-OF-WAY ABANDONMENT
SPECIFIC PURPOSE SURVEY

MATCHLINE SEE SHEET 10

EXHIBIT A

MATCHLINE SEE SHEET 7


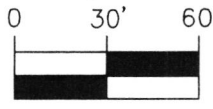


MATCHLINE SEE SHEET 9

SHEET 10 OF 10

CAULFIELD & WHEELER, INC.

 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452


 NORTH

 1 INCH = 60 FEET

DATE	9/27/2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	9544-RW Aban

**PORTION OF PLAT NO. 1 WESTMOOR PINES
 RIGHT-OF-WAY ABANDONMENT
 SPECIFIC PURPOSE SURVEY**