



RESOLUTION NO. 2024-007

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, APPROVING A DECLARATION OF UNITY OF TITLE SUBMITTED BY HIGHLAND BEACH HOLDINGS LP FOR THE PROPERTIES LOCATED NORTH OF THE INTERSECTION OF GRAND COURT AND STATE ROAD A1A, SPECIFICALLY PARCEL CONTROL NUMBERS 24-43-47-09-00-001-0030 AND 24-43-47-09-00-001-0210; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Highland Beach, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, Pursuant to Section 30-68(q)(3) Town Code of Ordinances, all unities of title applicable to property within the Town shall be approved by the Town Commission, and recorded prior to issuance of a building permit, or as otherwise required by a development order approved by the Town; and

WHEREAS, Highland Beach Holdings LP owns the properties located north of the intersection of Grand Court and State Road A1A, specifically parcel control numbers 24-43-47-09-00-001-0030 and 24-43-47-09-00-001-0210; and

WHEREAS, both parcels are vacant; and

WHEREAS, the total lot size for both properties is 26,117 square feet (0.5996 acres).

WHEREAS, the property owner is requesting the Town approve a Declaration of Unity of Title for parcel control numbers 24-43-47-09-00-001-0030 and 24-43-47-09-00-001-0210.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AS FOLLOWS:

Section 1. The Town Commission finds that the proposed Declaration of Unity of Title for the properties located north of the intersection of Grand Court and State Road A1A, specifically parcel control numbers 24-43-47-09-00-001-0030 and 24-43-47-09-00-001-0210 with the following legal description:

The north 61.13 feet of the south 867 feet of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, lying west of the west right-of-way line of State Road No. A-1-A and part of the north 100.00 feet of the south 300.00 feet

of the north half of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East and more particularly described as follows:

Beginning at the intersection of the west right-of-way line of State Road A-1-A with the southerly line of the north 61.13 feet of the south 867.00 feet of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida; thence along the aforementioned south line N89°34'30"W 226.62 feet; thence N11°29'05"E 62.29 feet; thence S89°34'30"E along the northerly line of the previously mentioned north 61.13 feet of the south 867.00 feet of the north half of Government Lot 1, a distance of 94.52 feet; thence N08°25'30"E 100.98 feet; thence S89°34'30"E along the northerly line of the north 100.00 feet of the south 300.00 feet of the north half of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, 122.59 feet to westerly right-of-way line of State Road A-1-A; thence southerly along the arc of a 28697.90 foot radius curve, concave easterly, whose chord bears S06°16'07"W an arc distance of 161.97 feet to the Point of Beginning.

Said lands situate in the Town of Highland Beach, Palm Beach County, Florida and containing 26,117 square feet (0.5996 acres) more or less.

does not create a parcel that is incompatible with the Town’s Comprehensive Plan and the Town’s Zoning Code.

Section 2. The Declaration of Unity of Title for the parcels located north of the intersection of Grand Court and State Road A1A, specifically parcel control numbers 24-43-47-09-00-001-0030 and 24-43-47-09-00-001-0210 is attached to this resolution as **Exhibit A**.

Section 3. The Declaration of Unity of Title is approved by the Town of Highland Beach Town Commission.

Section 4. This Resolution shall be effective immediately upon adoption.

DONE AND ADOPTED by the Town Commission of the Town of Highland Beach, Florida, this ____ day of _____, 2024.

ATTEST:

Natasha Moore, Mayor

REVIEWED FOR LEGAL SUFFICIENCY

Lanelda Gaskins, MMC
Town Clerk

Leonard G. Rubin, Town Attorney
Town of Highland Beach

VOTES:

YES NO

Mayor Natasha Moore

Vice Mayor David Stern

Commissioner Evalyn David

Commissioner Donald Peters

Commissioner Judith M. Goldberg

EXHIBIT "A"