



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Town Commission Meeting

MEETING DATE April 2, 2024

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: 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 (UNITY-2023-002)

SUMMARY:

The property owner of parcels 24-43-47-09-00-001-0030 and 24-43-47-09-00-001-0210, Highland Beach Holdings LP, located north of the intersection of Grand Court and State Road A1A is requesting a Unity of Title. Section 30-68(q)(3) of the Town Code states that *all unities of title applicable to property within the Town shall be reviewed by the Town attorney, 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.* According to the Palm Beach County (PBC) Property Appraiser both parcels currently do not have a property/location address; however, if the Unity of Title is approved by the Town Commission, Building Department staff will provide an address for the unified parcels and advise the PBC Property Appraiser's office accordingly.

Both parcels are currently vacant and are zoned Residential Multiple Family Low Density (RML) with a corresponding future land use designation of Multi Family Low Density. The following zoning district and future land use designations are applicable for adjacent properties:

PARCEL	ZONING DISTRICT	FUTURE LAND USE DESIGNATION
North	Residential Multiple Family Low Density (RML)	Multi Family Low Density
South	Government Services District (GSD)	Recreational Open Space
East	Residential Single Family (RS)	Single Family
West	Residential Multiple Family Low Density (RML)	Multi Family Low Density

According to the Applicant's survey, the combined parcels will total 26,117 square feet (0.5996 acres). While development of the parcels is subject to a 1995 Settlement Agreement (Resolution No. 662), the underlying density for the combined parcels (six (6) dwelling units per acre in the RML zoning district) would allow a maximum of three (3) dwelling units ($26,117/43,560 \times 6 = 3.59$ units). Note that the Town Code of Ordinances does not have a rounding up provision.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Application

Aerials

Resolution

RECOMMENDATION:

At the discretion of the Commission.