



**TOWN OF HIGHLAND BEACH
RESOLUTION NO. 2023-017**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, APPROVING A DECLARATION OF UNITY OF TITLE SUBMITTED BY GUNTHER K. BUERMAN AND MARGARETHA BUERMAN FOR THE PROPERTIES LOCATED AT 4015 SOUTH OCEAN BOULEVARD AND 4019 SOUTH OCEAN BOULEVARD; 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, Gunther K. Buerman and Margaretha Buerman own the properties located at 4015 and 4019 South Ocean Boulevard; and

WHEREAS, the property located at 4015 South Ocean Boulevard is vacant, and the property located at 4019 South Ocean Boulevard contains a single family home; and

WHEREAS, the total lot size for both properties is 40,176 square feet (0.9223 acres).

WHEREAS, the property owners are requesting the Town approve a Declaration of Unity of Title for 4015 and 4019 South Ocean Boulevard.

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 at 4015 and 4019 South Ocean Boulevard with the parcel control numbers 24-43-47-04-00-005-0060 and 24-43-47-04-00-005-0070 respectively and the following legal description:

The south 100 feet of the north 2350 feet of Section 4 (measured at right angles to the North line thereof), Township 47 South, Range 43 East, lying east of the centerline of State Road A1A, the right of way of which road was conveyed to State of Florida by deed recorded in Deed Book 578, Page 129, Palm Beach County records which property is situated in the Town of Highland Beach, Palm Beach County, Florida

Also described as: the north 100 feet of the south 645 feet of Government Lot 5 of State Road 140.

Also described as City Lot No. 49.

Together with;

That part of the south 100 feet of the north 2450 feet of Section 4 (measured at right angles to the North line thereof), Township 47 South, Range 43 East, Palm Beach County, Florida, lying East of the easterly right-of-way line of State Road. No. 140, together with any right title or interest of Grantor, if any, in and to land lying within the right-of-way of State Road 140 (A-1-A) to the centerline thereof.

Said lands lying in Highland Beach, Palm Beach County, Florida and containing 40,176 square feet (0.9223 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 at 4015 and 4019 South Ocean Boulevard 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 _____, 2023.

ATTEST:

Natasha Moore, Mayor

**REVIEWED FOR LEGAL
SUFFICIENCY**

Lanelda Gaskins, MMC
Town Clerk

Glen Torcivia, 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