



TOWN OF HIGHLAND BEACH

AGENDA MEMORANDUM

MEETING TYPE: Town Commission Meeting

MEETING DATE August 1, 2023

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 GUNTHER K. BUERMAN AND MARGARETHA BUERMAN FOR THE PROPERTIES LOCATED AT 4015 SOUTH OCEAN BOULEVARD 4019 SOUTH OCEAN BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE (UNITY-2023-001)

SUMMARY:

The property owners of 4015 and 4019 South Ocean Boulevard are 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.* The parcel control numbers for each parcel are as follows:

4015 South Ocean Boulevard	4019 South Ocean Boulevard
24-43-47-04-00-005-0060	24-43-47-04-00-005-0070

Both parcels are zoned Residential Single Family (RS) with a corresponding future land use designation of Single Family. The following zoning district and future land use designations are applicable for adjacent properties:

PARCEL	ZONING DISTRICT	FUTURE LAND USE DESIGNATION
North	Residential Single Family (RS)	Single Family
South	Residential Single Family (RS)	Single Family
East	NA (Atlantic Ocean)	NA (Atlantic Ocean)
West	Residential Multiple Family Low Density (RML)	Multi Family Low Density

The property located at 4015 South Ocean Boulevard is currently vacant while the property located at 4019 South Ocean Boulevard contains a three (3) story single-family home which according to the Palm Beach County Property Appraiser was built in 1994. The properties combined will total 40,176 square feet (0.9223 acres).

Upon approval of the requested Unity of Title, any future redevelopment or major modification (as described in Section 30-39 of the Town Code) of the current single family residence will require the submittal of a development order application to the Town's Building Department. Such redevelopment or major modification shall be in compliance with the Town Code of Ordinances including but not limited to the property development regulations and permitted uses found in the Town's Zoning Code (Chapter 30).

FISCAL IMPACT:

N/A

ATTACHMENTS:

Application

Aerials

Resolution

RECOMMENDATION:

At the discretion of the Commission.