



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Town Commission Meeting
MEETING DATE May 16, 2023
SUBMITTED BY: Town Manager's Office
SUBJECT: Troiano Property – Lot Split Discussion

SUMMARY:

The Troiano Family owns 4611 South Ocean Boulevard which is currently bifurcated by A1A (refer to attached maps.) That is, the beach front single family home exists east of A1A while the westside of the property is undeveloped. The family would like to split the property into a west side lot and an eastside lot, and each carry a separate zoning designation.

Section 30-103(d) of the Town Code Ordinance prohibits the desired property to be split as the western portion of the property (portion west of A1A) would be non-conforming based on road frontage. The section reads “*Creation of nonconforming lots prohibited, unless otherwise provided herein, a division of any parcel shall not be made which creates a lot which does not conform to the requirements of this chapter.*”

The Troiano Family has requested an opportunity to discuss this issue with the Commission in hopes that a minor ordinance modification can be made to allow for the desired lot split. Mrs. Troiano has submitted a letter requesting such an ordinance modification.

Property Description from Deed:

The North 67.38 feet of the South 367.38 feet of the North Half of the North Half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, subject to right-of-way of State Road A-1-A.

Subject to the easements, restrictions, and reservations of record, if any; zoning ordinances, matters of survey; and taxes subsequent the year 1988.

More commonly known as: 4611 South Ocean Blvd., Highland Beach, Florida.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Letter from Mrs. Troiano dated May 10, 2023
Aerial Maps

RECOMMENDATION:

Commission discussion.