

RESOLUTION NO. 13-2026 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, APPROVING THE RELEASE AND TERMINATION OF A DECLARATION OF UNITY OF TITLE BETWEEN 130 SOUTH H STREET AND 112 SOUTH H STREET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 23, 2017, a Declaration of Unity of Title (“2017 Declaration”) was recorded in the Official Records Book 29311, Page 551 of the Public Records of Palm Beach County, Florida to unite 130 South H Street (Lots 1, 2, 3 and 4), and 112 South H Street (Lots 11, 12, and 13), and a parcel comprised of Lots 14 and 15 in Block 53 of the Palm Beach Farms Co. Plat No. 2, Townsite of Lucerne, now known as Lake Worth, according to the plat thereof as recorded in Plat Book 2, page 29, of the Public Records of Palm Beach County, Florida; and

WHEREAS, 112 South H Street (Lots 11, 12, 13, 14 and 15) was sold to Yasmin Realty on November 31, 2021; and

WHEREAS, a new Unity of Title was recorded in the Official Records Book 36324, Page 1270 of the Public Records of Palm Beach County, Florida, on February 19, 2026 unifying 112 South H Street (Lots 11, 12, 13, 14, and 15) with 911 1st Avenue South (Lot 16); and

WHEREAS, the 2017 Declaration must be released to allow for the sale of the 130 South H Street property; and

WHEREAS, paragraph four (4) of the 2017 Declaration requires that the 2017 Declaration be released in writing under the order of the City Commission; and

WHEREAS, a Release and Termination of Unity of Title has been prepared to release the 2017 Declaration; and

WHEREAS, the City Commission finds that the 2017 Declaration should be released as no longer necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF LAKE WORTH BEACH, FLORIDA, that:

SECTION 1: The Release and Termination of Unity of Title for the 2017 Declaration as recorded in Official Records Book 29311; Page 551 of the Public Records of Palm Beach County is hereby approved.

SECTION 2: That this resolution and the Release and Termination of Unity of Title shall be executed and recorded in the Public Records of Palm Beach County.

The passage of this resolution was moved by Commissioner _____, seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Mimi May
Commissioner Sarah Malega

Commissioner Christopher McVoy
Commissioner Anthony Segrich

The Mayor thereupon declared this resolution duly passed and adopted on the _____ day
of _____, 2026.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk