



City of Boynton Beach Agenda Item Request Form

Meeting Date: 01/20/2026

Proposed Resolution No. R26-004- Approve a Release of Unity of Title (REUT-2025.11.7257) for Josie's Restaurant located at 3047 N. Federal Highway, allowing the previously unified parcels to be released in order to proceed with a replat and associated development approvals.

Requested Action: Staff recommends approval of Proposed Resolution No. R26-004.

Explanation of Request: The subject property located at 3047 N. Federal Highway consists of multiple parcels that were previously unified under a recorded Declaration of Unity of Title. The Unity of Title was recorded to allow the parcels to function as a single development site under prior development assumptions.

The applicant has submitted a request to release the Unity of Title in order to allow the property to be replatted into separate parcels. This action is necessary to implement the current development approvals pending approval, including the companion Future Land Use Map Amendment, Rezoning, and New Major Site Plan applications associated with the proposed Josie's Restaurant project.

Approval of the Release of Unity of Title removes the legal restriction requiring the parcels to remain unified. The release does not approve development on its own, but it allows the property to proceed with the replat process. Any future development of the resulting parcels will remain subject to separate review and approval in accordance with the City's Land Development Regulations and applicable codes.

Staff has reviewed the request and finds that the Unity of Title is no longer required to meet City development regulations, and that approval of the release is appropriate to facilitate the proposed replat and associated applications.

How will this affect city programs or services? N/A

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

[R26-004 Agenda_Item_4129-2025_Resolution_for_Approval_of_Release_of_Unity_of_Title.docx](#)

Exhibit A to Resolution - Release of Unity of Title _ 3047 N Federal Hwy _ Josie's.docx
Approval Memo - Josie's Release of Unity of Title - REUT-2025.11.7257.docx
Request to Release Unity of Title.pdf
Exhibit C - Survey _ 3047 N Federal Hwy _ Josie'sSURVEY.pdf