



# City of Lauderhill

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## File Details

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)

**File Number: 21R-4012**

**File ID:** 21R-4012

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 03/01/2021

**File Name:** Ord-Quit Claim Deeds & Easements 46th Ave

**Final Action:**

**Title:** ORDINANCE NO. 21O-03-105: AN ORDINANCE OF THE CITY OF LAUDERHILL APPROVING THE QUIT CLAIM DEEDS FROM THE CITY OF LAUDERHILL TO KEVIN LARUE CARROLL AND RAYMOND ROY MCKENZIE DEEDING THE OWNERSHIP OF A PORTION OF RIGHT-OF-WAY ALONG N.W. 46th AVENUE AS MORE PARTICULARLY DESCRIBED IN THE QUIT CLAIM DEEDS; APPROVING THE RESERVATION OF RIGHTS AGREEMENTS OF PERMANENT AND NON-EXCLUSIVE UTILITY, ACCESS AND MAINTENANCE EASEMENTS IN FAVOR OF THE CITY OF LAUDERHILL; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD 21O-03-105 - ORD-Deeds & Reservation of Rights-ROW N.W. 46 Avenue, Ex. A- Quit Claim Deed - NW 46 Avenue - Kevin Larue Carroll.pdf, Ex. B - Quit Claim Deed - NW 46 Avenue - Raymond Roy McKenzie.pdf, ORD 19O-08-123 Vacation Abandonment of Portion of NW 46 Avenue

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** [apetti@laudershill-fl.gov](mailto:apetti@laudershill-fl.gov)

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File 21R-4012**

**ORDINANCE NO. 21O-03-105: AN ORDINANCE OF THE CITY OF LAUDERHILL APPROVING THE QUIT CLAIM DEEDS FROM THE CITY OF LAUDERHILL TO KEVIN LARUE CARROLL AND RAYMOND ROY MCKENZIE DEEDING THE OWNERSHIP OF A PORTION OF RIGHT-OF-WAY ALONG N.W. 46th AVENUE AS MORE PARTICULARLY DESCRIBED IN THE QUIT CLAIM DEEDS; APPROVING THE RESERVATION OF RIGHTS AGREEMENTS OF PERMANENT AND NON-EXCLUSIVE UTILITY, ACCESS AND MAINTENANCE EASEMENTS IN FAVOR OF THE CITY OF LAUDERHILL; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).**

**Request Action:**

Pass an Ordinance to approve the Quit Clam Deed and Easement Reservation Agreements re: Kevin Larue Carroll and Raymond Roy McKenzie regarding the right-of-way along N.W. 46th Avenue.

**Need:**

To approve the quit claim deeds from the City and the Reservation of Easement Rights by the City.

**Summary Explanation/ Background:**

In 2019, the City of Lauderhill passed Ordinance No. 19O-08-123 to approve the submittal of an application to Broward County to authorize the vacation and abandonment of a portion of right-of-way along N.W. 46th avenue to be dedicated by the City to each of the private property owners abutting each side of the road, which the City had determined was surplus, unnecessary and not required for public purpose. Eventually, Broward County advised City Staff that County approval as not necessary for the transaction and that it could be accomplished solely by City action. Therefore, the City is proceeding to prepared and approve the Quit Claim Dees and the Reservation of Easement rights to give the portions of the right-of-way/roadway to the private property owners, but to reserve until the City the permanent non-exclusive Utility Easement, Access Easements and Maintenance Easements that the City may need in the future.

**Attachments:**

Ex. A - Quitclaim Deed and Reservation of Easement Rights re: Kevin Larue Carroll  
Ex. B - Quitclaim Deed and Reservation of Easement Rights re: Raymond Roy McKenzie  
Ord No. 19O-08-123

**Cost Summary/ Fiscal Impact:**

Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements

**Estimated Time for Presentation:**

**Master Plan:**

Goal 1: Clean, Green Sustainable Environment

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

**Goal 2: Safe and Secure City of Lauderhill**

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live