



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 26R-6493

File ID: 26R-6493

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 12/23/2025

File Name: Release of Unity of Title

Final Action:

Title: RESOLUTION NO. 26R-01-06: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE DECLARATION OF UNITY OF TITLE AS RECORDED IN OFFICIAL RECORDS BOOK 25512, PAGE 342 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR PROPERTY ZONED LIGHT INDUSTRIAL (IL) AND LEGALLY DESCRIBED AT A.T.&T. NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS FURTHER AMENDED BY CITY OF LAUDERHILL RESOLUTION NO. 05R-09-333, AS RECORDED IN OFFICIAL RECORDS BOOK 41213, PAGE 630 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, REMOVING THE 2.20+/- ACRE TRACT 2 FROM THE DECLARATION OF UNITY OF TITLE; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Notes:

Sponsors:

Enactment Date:

Attachments: RES 26R-01-06 City of Lauderhill Resolution to amend Unity of Title for Tract 2 - 1340 NW 40th Ave. (35548243.1), Attachment A - Letter from Applicant, Attachment B - Recent Amendment to the Unity of Title (Resolution 05R-09-333)

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dkeester@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26R-6493

RESOLUTION NO. 26R-01-06: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE DECLARATION OF UNITY OF TITLE AS RECORDED IN OFFICIAL RECORDS BOOK 25512, PAGE 342 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR PROPERTY ZONED LIGHT INDUSTRIAL (IL) AND LEGALLY DESCRIBED AT A.T.&T. NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS FURTHER AMENDED BY CITY OF LAUDERHILL RESOLUTION NO. 05R-09-333, AS RECORDED IN OFFICIAL RECORDS BOOK 41213, PAGE 630 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, REMOVING THE 2.20+/- ACRE TRACT 2 FROM THE DECLARATION OF UNITY OF TITLE; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Request Action:

Staff recommends approval of the resolution to amend a unity of title

Need Summary Explanation/ Background:

The plat is made up of 4 tracts, which were subject to a Declaration of Unity of Title. Originally, the property was under a single owner. There have been amendments to the document over the years as the property owner has determined they wouldn't utilize certain areas of the property and have allowed them to be developed separately.

Currently, the applicant is seeking to develop another portion of the property and thus requires another change to the original document. The portion of the property to be released will be used for a private commercial parking lot, which requires special exception approval for "outdoor storage." As the property is designed, staff supports the amendment to the unity of title.

Cost Summary/ Fiscal Impact:

None

Attachments:

Attachment A - Letter from Applicant

Attachment B - Recent Amendment to the Unity of Title (Resolution 05R-09-333)

Budget Code Number(s): _____

Procurement Information: [check all that apply]

☐ RFP/Bid

☐ Emergency Purchase

☐ SBE

☐ Proposal/Quote
Preference

☐ State Grant Funds

☐ Local

☐ Piggyback Contract

☐ Federal Grant Funds

☐ Sole Source

☐ Matching Required