



**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Greg Chavarria, City Manager

**DATE:** February 6, 2024

**TITLE:** Motion Approving Partial Release of Declaration of Unity of Title –  
**(Commission District 2)**

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### **Recommendation**

Staff recommends the City Commission consider a motion approving and authorizing the execution of a partial release of a Declaration of Unity of Title.

### **Background**

The Preste Corporation, a Florida corporation executed a Unity of Title recorded on April 22, 1994 in Official Records 22041, Page 129, of the Public Records of Broward County, Florida, for the purpose of considering the property as one plot and parcel of land. The property, 2985 N. Ocean Boulevard, is the site of a Publix Supermarket approved on November 17, 2020 (PLN-SITE-1911004). As a condition of site plan approval, the developer is required to provide the State of Florida Department of Transportation (FDOT) fee simple title to a portion of the property for right of way purposes. In order for FDOT to get “clear title” to the land encumbered by the Unity of Title, FDOT is requiring that the City execute and deliver to FDOT a partial release of Declaration of Unity of Title.

### **Resource Impact**

There is no fiscal impact to the City associated with this action.

### **Strategic Connections**

This item is a *2024 Commission* Priority, Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Infrastructure Focus Area
- Goal 2: Build a multi-modal and pedestrian friendly community
- Objective: Improve roads, sidewalks, and trails to prioritize a safer, more walkable and bikeable community

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Connected.

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan, specifically advancing:

- The Infrastructure Focus Area
- The Transportation & Mobility Element
- Goal 1: Ensure the equitable development of a Complete Network for transportation that prioritizes Safety and emphasizes multimodal mobility and accessibility

**Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Partial Release of Declaration of Unity of Title

Exhibit 3 – Publix FTL – Preste Unity of Title April 22, 1994

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Prepared by: Christopher Cooper, AICP, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department