

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** April 21, 2026

**DEPARTMENT:** Community Sustainability

**TITLE:**

Resolution No. 13-2026 – approving the Release and Termination of a Declaration of Unity of Title Between 130 South H Street and 112 South H Street

**SUMMARY:**

The proposed resolution approves the release and termination of a Unity of Title for Lots 1, 2, 3, 4, 11, 12, 13, 14, and 15 in Block 53 of the Palm Beach Farms Co. Plat No. 2, Townsite of Lucerne, commonly known as 130 and 112 South H Street.

**BACKGROUND AND JUSTIFICATION:**

An Administrative Use Permit Approval for a Micro-brewery with Tasting Room under 7,500 square feet was granted for 130 South H Street (Lots 1, 2, 3, and 4) on January 27, 2016. The property owner subsequently acquired 112 South H Street (Lots 11, 12, and 13) and a parcel comprised of Lots 14 and 15 and recorded a Unity of Title for all of the lots on August 23, 2017.

On December 8, 2021, the property owner sold 112 South H Street (Lots 11-15) to Yasmin Real Estate, LLC and a new Unity of Title consolidating 112 South H Street with 911 1<sup>ST</sup> Avenue South (Lot 16) was recorded on February 19, 2026.

The property owner of 130 South H Street now desires to sell the remaining property (Lots 1-4), but the original Unity of Title must first be released by the City upon written approval of the City Commission in compliance with paragraph four (4) of the Unity of Title.

**MOTION:**

Move to approve/disapprove Resolution 13-2026 addressing the release and termination of a Declaration of Unity of Title Between 130 South H Street and 112 South H Street.

**ATTACHMENT(S):**

Resolution 13-2026

Lot Exhibit

Draft Release with Exhibit A

Unity of Title for 130 and 112 S H Street

Unity of Title for 112 S H Street and 911 1<sup>ST</sup> Avenue South

Warranty Deed for Lots 11, 12, 13, 14, and 15 transferring property to Yasmin Realty