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May 9, 2025

Via Federal Express and E-mail

Mr. Cameron Palmer
City of Hollywood, Development Services Department
2600 Hollywood Boulevard, Third Floor
Hollywood, FL 33020

Re: Request to Vacate/Release Unity of Title
Owner: Kaliff Corporation
Folio No. 5041 3610 0750

Dear Mr. Palmer:

As you are aware from our previous discussion, I represent Kaliff Corp. as well as Kosher House, LLLP. Kaliff Corp owns the property located at 5510-5530 S State Road 7 which has a single Broward County Property Appraiser Folio No.: 5041 3610 0750. The property used to have 2 folio numbers but now it has 1 folio number.

The property currently has two separate uses developed and operating on the property. There is a McDonald's on the front of the property and the Kosher House hotel is located on the rear portion of the property. The property is subject to two long-term leases; one to McDonald's and the other to Kosher House. The leases provide for cross-access and other easements such that the property can function as one overall effective development.

Due to this a Unity of Title was recorded as part of the PDB approval for McDonald's. A copy of the Resolution approving McDonald's (which had the requirement to record a Unity of Title as a condition of approval) and the recorded Unity of Title are attached. I have also attached the PDB Resolution which approved the Kosher House development.

Kosher House, and the Landlord, want to split the folio number such that the McDonald's restaurant parcel has one folio number and Kosher House parcel has a different folio number. They want to do this for purposes of creating a clean tax bill between the Tenants. In

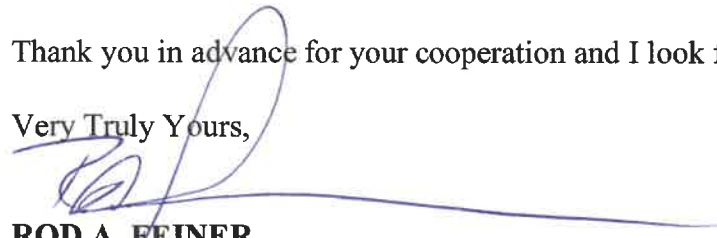
fact, the Broward County Property Appraiser has requested that two separate folio numbers be created. Attached is an e-mail from the Property Appraiser's Office asking to expedite this request.

As a result, the Owner is requesting that the City vacate and/or release the Unity of Title. In exchange for the Release of the Unity of Title the Owner will both sign and record a Declaration in Lieu of the Unity of Title. The proposed Declaration is attached hereto. I have used this form with the City and other municipalities in the past.

Attached please find the City Application as well as the proposed application to the Broward County Property Appraiser's Office for the folio split along with the necessary filing fee. As we discussed, because of the language in the Unity of Title this issue has to go before the City Commission for approval. Can you please schedule this for a City Commission hearing.

Thank you in advance for your cooperation and I look forward to hearing from you.

Very Truly Yours,



ROD A. FEINER
For the Firm

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CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input checked="" type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 5510-5530 South State Road 7

Lot(s): Parcel B & C Block(s): _____ Subdivision: C&S Subdivision

Folio Number(s): 5041 3610 0750

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: restaurant and hotel Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes,

DEVELOPMENT PROPOSAL

Explanation of Request: Release Unity of Title and accept Declaration of Covenants in Lieu of Unity of Title instead

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/>)
Height (# of stories)	(# STORIES) <input type="text"/> (<input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> FT.)

Name of Current Property Owner: Kaliff Corp

Address of Property Owner: c/o Coker & Feiner, 1404 South Andrews Ave., Ft. Lauderdale, FL 33316

Telephone: 954-761-3636 **Email Address:** rafeiner@coker-feiner.com

Applicant Rod A. Feiner, Esq.

Consultant ☐ Representative ☒ Tenant ☐

Address: 1404 South Andrews Ave., Ft. Lauderdale 33316

Telephone: 954-761-3636

Email Address: rafeiner@coker-feiner.com

Email Address #2: theresa@coker-feiner.com

Date of Purchase: 12/1/1993 **Is there an option to purchase the Property?** Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): ~~Rod A. Feiner~~ Cutro & Associates

E-mail Address: rafeiner@coker-feiner.com cutroplanning@yahoo.com

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 5/9/25

PRINT NAME: Scott Milgram

Date: _____

Signature of Consultant/Representative: _____

Date: 5/9/25

PRINT NAME: Rod A. Feiner

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

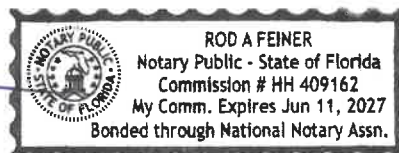
Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Release Unity of Title to my property, which is hereby made by me or I am hereby authorizing Rod A. Feiner; Coker & Feiner to be my legal representative before the PDB and City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this May day of 2025

Notary Public
State of Florida



Signature of Current Owner

Scott Milgram
Print Name

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Broward County Property Appraiser's Office
115 South Andrews Avenue, Room 111
Fort Lauderdale, FL 33301

Tel: 954-357-6830
Fax: 954-357-8474
Web: www.bcpa.net

Real Property Combine/Split Request Form

I hereby request the Broward County Property Appraiser's office to ☐ **COMBINE** or ☒ **SPLIT**
the following folio number(s):

Parcel ID Numbers:

5041 3610 0750

Property Site Address for all parcels (if any): 5510-5530 South State Road 7

Do any of these parcels currently have EXEMPTIONS: Yes ☒ No ☒ . If YES, type of exemption(s) _____
(Please mark "X" above after ID#, as applicable.)

IMPORTANT: This request is strictly for tax roll purposes only. Combining or splitting may impact the just value of the parcel(s). Per 197.192, Florida Statutes, we are not permitted to combine/split parcels if any taxes are owing upon the parcel(s).

IMPORTANT: All requests to combine real property must meet the following requirements: Same ownership and tax districts (millage code), and all parcels must be contiguous (i.e., adjacent to each other). To **split** parcels - except for already platted lots - the owner must provide us with a site survey and new legal descriptions. To combine or split condo and co-op units, please contact Condo Supervisor Kevin McGowen at 954.357.5883.

By signing below, the Requester acknowledges this request is for tax roll purposes only and may lead to an adverse impact on the just and assessed value on your parcel(s).

Owner's Name (printed): Kaliff Corp

Phone #: 954 761-3636

Owner's Signature: 

Date: 5/9/25

*If owned by a business entity or trust, signature must be that of a Authorized Person, or Trustee and proof of authority must accompany this request.

Scott Williams, Pres

Please submit this completed form to jcarlo@bcpa.net or fax to 954.357.6980
Questions? Please contact GIS Supervisor Jason Carlo at 954.357.5428

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8177-16

CLIENT : JOSEPH B. KALLER
+ ASSOCIATES PA

LAND DESCRIPTION AND SKETCH

EXHIBIT "A"

LAND DESCRIPTION :

Overall Parcel

PARCELS "B" AND "C" OF "C & S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LESS THE FOLLOWING DESCRIBED PARCELS:

LESS OUT 1:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 24.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

LESS OUT 2:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 141.97 FEET; THENCE NORTH 00°11'30" WEST, A DISTANCE OF 0.95 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING.

LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
POT	POINT OF TERMINATION

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
- THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "C & S SUBDIVISION", P.B. 89, PG. 40, B.C.R. SAID LINE BEARS S89°52'12"W.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN NOVEMBER, 2021. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/11/21	----	AM	REC

LAND
DESCRIPTION &
SKETCH

FOLIO NUMBER:

5530 S STATE ROAD 7

SCALE: N/A

SHEET 1 OF 2