

RESOLUTION NO.: _____
(19-RESO-04c)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, RELEASING AND TERMINATING THE DECLARATION OF UNITY OF TITLE BETWEEN TWO PARCELS LOCATED AT 5510 SOUTH STATE ROAD 7 AND 5530 SOUTH STATE ROAD 7 (FOLIO NO. 5040-36-10-0750) AND AUTHORIZING THE EXECUTION OF A DECLARATION OF COVENANTS IN LIEU OF UNITY OF TITLE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 2, 2013, Kaliff Corp., the owner ("Owner") recorded a Declaration of Unity of Title in Official Records Book 50223, Page 1548 of the Public Records of Broward County, Florida, attached hereto as Exhibit "A" ("Declaration") in order to unify Parcel A-1 (5530 South State Road 7) and Parcel A-2 (5510 South State Road 7) for the McDonalds Hard Rock and the Kosher Hotel; and

WHEREAS, the Owner now desires to release and terminate the Declaration in order to create two separate tax folio numbers: one folio for Parcel A-1 and one folio number for Parcel A-2; and

WHEREAS, Paragraph 5 of October 2, 2013, of the Declaration requires the express consent of the City Commission to terminate, amend, or revoke the Declaration and record such termination, amendment, or revocation in the Public Records; and

WHEREAS, on May 9, 2025, the Owner submitted an application requesting to release and terminate the Declaration and to grant a Declaration of Covenants, Conditions and Restrictions in Lieu of Unity of Title ("Declaration in Lieu") to ensure that the overall property is treated as one property for purposes of the City's Zoning and Land Development Regulations and Building Code while enabling the Owner to achieve separate tax folio numbers.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in the Resolution.

Section 2: That the Declaration recorded in Official Records Book 50223, Page 1548 of the Public Records of Broward County is hereby released and terminated with the following conditions:

- a. Upon approval by the City Commission of the Release and Termination of the Declaration, the Owner shall coordinate with Development Services staff to execute and contemporaneously record the Declaration in Lieu for the parcels located at 5510 and 5530 South State Road 7.
- b. The Effective Date of the Release and Termination of the Declaration shall be conditioned upon the recordation of the Declaration in Lieu as conditioned above.

Section 3: That it authorizes the City Manager or his designee and the Development Services Director to execute all documents required for the Release and Termination of the Declaration and the Declaration in Lieu and any nonmaterial changes and clarifying revisions approved as to form and legal sufficiency by the City Attorney.

Section 4: That this Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY