



Cynthia A. Pasch, AICP  
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December 26, 2019

VIA EMAIL

Michael D. Stamm Jr.  
Director, Planning & Economic Development  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025

Marlene D. Graham  
City Clerk  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33024

Re: Holman Property – Sheridan Street

Dear Mr. Stamm and Ms. Graham:

On behalf of our client, Holman Automotive, Inc., we are requesting that the enclosed Declaration of Unity of Title (“Declaration”) be terminated. As indicated in the Declaration, the parcels that are the subject of the Declaration have two (2) distinct folio numbers. The parcels are located in different plats, zoning districts, and site plans. Neither parcel is dependent on the other to meet any zoning requirements. For these reasons we do not believe that the Declaration is needed to comply with any City regulations or requirements. I have enclosed a draft termination document that we propose to use for our request. Please let us know if there are any changes needed to the enclosed termination document. We respectfully request that this termination be approved by the City Commission at its January 15 meeting.

Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples  
New York Orlando Phoenix Portland Tallahassee Tampa West Palm Beach

Michael D. Stamm Jr.  
Marlene D. Graham  
City of Pembroke Pines  
December 26, 2019  
Page No. 2

Thank you for your assistance in this matter. Please contact me if you have any questions or need additional information to process this request.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP

CAP/bab  
Enclosure

cc: Joe Yaciuk (w/enc., via email)  
Dean Piper (w/enc., via email)  
John Shiekman, Esq. (w/enc., via email)  
Dennis Mele, Esq. (w/enc., via email)

Prepared by and Return to:  
ROBERT A. SMITH, JR., Esquire  
SMITH, HIATT & DIAZ, P.A.  
2691 East Oakland Park Boulevard, Ste. 303  
Fort Lauderdale, Florida 33306

Property Appraisers Parcel Identification (Folio) Number(s): Schedule "A" property folio # is 5140-09-20-0010  
File No.  
Schedule "B" property folio # is 5140-09-19-0011

(Space Above This Line For Recording Data)

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Pembroke Pines pertaining to the approval of site plans, building permits, and construction activity, the undersigned, being the fee owners of the following described real property situated in the City of Pembroke Pines, County of Broward and State of Florida to-wit:

See attached Schedule "A" and Schedule "B"

do hereby make the following declarations of condition, limitation and restriction on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

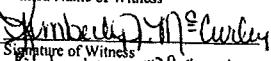
1. That the aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereinafter be regarded and is hereby declared to be unified under one (1) title as an indivisible building site.
1. That the said property shall be henceforth be considered as one (1) plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.

The undersigned further agree(s) that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their heirs, successors and assigns, and all parties claiming under them until such time as the same may be released in writing under the order of the City Commission of the City of Pembroke Pines. The undersigned also agrees that this instrument shall be placed of record in the office of the Clerk of the Circuit Court of Broward County, Florida.

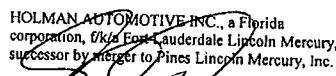
Signed, sealed, witnessed and acknowledged this 22 day of April, 2004.  
Witnesses:

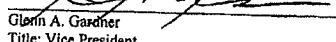
  
Signature of Witness  
ROBERT A. BAMENTE

Printed Name of Witness

  
Signature of Witness  
KIMBERLY J. M. CURLEY

Printed Name of Witness

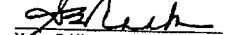
  
HOLMAN AUTOMOTIVE INC., a Florida corporation, f/k/a Fort Lauderdale Lincoln Mercury, Inc.,  
successor by merger to Pines Lincoln Mercury, Inc.

  
Glenn A. Gardner  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 22 day of April, 2004, before me personally appeared Glenn A. Gardner, as Vice President, of the HOLMAN AUTOMOTIVE INC., a Florida corporation, f/k/a Fort Lauderdale Lincoln Mercury, Inc., successor by merger to Pines Lincoln Mercury, Inc., to me known to be the persons described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purpose herein mentioned.

WITNESS my signature and official seal at A Law in the County and State aforesaid.

  
Notary Public:

My Commission Expires:

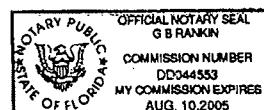


EXHIBIT "A"

A portion of Tract "A", of PEMBROKE FALLS "EMPLOYMENT CENTER PLAT", according to the Plat thereof, as recorded in Plat Book 163 at Page 49 of the Public Records of Broward County, Florida, and being more particularly described as follows:

Commence at Northeast corner of Section 9, Township 51 South, Range 40 East, thence South 01 degrees 45' 11" on the East line of said Section 9, a distance of 132.92 feet to a point on the Southerly right-of-way line of Sheridan Street as shown on Florida Department of Transportation right-of-way Map for Interstate 75, Section 86075-2403, said point also being located on the North line of PEMBROKE FALLS PARCEL C PLAT, according to the Plat thereof, as recorded in Plat Book 163 at Page 39 of the Public Records of Broward County, Florida; thence South 86 degrees 36'57" West, on said Southerly right-of-way line of Sheridan Street and on said North line, a distance of 765.39 feet to the intersection with the arc of a non-tangent curve concave to the Southeast (said point bears North 02 degrees 59'33" West from the radius point of the next described curve) said point also being the Northeast corner of said PEMBROKE FALLS EMPLOYMENT CENTER PLAT and the Northwest corner of said PEMBROKE FALLS EMPLOYMENT C PLAT and POINT OF BEGINNING; thence South 02 degrees 59'33" East on the line common to said PEMBROKE FALLS EMPLOYMENT CENTER PLAT and said PEMBROKE FALLS PARCEL C PLAT, a distance of 671.97 feet to the intersection with the Northerly right-of-way of Northwest 20th Street; thence South 83 degrees 14'24" West on said Northerly right-of-way line, a distance of 5.27 feet to the beginning of Tangent curve to the Southeast, thence Southwesterly, on the Westerly right-of-way line of Northwest 150th Avenue and on the arc of said curve having a radius of 115.00 feet, a central angle of 24 degrees 58'28", an arc distance of 50.13 feet, thence North 02 degrees 59'33" West for 253.27 feet, thence South 90 degrees 00'00" West for 557.35 feet to the intersection with the Easterly right-of-way line of Interstate 75; thence Northeasterly on said Easterly right-of-way line and on the arc of said curve having a radius of 1035.92 feet, a central angle of 7 degrees 57'28" and an arc distance of 143.88 feet to a point of Compound Curvature with a curve concave to the Southeast; thence Northeasterly on said Easterly right-of-way line and on the arc of said curve having a radius of 652.52 feet, a central angle of 55 degrees 13'39", and an arc distance of 628.97 feet to the POINT OF BEGINNING.

Exhibit "B"  
LAND DESCRIPTION  
PEMBROKE FALLS BUSINESS PARK  
PARCEL B-1

A portion of Parcel "C", PEMBROKE FALLS PARCEL C PLAT, according to the plat thereof as recorded in Plat Book 163, Page 39 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 9, Township 51 South, Range 40 East;

THENCE South 01°45'11" East, on the East line of said Section 9, a distance of 100.03 feet to a point on the South right-of-way line of Sheridan Street as described in Official Records Book 13468, Page 738 of the Public Records of Broward County, Florida, said point also being located on the North line of said Parcel "C", said point being the POINT OF BEGINNING;

THENCE North 89°44'40" East, on said South right-of-way line and on said North line of Parcel "C", a distance of 7.39 feet to the beginning of a tangent curve concave to the South;

THENCE Southeasterly, on said South right-of-way line and on said North line of Parcel "C" and on the arc of said curve having a radius of 4000.00 feet, a central angle of 04°51'42" and an arc distance of 339.40 feet;

THENCE South 08°31'10" West, a distance of 347.16 feet;

THENCE North 85°40'01" West, a distance of 373.38 feet;

THENCE South 02°28'14" East, a distance of 362.10 feet to the intersection with the Northerly right-of-way line of Northwest 20<sup>th</sup> Street and the South line of Parcel "C";

THENCE North 84°33'20" West, on said Northerly right-of-way line and on said South line of Parcel "C", a distance of 34.36 feet to the beginning of a Tangent curve concave to the South;

THENCE Westerly, on said Northerly right-of-way line and on said South line of Parcel "C" and on the arc of said curve having a radius of 540.00 feet, a central angle of 12°12'16", and an arc distance of 115.03 feet to a Point of Tangency;

THENCE South 83°14'24" West, on said Northerly right-of-way line and on said South line of Parcel "C", a distance of 520.89 feet to the Southwest corner of said Parcel "C";

THENCE North 02°59'33" West, on the West line of said Parcel "C", a distance of 671.97 feet to the intersection with South right-of-way line of Sheridan Street as shown on Florida Department of Transportation Right-of-Way Map for Interstate 75, Section 86075-2403 said point being the Northwest corner of said Parcel "C";

THENCE North 86°36'57" East, on said South right-of-way line of Sheridan Street and on said north line of Parcel "C", a distance of 644.42 feet to the intersection with the East line of said Section 9;  
765.34

THENCE North 01°45'11" West, on said East line of Section 9 and on said South right-of-way line of Sheridan Street and on said North line of Parcel "C", a distance of 32.88 feet to the POINT OF BEGINNING

Said lands lying in the City of Pembroke Pines, Broward County, Florida and containing 573,512 square feet (13.1660 acres) more or less.

BK 27352 P6079

Prepared by:  
C. VIN, GIORDANO AND ASSOCIATES,  
1515 N. Wilkwood Blvd., Suite 120  
Hollywood, Florida  
November 20, 1997

P:Project 97352 Survey Land Description Parcel B-1

This Instrument Prepared by:

John L. Shiekmann, Esq.  
Greenspoon Marder LLP  
200 E. Broward Boulevard  
Suite 1800  
Fort Lauderdale, Florida 33301

Parcel ID Nos. 5140-09-20-0010  
5140-09-19-0011

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

## TERMINATION OF DECLARATION OF UNITY OF TITLE

THIS TERMINATION OF DECLARATION OF UNITY OF TITLE ("Termination") is made and entered into by **HOLMAN AUTOMOTIVE, INC.**, a Florida corporation ("Holman") this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

### WITNESSETH:

WHEREAS, Holman is the owner of the property described as:

SEE **EXHIBIT A** and **EXHIBIT B** attached hereto and made a part hereof

WHEREAS, Holman entered into that certain Declaration of Unity of Title recorded April 4, 2004 in Official Records Book 37298, Page 1710, of the Public Records of Broward County, Florida (the "Declaration").

WHEREAS, Holman desires to terminate the above-referenced Declaration and states the following:

1. The Declaration shall terminate upon the date this document is recorded in the Public Records of Broward County, Florida and shall be null and void and of no further force and effect from and after such recordation.
2. This Termination applies to all of the real property subject to the Declaration hereinabove referenced.

IN WITNESS WHEREOF, Holman has hereunto set its hand and seal on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed, sealed and delivered  
in the presence of:

*Printed Name:* \_\_\_\_\_

*Printed Name:* \_\_\_\_\_

HOLMAN AUTOMOTIVE, INC., a Florida corporation

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, the \_\_\_\_\_ of HOLMAN AUTOMOTIVE, INC., a Florida corporation, freely and voluntarily under authority duly vested in him/her by said corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

---

Notary Public, State of Florida

Print Name: \_\_\_\_\_

My commission expires:

EXHIBIT A

A portion of Tract "A", of PEMBROKE FALLS "EMPLOYMENT CENTER PLAT", according to the Plat thereof, as recorded in Plat Book 163 at Page 49 of the Public Records of Broward County, Florida, and being more particularly described as follows:

Commence at Northeast corner of Section 9, Township 51 South, Range 40 East, thence South 01 degrees 45' 11" on the East line of said Section 9, a distance of 132.92 feet to a point on the Southerly right-of-way line of Sheridan Street as shown on Florida Department of Transportation right-of-way Map for Interstate 75, Section 86075-2403, said point also being located on the North line of PEMBROKE FALLS PARCEL C PLAT, according to the Plat thereof, as recorded in Plat Book 163 at Page 39 of the Public Records of Broward County, Florida; thence South 86 degrees 36' 57" West, on said Southerly right-of-way line of Sheridan Street and on said North line, a distance of 765.39 feet to the intersection with the arc of a non-tangent curve concave to the Southeast (said point bears North 02 degrees 59' 33" West from the radius point of the next described curve) said point also being the Northeast corner of said PEMBROKE FALLS EMPLOYMENT CENTER PLAT and the Northwest corner of said PEMBROKE FALLS EMPLOYMENT C PLAT and POINT OF BEGINNING; thence South 02 degrees 59' 33" East on the line common to said PEMBROKE FALLS EMPLOYMENT CENTER PLAT and said PEMBROKE FALLS PARCEL C PLAT, a distance of 671.97 feet to the intersection with the Northerly right-of-way of Northwest 20th Street; thence South 83 degrees 14' 24" West on said Northerly right-of-way line, a distance of 5.27 feet to the beginning of Tangent curve to the Southeast, thence Southwesterly, on the Westerly right-of-way line of Northwest 150th Avenue and on the arc of said curve having a radius of 115.00 feet, a central angle of 24 degrees 58' 28", an arc distance of 50.13 feet, thence North 02 degrees 59' 33" West for 253.27 feet, thence South 90 degrees 00' 00" West for 557.35 feet to the intersection with the Easterly right-of-way line of Interstate 75; thence Northeasterly on said Easterly right-of-way line and on the arc of said curve having a radius of 1035.92 feet, a central angle of 7 degrees 57' 28" and an arc distance of 143.88 feet to a point of Compound Curvature with a curve concave to the Southeast; thence Northeasterly on said Easterly right-of-way line and on the arc of said curve having a radius of 652.52 feet, a central angle of 55 degrees 13' 39", and an arc distance of 626.97 feet to the POINT OF BEGINNING.

**EXHIBIT B**

**LAND DESCRIPTION  
PEMBROKE FALLS BUSINESS PARK  
PARCEL B-1**

A portion of Parcel "C", PEMBROKE FALLS PARCEL C PLAT, according to the plan thereof as recorded in Plat Book 163, Page 39 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 9, Township 51 South, Range 40 East;

• THENCE South 01°43'11" East, on the East line of said Section 9, a distance of 100.03 feet to a point on the South right-of-way line of Sheridan Street as described in Official Records Book 13458, Page 738 of the Public Records of Broward County, Florida, said point also being located on the North line of said Parcel "C", said point being the POINT OF BEGINNING;

THENCE North 89°44'40" East, on said South right-of-way line and on said North line of Parcel "C", a distance of 7.39 feet to the beginning of a tangent curve concave to the South;

THENCE Southeasterly, on said South right-of-way line and on said North line of Parcel "C" and on the arc of said curve having a radius of 4000.00 feet, a central angle of 04°52'42" and an arc distance of 139.40 feet;

THENCE South 08°31'10" West, a distance of 347.16 feet;

THENCE North 85°40'01" West, a distance of 373.38 feet;

THENCE South 02°28'14" East, a distance of 362.10 feet to the intersection with the Northerly right-of-way line of Northwest 20<sup>th</sup> Street and the South line of Parcel "C";

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THENCE North 86°36'57" East, on said South right-of-way line of Sheridan Street and on said North line of Parcel "C", a distance of 684.42 feet to the intersection with the East line of said Section 9;  
"NGS .34

THENCE North 01°43'11" West, on said East line of Section 9 and on said South right-of-way line of Sheridan Street and on said North line of Parcel "C", a distance of 32.88 feet to the POINT OF BEGINNING

Said lands lying in the City of Pembroke Pines, Broward County, Florida and containing 373,512 square feet (13.1660 acres) more or less.