



Legislation Text

File #: 20-0193, **Version:** 1

MOTION TO AUTHORIZE THE PROPER CITY OFFICIAL TO ISSUE A LETTER OF NO OBJECTION FOR THE TERMINATION OF A DECLARATION OF UNITY OF TITLE FOR THE HOLMAN AUTOMOTIVE GROUP.

SUMMARY EXPLANATION AND BACKGROUND:

1. Greenspoon Marder, agent for Holman Automotive Group, has requested City authorization to terminate an existing Declaration of Unity of Title.
2. The Declaration of Unity of Title is for the Audi of Pembroke Pines property (Reference Folio 5140-09-20-0010) and Pines BMW property (Reference Folio 5140-09-19-0011) formerly Pines Lincoln Mercury. It was recorded in 2004 after the approval of the Pines Lincoln Mercury site plan.
3. Although both properties are adjacent to each other and part of the Pembroke Falls Planned Unit Development, City staff has reviewed the development approval for the Pines Lincoln Mercury site plan and has determined that the Unity of Title is not required.
4. Concurrently on tonight's agenda is a second reading ordinance (Proposed Ord. No 2020-01), a resolution for plat note (2019-R-47) and a site plan amendment pertaining to the BMW of Pembroke Pines property.
5. Staff has no objection to the termination of the Declaration of the Unity of Title.
6. Staff is requesting City Commission to authorize the proper City official to issue a letter of no objection for the developer to terminate the a Declaration of Unity of Title.

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** None
- b) **Amount budgeted for this item in Account No:** Not Applicable
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable
- d) **5 year projection of the operational cost of the project:** Not Applicable
- e) **Detail of additional staff requirements:** Not Applicable