

PREPARED BY AND RETURN TO:  
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**TERMINATION AND RELEASE OF  
DECLARATION OF RESTRICTIVE COVENANTS**

**THIS TERMINATION AND RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS** (the "Termination") is made as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by **BROWARD COUNTY**, a political subdivision of the State of Florida (the "County"), and **PFL VII, LLC**, a Delaware limited liability company (the "Owner").

**WITNESSETH:**

WHEREAS, Owner holds title in fee simple in and to the real property legally described as:

Tract 1, of Shell at I-95, according to the Plat thereof, recorded in Plat Book 102, Page 25 of the Public Records of Broward County, Florida (the "Property")

WHEREAS, Owner's predecessor in title to the Property recorded a Declaration of Restrictions dated July 20, 1982, and recorded in Book 10302, Page 521, of the Official Records of Broward County, Florida (the "1982 Declaration"), against the Property in connection with a land use approval; and

WHEREAS, Owner has obtained a subsequent land use approval from the County (Application PC 23-1) for a mixed use development and in connection therewith a separate Declaration of Restrictive Covenants was recorded on August 17, 2023, under Instrument Number 119047640, of the Official Records of Broward County, Florida, which governs said entitlements for the Property (the "2023 Declaration"); and

WHEREAS, County and Owner desire to terminate, release, and discharge of record the 1982 Declaration as to the Property while keeping in place the 2023 Declaration with full force and effect.

**NOW THEREFORE**, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the Owner agree as follows:

1. The foregoing WHEREAS clauses are true and correct and incorporated herein by reference.
2. The 1982 Declaration is hereby terminated, released, and discharged of record in its entirety and shall be of no further force or effect as to the Property.
3. The 2023 Declaration remains in full force and effect.

IN WITNESS WHEREOF, the parties have made and executed this Termination on the respective dates under each signature: BROWARD COUNTY through its Board of County Commissioners, acting by and through its Mayor or Vice-Mayor, authorized to execute same; and PFL VII, LLC acting by and through its Agent, duly authorized to execute same:

**COUNTY**

ATTEST:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
County Administrator and  
ex officio Clerk of the  
Broward County Commissioners  
of Broward County, Florida

By: \_\_\_\_\_  
Mayor  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
115 South Andrews Avenue, Suite 423  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600

By **Deanna Kalil** Digitally signed by Deanna Kalil  
Date: 2026.03.02 14:34:13 -05'00'  
Print: Deanna Kalil  
Title: Assistant County Attorney  
Date: 3/2/26

WITNESSES:

Witness #1: [Signature]  
Signed: \_\_\_\_\_  
Print Name: RON M. HOAR  
Address: 251 Royal Palm Way  
Palm Beach FL 33487

Witness #2:  
By: [Signature]  
Print Name: Lynn Critides Horne  
Address: 231 Royal Palm way  
Palm Beach, FL 33480

DECLARANT:

**PFL VII, LLC, a Delaware limited liability company**  
By: [Signature]  
Print Name: JAMES A. PROCACCIANTI  
Title: MANAGER

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of (check one):  physical presence or  online notarization, this 27 day of February, 2026, by James A. Procaccianti, who is the manager of PFL VII, LLC, a Delaware limited liability company, who is personally known to me or who has produced Drivers License as identification.

[Signature]  
Notary Public

Lynn Critides Horne  
Typed, printed or stamped name of Notary Public  
My Commission Expires: 4/30/27

