



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 015-MP-14

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Watermen Pines Plat			
Plat/Site Number 015-MP-14		Plat Book - Page (if recorded) 181/132	
Owner/Applicant/Petitioner Name Dorado Bells, LLC			
Address 2298 South Dixie Highway		City Miami	State FL
Zip 33133			
Phone (305) 775-7996	Email markgold@theticketclinic.com		
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Elizabeth Somerstein, Esq.	
Address 200 East Broward Boulevard, Suite 1800		City Fort Lauderdale	State FL
Zip 33301			
Phone (954) 527-2459	Email elizabeth.somerstein@gmlaw.com		
Folio(s) 513913170011			
Location <u>south</u> side of <u>Pines Blvd.</u> at/between/and <u>SW 186th Avenue</u> and/of <u>SW 196th Avenue</u> <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ **Plat** (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- ☐ **Site Plan** (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- ☒ **Note Amendment** (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- ☐ **Vacation** (fill out/PRINT *Vacation Continuation Form, Vacation Checklist*, use *Vacation Instructions*)
 - ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
 - ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- ☐ **Vacation** (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed)

Application Status

Has this project been previously submitted? ☐ Yes ☒ No ☐ Don't Know

This is a resubmittal of: ☐ Entire Project ☐ Portion of Project ☒ N/A

What was the project number assigned by the Urban Planning Division? ☐ Project Number ☒ N/A ☐ Don't Know

Project Name ☒ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☐ Yes ☐ No ☐ Don't Know

Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? ☐ Yes ☒ No ☐ Don't Know

If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Replat Status

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☐ Yes ☒ No ☐ Don't Know

If YES, please answer the following questions.

Project Name of underlying approved and/or recorded plat ☐ Project Number

Is the underlying plat all or partially residential? ☐ Yes ☒ No ☐ Don't Know

If YES, please answer the following questions.

Number and type of units approved in the underlying plat.

Number and type of units proposed to be deleted by this replat.

Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.

School Concurrency (Residential Plats, Replats and Site Plan Submissions)

Does this application contain any residential units? (If "No," skip the remaining questions.) ☐ Yes ☒ No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? ☐ Yes ☒ No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? ☐ Yes ☒ No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? ☐ Yes ☒ No

If the answer is "Yes" to any of the questions above

RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) B-3	Zoning District(s) C-1

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?

☐ Yes ☒ No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	<u>Has</u> been or <u>will</u> be Demolished?
n/a			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		storage / warehouse	57,000 SF

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Owner/Agent Signature *[Signature]* Date 1/16/25

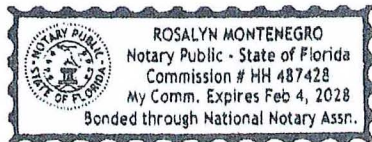
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 16th day of January, 20 25, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Rosalyn Montenegro

Signature of Notary Public - State of Florida *[Signature]*



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date 8/18/2025	Acceptance Date 8/28/2025	Fee \$2,090
Comments Due 9/29/2025	Report Due 10/09/2025	CC Meeting Date TBD
Adjacent City or Cities N/A		
☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans ☐ City Letter ☐ Agreements		
☒ Other: FDOT Letter, narrative, title work		
Distribute To ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting ☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review		
☐ Other: N/A		
Received By Christian Dumay		



Cynthia A. Pasch, AICP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

August 4, 2025

Darby Delsalle, Director
Resilient Environment Department
Urban Planning Division
Broward County
1 N. University Drive, Suite #102A
Plantation, FL 33324

Re: Plat Note Amendment – Watermen Pines Plat (PB 181 Pg.132)

Dear Darby:

We are requesting a plat note amendment for the Watermen Pines Plat ("Plat") in the City of Pembroke Pines ("City"). The Plat was subject to a previous plat note amendment (recorded as Instrument #113732470), which split Parcel A into six separate parcels.

Dorado Bells LLC ("Owner") owns approximately 1.88 acres located south of Pines Boulevard and west of SW 186 Avenue in the City of Pembroke Pines. This parcel is currently vacant and can be identified by folio number 5139 1317 0011 ("Property"). The Property comprises Parcel A-3 of the Plat.

The Owner is proposing a collector car condo building, which is a relatively new concept that provides high end car collectors a place to securely store their luxury vehicles. A similar facility has been developed at the Secure Storage at 84 Plat (PB 178 Pg. 3) in Fort Lauderdale. The plat note on the Secure Storage at 84 Plat restricts that plat to 100,000 square feet of storage warehouse use.

The proposed building would be approximately 44,000 square feet plus 13,000 square feet of mezzanine. In order to accommodate this development, it is necessary to amend the note as shown in bold and underlined below. The proposed note is consistent with the one on the Secure Storage at 84 Plat.

Current note restriction:

Parcel A-1 and A-6 (see attached legal description) are restricted to 68,500 square feet of commercial use; Parcel A-2 and Parcel A-4 (see attached legal descriptions) are restricted to 117,000 square feet of self-storage/mini-warehouse use; **Parcel A-3 (see attached legal description) is restricted to 26,800 square feet of office use;** and Parcel A-5 (see attached legal description) is restricted to a private road. Commercial/retail uses are not permitted within the office use and no free standing or drive-thru bank facilities are permitted on this plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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

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Darby Delsalle – Broward County
August 4, 2025
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Proposed note restriction:¹

Parcel A-1 and A-6 are restricted to 68,500 square feet of commercial use; Parcel A-2 and Parcel A-4 are restricted to 117,000 square feet of self-storage/mini-warehouse use; **Parcel A-3 is restricted to 57,000 square feet of storage/warehouse use**; and Parcel A-5 is restricted to a private road. Commercial/retail uses are not permitted within the office use and no free standing or drive-thru bank facilities are permitted on this plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This plat note amendment is designed to not affect the vested rights of the other property owners in the plat and therefore does not require their signatures on the amendment agreement.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP

¹ We propose to eliminate the references to attached legal descriptions in the plat note, since these sketch and legals will not be included in the new note amendment.