



Application Number 146-MP-81

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

## Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name <b>Pembroke Lakes South</b>			
Plat/Site Number	Plat Book - Page (if recorded) <b>119-1</b>		
Owner/Applicant/Petitioner Name <b>UTEXIV Pembroke, LLC</b>			
Address <b>11747 Lone Peak Parkway Suite 302</b>	City <b>Draper</b>	State <b>UT</b>	Zip <b>84020</b>
Phone <b>801-6925-1474</b>	Email <b>swyckoff@utextstorage.com</b>		
Agent for Owner/Applicant/Petitioner <b>Raintree at Pines LLC</b>		Contact Person <b>Manuel Synalovski</b>	
Address <b>6540 East Tropical Way</b>	City <b>Plantation</b>	State <b>FL</b>	Zip <b>33317</b>
Phone <b>954-804-3515</b>	Email <b>manny@msrein.com</b>		
Folio(s) <b>514024020063</b>			
Location <b>Northwest</b> side of <b>Pembroke Road</b> at/between/and <b>Hiatus Road</b> and/of _____ <small><i>north side/corner north street name street name / side/corner street name</i></small>			

Type of Application (this form required for all applications)
Please check all that apply (use attached <b>Instructions</b> for this form).
<input type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )
<input checked="" type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )
<input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i> )
<input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)
<input type="checkbox"/> <b>Vacation</b> ( <i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> if needed)



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Public Works and Environmental Services Department  
**HOUSING AND URBAN PLANNING DIVISION**

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## Platting & Development Application

<b>Project Information</b>			
Plat Name <b>Pembroke Lakes South</b>			
Plat Number <b>146-MP-81</b>		Plat/Agreement Book - Page (if recorded) <b>119-1</b>	
Owner(s)/Petitioner(s) Name <b>Baron Group Properties LLC</b>			
Address <b>610 Parsons Way</b>		City <b>Deerfield Beach</b>	State <b>FL</b>
		Zip <b>33442</b>	
Phone <b>(312) 498-2686</b>		Email <b>baron.waller@gmail.com</b>	
Agent for Owner/Petitioner <b>Raintree at Pines, LLC</b>		Contact Person <b>Manuel Synalovski</b>	
Address <b>6540 East Tropical Way</b>		City <b>Planation</b>	State <b>FL</b>
		Zip <b>33317</b>	
Phone <b>954-804-3515</b>		Email <b>manny@msrein.com</b>	
BCPA Folio Number(s) <b>514024020063</b>			
General Location  <b>Northwest</b> side of <b>Pembroke Rd.</b> at/between/and <b>Hiatus Road</b> and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

<p><b>Type of Application</b></p> <p>Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.</p> <p><input type="checkbox"/> <b>New Plat</b></p> <p><input checked="" type="checkbox"/> <b>Plat Note Amendment</b></p> <p><input type="checkbox"/> <b>Tri-Party Agreement – Building Permit Prior to Plat Recording</b></p> <p><input type="checkbox"/> <b>Lien Release / Standard Agreements</b></p> <p><input type="checkbox"/> <b>Vacation</b></p> <p style="margin-left: 20px;"><input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof (BCCO 5-205)</b></p> <p style="margin-left: 20px;"><input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)</b></p> <p style="margin-left: 20px;"><input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)</b></p>
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## Platting & Development Application

Project Information			
Plat Name <b>Pembroke Lakes South</b>			
Plat Number <b>146-MP-81</b>		Plat/Agreement Book - Page (if recorded) <b>119-1</b>	
Owner(s)/Petitioner(s) Name <b>Elite Realty Group Consultants LLC / Dr. Perry Krichmar</b>			
Address <b>2200 N. Ocean Boulevard Suite 1201</b>		City <b>Ft. Lauderdale</b>	State <b>FL</b>
		Zip <b>33305</b>	
Phone <b>954-658-0081</b>		Email <b>pkrichmar@mac.com</b>	
Agent for Owner/Petitioner <b>Raintree at Pines, LLC</b>		Contact Person <b>Manuel Synalovski</b>	
Address <b>6540 East Tropical Way</b>		City <b>Planation</b>	State <b>FL</b>
		Zip <b>33317</b>	
Phone <b>954-804-3515</b>		Email <b>manny@msrein.com</b>	
BCPA Folio Number(s) <b>514024020063</b>			
General Location  <b>Northwest</b> side of <b>Pembroke Rd.</b> at/between/and <b>Hiatus Road</b> and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

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Plat Number <b>146-MP-81</b>		Plat/Agreement Book - Page (if recorded) <b>119-1</b>	
Owner(s)/Petitioner(s) Name <b>Flaky Crust Properties / Lisa Lyn-Kee Chow</b>			
Address <b>1458 South Hiatus Road</b>		City <b>Pembroke Pines</b>	State <b>FL</b>
		Zip <b>33025</b>	
Phone <b>954-704-9400</b>		Email <b>bungoman@bellsouth.net</b>	
Agent for Owner/Petitioner <b>Raintree at Pines, LLC</b>		Contact Person <b>Manuel Synalovski</b>	
Address <b>6540 East Tropical Way</b>		City <b>Planation</b>	State <b>FL</b>
		Zip <b>33317</b>	
Phone <b>954-804-3515</b>		Email <b>manny@msrein.com</b>	
BCPA Folio Number(s) <b>514024020063</b>			
General Location  <b>Northwest</b> side of <b>Pembroke Rd.</b> at/between/and <b>Hiatus Road</b> and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

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Plat Number <b>146-MP-81</b>		Plat/Agreement Book - Page (if recorded) <b>119-1</b>	
Owner(s)/Petitioner(s) Name <b>Imperial Hornet Developers Florida LLC/ Maury Rice</b>			
Address <b>15260 Ventura Boulevard, Suite 1705</b>		City <b>Sherman Oaks</b>	State <b>CA</b>
		Zip <b>91403</b>	
Phone		Email <b>maury999@aol.com</b>	
Agent for Owner/Petitioner <b>Raintree at Pines, LLC</b>		Contact Person <b>Manuel Synalovski</b>	
Address <b>6540 East Tropical Way</b>		City <b>Planation</b>	State <b>FL</b>
		Zip <b>33317</b>	
Phone <b>954-804-3515</b>		Email <b>manny@msrein.com</b>	
BCPA Folio Number(s) <b>514024020063</b>			
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Owner(s)/Petitioner(s) Name <b>V &amp; H Development Corp / Drew Rosen</b>			
Address <b>2601 Delmar Place</b>		City <b>Ft. Lauderdale</b>	State <b>FL</b>
		Zip <b>33301</b>	
Phone	Email		
Agent for Owner/Petitioner <b>Raintree at Pines, LLC</b>		Contact Person <b>Manuel Synalovski</b>	
Address <b>6540 East Tropical Way</b>		City <b>Planation</b>	State <b>FL</b>
		Zip <b>33317</b>	
Phone <b>954-804-3515</b>	Email <b>manny@msrein.com</b>		
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Owner(s)/Petitioner(s) Name <b>Ocean Bank / Alberto Capiello</b>			
Address <b>780 NW 42 Avenue Suite 300</b>	City <b>Miami</b>	State <b>FL</b>	Zip <b>33126</b>
Phone <b>305-569-5985</b>	Email <b>acapiello@oceanbank.com</b>		
Agent for Owner/Petitioner <b>Raintree at Pines, LLC</b>		Contact Person <b>Manuel Synalovski</b>	
Address <b>6540 East Tropical Way</b>	City <b>Planation</b>	State <b>FL</b>	Zip <b>33317</b>
Phone <b>954-804-3515</b>	Email <b>manny@msrein.com</b>		
BCPA Folio Number(s) <b>514024020063</b>			
General Location  <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> <b>Northwest</b>  <small>side of</small> </div> <div style="text-align: center;"> <b>Pembroke Rd.</b>  <small>street name</small> </div> <div style="text-align: center;"> <b>Hiatus Road</b>  <small>at/between/and</small> </div> <div style="text-align: center;"> <small>and/of</small> </div> <div style="text-align: center;"> <small>street name / side/corner</small> </div> <div style="text-align: center;"> <small>and/of</small> </div> <div style="text-align: center;"> <small>street name</small> </div> </div>			

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<b>Application Status</b>			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 146-MP-81	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Pembroke Lakes South		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
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.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b><u>If the answer is "Yes" to any of the questions above</u></b>	
<b>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.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) <b>IRR</b>	Land Use Plan Designation(s) <b>IRR</b>
Zoning District(s) <b>B-3</b>	Zoning District(s) <b>B-3</b>

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> 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.</p>					
<p>Are there any existing structures on the site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>					
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Retail/Medical Office/Day-Care	26,534	In Use	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
Restaurant (Commercial)	8,076	In Use	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
Gas Station (Commercial)	14,017	In Use	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
<p>*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 id defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Self-Storage	136,000
		Office	23,000
		Commercial	55,000
		Bank	5,500

**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.

[Signature]  
Owner/Agent Signature

1/27/2026  
Date

**NOTARY PUBLIC**

Utah  
~~STATE OF FLORIDA~~  
COUNTY OF ~~BROWARD~~ Salt Lake

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 27<sup>th</sup> day of January, 2026, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Ray Wariner  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public – State of ~~Florida~~ Utah



Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type  
Note Amendment

Application Date 1/16/2026	Acceptance Date 1/28/2026	Fee \$2,090
Comments Due 2/27/2026	Report Due 3/9/2026	CC Meeting Date TBD

Adjacent City or Cities  
City of Miramar

- Plats     
  Surveys     
  Site Plans     
  Landscaping Plans     
  Lighting Plans  
 City Letter     
  Agreements

Other: Title work, Narrative

- Distribute To  
 Full Review     
  Planning Council     
  School Board     
  Land Use & Permitting  
 Health Department     
  Zoning Code Services (BMSD only)     
  Administrative Review

Other:

Received By  
Nataly Miguez

**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 11/10/2025

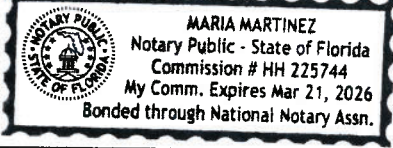
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 10<sup>th</sup> day of November, 2025, who  is personally known to me |  has produced 19/4 as identification.

Name of Notary Typed, Printed or Stamped MARIA MARTINEZ

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



Notary Seal (or Title or Rank) \_\_\_\_\_ Serial Number (if applicable) \_\_\_\_\_

For Office Use Only		
Application Type		
Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		
<input type="checkbox"/> Plats <input type="checkbox"/> Surveys <input type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input type="checkbox"/> Other:		
Distribute To		
<input type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By		

**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.

[Signature] \_\_\_\_\_ Date 11/11/2025

Owner/Agent Signature

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 1st day of November, 2025, who  is personally known to me |  has produced Illinois DL W4600606<sup>1401</sup> as identification.

Isabel C. Marin  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public – State of Florida



HH 251025  
Serial Number (if applicable)

**For Office Use Only**

Application Type

Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		
<input type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input type="checkbox"/> Site Plans
<input type="checkbox"/> City Letter	<input type="checkbox"/> Agreements	<input type="checkbox"/> Landscaping Plans
<input type="checkbox"/> Other:	<input type="checkbox"/> Lighting Plans	
Distribute To	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input type="checkbox"/> Full Review	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department	<input type="checkbox"/> Administrative Review	
<input type="checkbox"/> Other:		
Received By		

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*perry krichmar*  
Owner/Agent Signature

07/7/2025  
Date

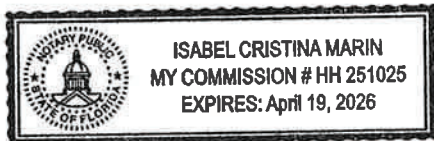
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 7 day of July, 2025, who  is personally known to me |  has produced N/A as identification.

Isabel Cristina Marin  
Name of Notary Typed, Printed or Stamped

*Isabel Cristina Marin*  
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH251025  
Serial Number (if applicable)

**For Office Use Only**

Application Type

Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date

Adjacent City or Cities

- Plats     
  Surveys     
  Site Plans     
  Landscaping Plans     
  Lighting Plans  
 City Letter     
  Agreements

Other:

- Distribute To
- Full Review     
  Planning Council     
  School Board     
  Land Use & Permitting  
 Health Department     
  Zoning Code Services (BMSD only)     
  Administrative Review

Other:

Received By

**NOTARY PUBLIC: Owner/Agent Certification**

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*[Signature]*  
Owner/Agent Signature

7/1/2025  
Date

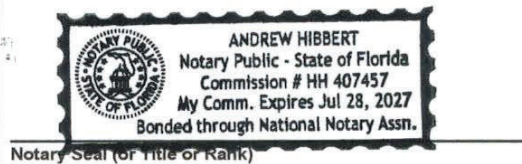
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 29<sup>th</sup> day of June, 2025, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

ANDREW HIBBERT  
Name of Notary Typed, Printed or Stamped

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



HH 407457  
Serial Number (if applicable)

**For Office Use Only**

Application Type

Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date

Adjacent City or Cities

- Plats     
  Surveys     
  Site Plans     
  Landscaping Plans     
  Lighting Plans  
 City Letter     
  Agreements

Other:

- Distribute To
- Full Review     
  Planning Council     
  School Board     
  Land Use & Permitting  
 Health Department     
  Zoning Code Services (BMSD only)     
  Administrative Review

Other:

Received By



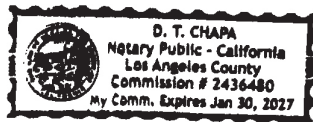
**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles }  
On June 25, 2025 before me, D. T. Chapa, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Mary Rice  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Development and Environmental Review Online

Document Date: June 15, 2025 <sup>Application</sup> Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

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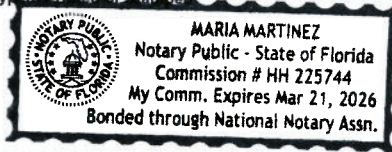
Owner/Agent Signature *[Signature]* Date 11/10/2025

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 10<sup>th</sup> day of November, 2025, who  is personally known to me |  has produced 19/4 as identification.

Name of Notary Typed, Printed or Stamped MARIA MARTINEZ Signature of Notary Public - State of Florida *[Signature]*



Notary Seal (or Title or Rank) \_\_\_\_\_ Serial Number (if applicable) \_\_\_\_\_

For Office Use Only		
Application Type		
Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		
<input type="checkbox"/> Plats <input type="checkbox"/> Surveys <input type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input type="checkbox"/> Other:		
Distribute To		
<input type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By		

**NOTARY PUBLIC: Owner/Agent Certification**

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DP  
Owner/Agent Signature

6/30/25  
Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 30 day of June, 2025, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped



Signature of Notary Public – State of Florida

[Handwritten Signature]

Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type

Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		

- Plats     
  Surveys     
  Site Plans     
  Landscaping Plans     
  Lighting Plans  
 City Letter     
  Agreements

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- Distribute To
- Full Review     
  Planning Council     
  School Board     
  Land Use & Permitting  
 Health Department     
  Zoning Code Services (BMSD only)     
  Administrative Review

Other:

Received By

PEMBROKE LAKES SOUTH  
PLAT NOTE AMENDMENT APPLICATION  
PROJECT NARRATIVE  
December 3, 2025

The Village of Mayfair is an existing commercial property located at the northwest corner of Hiatus Road and Pembroke Road in the City of Pembroke Pines within the Pembroke Lakes South Plat (P.B. 119, Pg. 1).

This application is to request a modification of the above-referenced plat to allow for a self-storage facility at the Village of Mayfair.

While mostly developed, office buildings originally proposed at the southwest corner of the property, were never constructed. In their place is a proposed 134,074 square foot self-storage facility.

We are requesting to modify the plat note to allow for self-storage use by making the following revision to Tracts G-2A and G-3:

Existing:	143,500 square feet of gross building area consisting of 83,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank
Proposed:	219,500 square feet of gross building areas consisting of 136,000 square feet of self-storage, 23,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank

Detailed tables of the allowable uses for each of the tracts and the proposed modification are attached as Exhibits A and B.

#### History

The Pembroke Lakes South Plat was recorded in the Broward County Records under Plat Book 119, Page 1 in 1984. Since then, there have been several plat amendments. Specific to Tracts G-2A and G-3, the applicable plat amendments include the following:

- Amendment to Notation on Plat as recorded in OR Book 43258, Page 1560 on 12/12/2006 which included the following changes:
  - Increased the number of residential units on tracts R-1 through R-8 from 2,711 units to 2,814

- Modified G-1 & G-2 – Golf Club and Course and Permitted Accessory Uses to the following:
  - G-1 & G-2C – 23 acre park
  - G-2A & G-3 – 120,949 sf of gross building area consisting of 55,200 sf of office, 61,470 sf of commercial and 4,279 sf of bank
- Tracts G-2A & G-3 were later modified to 143,500 sf of gross building area consisting of 83,000 sf of office, 55,000 sf of commercial and 5,500 sf of bank
- The latest Amendment to Notation on Plat as recorded in OR Book 51154 Page 1299 on 10/08/2014 shows Tracts G-2A & G-3 with an allowable use of 143,500 sf of gross building area consisting of 83,000 sf of office, 55,000 sf of commercial and 5,500 sf of bank. A copy of this latest amendment is attached as Exhibit C

The City of Pembroke Pines approved the modification to the plat note on May 8, 2025 under Resolution No. 3905. A copy of the resolution is included with this application package.

<b>Existing</b>		
Tract R-1		110 Single Family Units
Tract R-2		152 Garden Apartments
Tract R-3		156 Townhouses
Tract R-3A		96 Garden Apartments
Tract R-4		171 Single Family Units
Tract R-5		360 Garden Apartments
Tract R-5A		288 Garden Apartments
Tract R-6		760 Garden Apartments
Tract R-6A		60 Townhouses
Tracts R-7 and R-7A		200 Single Family Units
Tract R-8		358 Garden Apartments
Tract G-2D		103 Townhouse Units
Tract G-2B1 and Tract G-2B2		162 Single Family Units and 212 Townhouse Units
Tract C-1 and C-2		Non-residential
Tracts G-1A and G-2C		City Park
Tract G-1B		38 Single Family Units
<b>Tracts G-2A and G-3</b>		<b>143,500 square feet of gross building area consisting of 83,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank</b>
Tract O-1		Park
Tract O-2		54,606 square feet of charter school use with an 8,282 square foot covered drop off area
Tract O-3		20,000 square feet of church use
Tract O-4		90,000 square feet of warehouse use

EXHIBIT B

<b>Proposed</b>		
Tract R-1		110 Single Family Units
Tract R-2		152 Garden Apartments
Tract R-3		156 Townhouses
Tract R-3A		96 Garden Apartments
Tract R-4		171 Single Family Units
Tract R-5		360 Garden Apartments
Tract R-5A		288 Garden Apartments
Tract R-6		760 Garden Apartments
Tract R-6A		60 Townhouses
Tracts R-7 and R-7A		200 Single Family Units
Tract R-8		358 Garden Apartments
Tract G-2D		103 Townhouse Units
Tract G-2B1 and Tract G-2B2		162 Single Family Units and 212 Townhouse Units
Tract C-1 and C-2		Non-residential
Tracts G-1A and G-2C		City Park
Tract G-1B		38 Single Family Units
<b>Tracts G-2A and G-3</b>		<b>219,500 square feet of gross building areas consisting of 136,000 square feet of self-storage, 23,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank</b>
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