

Application Number ____015-MP-14

URBAN PLANNING DIVISION

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 | | | | |
| Watermen Pines Plat | | | | |
| Plat/Site Number | Plat Book - Page (if reco | rded) | | |
| 015-MP-14 | 181/132 | | | |
| Owner/Applicant/Petitioner Name | | | | |
| Dorado Bells, LLC | | | | |
| Address | City | State | Zip | |
| 2298 South Dixie Highway | Miami | FL | 33133 | |
| Phone Email | | | | |
| (305) 775-7996 markgold@theticketclinic.com | | | | |
| Agent for Owner/Applicant/Petitioner | Contact Person | | | |
| Greenspoon Marder LLP | | merstein, Esq. | | |
| Address | City | State | Zip | |
| 200 East Broward Boulevard, Suite 1 | 800 Fort Lauderd | lale FL | 33301 | |
| Phone Email | | T | | |
| | eth.somerstein@g | gmlaw.com | | |
| Folio(s) | | | | |
| 513913170011 | | | | |
| Location | | | | |
| south side of Pines Blvd. at/between/an | SW 186th Avenu | e SW 196 | th Avenue | |
| north side/corner north street name | street name / side/corner | | et name | |
| | | | | |
| | | | | |
| Type of Application (this form required | for all applications) | | | |
| Please check all that apply (use attached Instruc | tions 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 N | otary if needed) | | |
| | | | | |

| Application Status | | | | | |
|---|--|---|------------------------------|--------------------------|-------------------------|
| Has this project been previously submitted? | ☐ Yes | ⊠ No | | □ Don't | Know |
| This is a resubmittal of: Entire Project | ☐ Portio | n 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 | |
| If yes, consult Policy 13.01.10 of the Land Use | Plan. A comp | patibility determinati | on may be | required. | 6.6 |
| Replat Status | | | | | |
| Is this plat a replat of a plat approved and/or recorded | l after March | 20, 1979? □ Ye s | ⊠ No | □ Don' | t Know |
| If YES, please answ | er the followi | | | | |
| Project Name of underlying approved and/or recorded plat | | Project I | Number | | |
| Is the underlying plat all or partially residential? | | ☐ Yes | ⊠ No | □ Don' | 't Know |
| If YES, please answ | er the followi | ng 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 | 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, Re | plats and S | Site Plan Submis | sions) | | |
| 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 ☐ Yes ☐ No changing? | | | | | |
| If the application is a replat, are there any new or ad the replat's note restriction? | lditional resid | lential units being a | idded to | □ Yes | ⊠ No |
| Is this application subject to an approved Declaration Agreement entered into with the Broward County Sch | | ive Covenants or ⁻ | Γri-Party | □ Yes | ⊠ No |
| If the answer is "Yes" RESIDENTIAL APPLICATIONS ONLY: Provide a receip Impact Application (PSIA) and fee have been accepted concurrency, exempt from school concurrency (exemptions communities, and projects contained within Development Restrictive Covenant or Tri-Party Agreement. | pt from the S d by the Sch include project | chool Board docur ool Board for residents that generate less | ntial projec than one stu | ts subject udent, age | to school restricted |

| 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

| | | | EXISTING STUCTURE(S) | | |
|----------|---|-----------------------|----------------------|----------------|---------------------------------|
| Land Use | Gross Building sq. ft.* or Dwelling Units | Date Last Occupied | Remain the Same? | Change Use? | Has been or will 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 id 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/Age | ent 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 | Date | 116/0 | | |
| | NOTARY PUBLIC | • | | |
| | NOTART PUBLIC | | | |
| STATE OF FLORIDA COUNTY OF BROWARD | | | | |
| The foregoing instrument was acknowledged before me by means of physical presence online notarization, this day of day of 2025, who be personally known to me has produced as identification. | | | | |
| Resaya Monten Name of Notary Typed, Printed or Stamped | | Public – State of Florida | | |
| ROSALYN MONTENEGRO Notary Public - State of Florida Commission # HH 487428 My Comm. Expires Feb 4, 2028 Bonded through National Notary Assn. | | | | |
| Notary Seal (or Title or Rank) | Serial Number (if app | licable) | | |
| Fay Office Hoe Only | | | | |
| For Office Use Only Application Type | | | | |
| Note Amendment | | | | |
| Application Date 8/18/2025 | Acceptance Date 8/28/2025 | \$2,090 | | |
| Comments Due | Report Due | CC Meeting Date | | |
| 9/29/2025 | 10/09/2025 | TBD | | |
| Adjacent City or Cities | | | | |
| N/A | | | | |
| N/A □ _X Plats □ _X Surveys | □ Landscap | ing Plans 🔲 Lighting Plans | | |
| | िद्ध Site Plans □ Landscap | ing Plans 🔲 Lighting Plans | | |
| ୟ Plats □ _X Surveys | | ing Plans 🗆 Lighting Plans | | |
| ☐ Plats ☐ Surveys ☐ City Letter ☐ Agreements ☐ Agreements ☐ Cherrical FDOT Letter, narrative ☐ Distribute To | | ing Plans □ Lighting Plans □ Land Use & Permitting | | |
| ☐ Plats ☐ City Letter ☐ Agreements ☐ Cother: FDOT Letter, narrative ☐ City Letter ☐ Planni | ve, title work | | | |
| ☐ Plats ☐ City Letter ☐ Agreements ☐ Cotty Letter ☐ FDOT Letter, narrative ☐ CXFull Review ☐ Planni | ve, title work ng Council □ School Board | □ Land Use & Permitting | | |

Greenspoon Marder...

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.

Darby Delsalle – Broward County August 4, 2025 Page No. 2

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

vrthia 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.