



**City of Pembroke Pines  
 Planning & Economic Development Department  
 601 City Center Way 3<sup>rd</sup> Floor  
 Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	February 13, 2025	<b>Application ID:</b>	ZC 2024-0005
<b>Project:</b>	Collector Car Condos	<b>Project Number:</b>	PRJ 2024-0018
<b>Project Planner:</b>	Cole Williams, Senior Planner	<b>Enacting Document:</b>	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance
<b>Owner:</b>	Dorado Bells, LLC	<b>Agent:</b>	Elizabeth Somerstein
<b>Acreage:</b>	+/- 1.88 acres	<b>Commission District:</b>	4
<b>Location:</b>	18810 Pines Boulevard		
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Proposed Zoning:</b>	C-1 (Commercial) with restrictive covenants
<b>Existing Land Use:</b>	Commercial	<b>Proposed Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP2014-11		
<b>Applicant Request:</b>	Rezone a +/-1.88 acre parcel from B-3 (General Business) to C-1 (Commercial) with restrictive covenants		
<b>Staff Recommendation:</b>	<b>Transmit to the City Commission with a favorable recommendation for zoning change with restrictive covenants.</b>		
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> City Commission
<b>Reviewed for the Agenda:</b>	Director: <u>MS</u>	Assistant Director:	<u>JY</u>

## **Project Description / Background**

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Elizabeth Somerstein, agent, requests consideration to rezone a +/- 1.88 acre property located at 18810 Pines Boulevard from B-3 (General Business) to C-1 (Commercial) with restrictive covenants.

The Planning and Zoning Board approved site plan SP2014-11 on April 26, 2016, for Valerie Medical, a medical office building consistent with B-3 Zoning. The medical office building site plan has since expired, and the site is currently vacant. The applicant is requesting to change the zoning of property to Commercial (C-1) to allow self-storage on the parcel. In addition to the zoning change request, the applicant is proposing to record a restrictive covenant that would allow self-storage use as well as all other B-3 uses.

The applicant is proposing to construct a collector car condominium for the purpose of storing collector cars which would be consistent with a self-storage facility within the City's Land Development Code. Per the applicant's justification statement, the collector car condominium will not be a rental or lease of storage space but will be a condominium form of ownership – each unit will have its own bathroom and, if desired, a small mezzanine office.

A site plan application for applicant's proposed use will be heard by the Planning and Zoning Board at a later date should the zoning change be adopted. Applications to amend the zoning on a property require Planning and Zoning Board review and adoption of an ordinance by the City Commission.

### **SURROUNDING PROPERTIES:**

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

- North – Commercial (C-1) / Commercial / Smartstop Self-Storage
- East – General Business (B-3) / Commercial / Franklin Academy
- South – Agriculture (A) / Commercial
- West – Commercial (C-1) / Commercial / Smartstop Self-Storage

### **ANALYSIS:**

Staff has reviewed the use proposed on the subject site and finds it generally compatible with the adjacent commercial properties, some of which are currently self-storage facilities. The restrictive covenant for self-storage use is consistent with the underlying commercial land use and represents a reduction in trips compared to the office use that was previously approved for the site. Staff therefore has no objection to the proposal.

**Staff Recommendation: Transmit to the City Commission with a favorable recommendation inclusive of restrictive covenant.**

**Enclosures:** Unified Development Application  
Justification Statement  
Declaration of Restrictions  
Conceptual Plan  
Subject Site Aerial Map



# City of Pembroke Pines

## Planning and Economic Development Department

### Unified Development Application

Planning and Economic Development  
 City Center - Third Floor  
 601 City Center Way  
 Pembroke Pines, FL 33025  
 Phone: (954) 392-2100  
<http://www.ppines.com>

*Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.*

Pre Application Meeting Date: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: \_\_\_\_\_

Indicate the type of application you are applying for:

- |   |  |
|---|--|
| <input type="checkbox"/> Appeal*<br><input type="checkbox"/> Comprehensive Plan Amendment<br><input type="checkbox"/> Delegation Request<br><input type="checkbox"/> DRI*<br><input type="checkbox"/> DRI Amendment (NOPC)*<br><input type="checkbox"/> Flexibility Allocation<br><input type="checkbox"/> Interpretation*<br><input type="checkbox"/> Land Use Plan Map Amendment*<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan<br><input type="checkbox"/> Site Plan*<br><input type="checkbox"/> Site Plan Amendment*<br><input type="checkbox"/> Special Exception*<br><input type="checkbox"/> Variance (Homeowner Residential)<br><input type="checkbox"/> Variance (Multifamily, Non-residential)*<br><input checked="" type="checkbox"/> Zoning Change (Map or PUD)*<br><input type="checkbox"/> Zoning Change (Text)<br><input type="checkbox"/> Zoning Exception*<br><input type="checkbox"/> Deed Restriction |
|---|--|

**INSTRUCTIONS:**

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with \*).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

*Staff Use Only*

Project Planner: \_\_\_\_\_ Project #: PRJ 20\_\_\_\_ - \_\_\_\_\_ Application #: \_\_\_\_\_

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$ \_\_\_\_\_

**SECTION 1-PROJECT INFORMATION:**

Project Name: Collector Car Condos

Project Address: 18810 Pines Boulevard

Location / Shopping Center: S side of Pines Blvd betw SW 186th Ave and SW 196 Ave

Acreage of Property: 1.88 +/- acres Building Square Feet: 57,000 square feet

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 513913170011

Plat Name: Watermen Pines Traffic Analysis Zone (TAZ): 1.88 +/- acres

Legal Description: A portion of Parcel A of the Watermen Pines Plat recorded at Plat Book 181, Page 132 of the Broward County Public Records. See attached survey.

Has this project been previously submitted?  Yes  No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
11/5/2014	Plat	Plat Approval	Approved		

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Dorado Bells, LLC

Owner's Address: 2298 South Dixie Highway, Miami, FL 33133

Owner's Email Address: markgold@theticketclinic.com

Owner's Phone: (305) 775-7996 Owner's Fax: \_\_\_\_\_

Agent: Greenspoon Marder LLP

Contact Person: Elizabeth Somerstein, Esq.

Agent's Address: 200 E. Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Agent's Email Address: elizabeth.somerstein@gmlaw.com

Agent's Phone: (954) 527-2459 Agent's Fax: (954) 333-4059

*All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.*

**SECTION 3- LAND USE AND ZONING INFORMATION:**

**EXISTING**

Zoning: B-3

Land Use / Density: Commercial

Use: Vacant

Plat Name: Watermen Pines

Plat Restrictive Note: 26,800 square feet of office

**PROPOSED**

Zoning: C-1

Land Use / Density: Commercial

Use: Collector car condo

Plat Name: Watermen Pines

Plat Restrictive Note: 57,000 sf of storage/warehouse use

**ADJACENT ZONING**

North: C-1

South: A

East: B-3

West: C-1

**ADJACENT LAND USE PLAN**

North: Commercial

South: Commercial

East: Commercial

West: Commercial

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One):  Variance  Zoning Appeal  Interpretation

Related Applications: \_\_\_\_\_

Code Section: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

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**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

City Amendment Only

City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

**SECTION 6 - DESCRIPTION OF PROJECT** (attach additional pages if necessary)

The Applicant is requesting to rezone a 1.88+/- acre parcel from B-3 to C-1.

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This rezoning is needed to facilitate development of a collector car condo.

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As part of the application, the Applicant is volunteering to record a declaration of  
restrictive covenants which will prohibit certain uses permitted in the C-1 zoning district.

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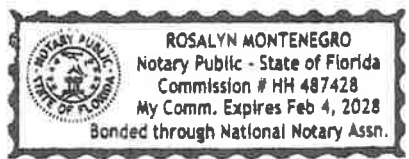
**SECTION 7- PROJECT AUTHORIZATION**

**OWNER CERTIFICATION**

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] \_\_\_\_\_ 11/5/2024  
Signature of Owner Date

Sworn and Subscribed before me this 5<sup>th</sup> day  
of November, 2024



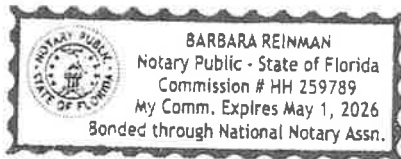
Fee Paid \_\_\_\_\_ Signature of Notary Public [Signature] My Commission Expires 02/04/2028

**AGENT CERTIFICATION**

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] \_\_\_\_\_ 11/15/24  
Signature of Agent Date

Sworn and Subscribed before me this 15 day  
of November, 2024



Fee Paid \_\_\_\_\_ Signature of Notary Public [Signature] My Commission Expires \_\_\_\_\_

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Greenspoon Marder LLP


Authorized Representative: Elizabeth Somerstein, Esq.

Application Number: \_\_\_\_\_

Application Request: Rezoning

I, Elizabeth Somerstein (print Applicant/Authorized Representative name), on behalf of Greenspoon Marder LLP (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

Signed by: 

11/15/2024

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Signature of Applicant or Applicant's  
Authorized Representative

Date

Elizabeth Somerstein

Print Name of Applicant/Authorized Representative

December 23, 2024

Michael D. Stamm Jr.  
Director, Planning & Economic Development  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025

Re: Rezoning Application for 18810 Pines Boulevard

Dear Mr. Stamm:

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 (the “City”). This parcel is currently vacant and can be identified by folio number 5139 1317 0011 (“Property”).

The existing uses surrounding the Property include self-storage to the north, Franklin Academy to the east, self-storage to the west and a 200+/- foot conservation area to the south. The Property is designated Commercial on the City’s land use plan and parcels within 1300 feet west and 630 feet east also have the same Commercial land use plan designation. The subject property is zoned B-3 and the commercial parcels to the east and west are zoned B-3 and C-1. The purpose of this rezoning is to facilitate development of a collector car condo use. This use is a relatively new concept that provides high end car collectors a place to securely store their luxury vehicles. The units would be individually owned just like units in a residential condo development.<sup>1</sup> The proposed building would be approximately 44,000 square feet plus 13,000 square feet of mezzanine.

The request meets the purpose and applicability criteria for granting the rezoning in City Code (“Code”) Section 155.301(D) as documented below.

- 1. Purpose. To provide means for the consideration of amendments to the official zoning map whenever public necessity, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.**

The Property is within an approximately 28-acre-sized commercial area, most of which is zoned C-1. Of this area, only the 7-acre Franklin Academy parcel and the 1.88-acre Property is zoned B-3, while the remaining two thirds are zoned C-1 (*see aerial snapshot*

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<sup>1</sup> For an example, please see the Auto Vault development at the northeast corner of I-95 and Marina Boulevard in Fort Lauderdale (2021 W State Rd 84).

*at bottom of response*). Clearly, the Property is already compatible with and appropriate for the C-1 zoning designation. B-3 and C-1 are similar zoning districts; the C-1 district permits a range of more intense commercial uses. The development standards are similar, the major difference being that the C-1 requires a minimum lot size of 1 acre whereas the B-3 only requires 10,000 square feet. The purposes of the two districts are as follows:

*B-3: This district is intended to primarily apply to shopping centers that serve a regional scale and offer a diverse range of good and services. This district should have access to arterial roadways to better serve the community.*

*C-1: This district is intended to accommodate a diverse range of retail, repair services, wholesale, storage, and sales of large or heavy machinery and equipment.*

A perusal of the City's Permitted Uses Table shows that most of the uses that are permitted in the C-1 district are also permitted in the B-3; however there are a few uses such as "carpet and rug cleaning", "printing, bookbinding and copying facility", "sign shops", as well as a range of wholesale and distribution uses, that are only permitted in the C-1 district.

Lastly, the Owner is submitting a declaration of restrictive covenants that would restrict the Property to only those uses permitted in the B-3 plus the "Self-Storage", "Vehicle Towing and Storage" and "Open-Air Storage of Vehicles" uses. This has the effect of prohibiting any potentially objectionable uses in the C-1 district, few though they may be.

For the above reasons, appropriate land use practices justify the rezoning because the zoning change would be incremental, changing the Property from one commercial district to a slightly more intense commercial district, and any negative consequences would be prevented through the declaration of restrictive covenants.



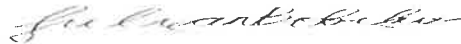
*Aerial of property and surrounding properties with zoning districts indicated.*

**2. Applicability. All land that meets minimum lot size requirements within the City of Pembroke Pines is eligible for a zoning change so long as the proposed change is consistent with the underlying land use and plat.**

The Property is 1.88 acres and meets the 1-acre lot size minimum of the C-1 district. The proposed change is consistent with the underlying land use designation of Commerce (County) and Commercial (City). The Property is part of the Waterman Pines plat (Plat Book 181, Pg. 132), with a recorded plat note amendment under Instrument #113732470. The Property is designated as Parcel A-3 in the plat note amendment, and the note restricts it to 26,800 square feet of office use. Concurrently with the rezoning application, we are submitting a plat note amendment application to revise the note to be consistent with the proposed development.

Sincerely,

GREENSPOON MARDER LLP



Julian Bobilev, AICP

Return to: (enclose self-addressed stamped envelope)

Name: Elizabeth Somerstein, Esq.

Address:

Greenspoon Marder  
200 E. Broward Blvd., Suite 1800  
Fort Lauderdale, Florida 33301

This Instrument Prepared by:

Elizabeth Somerstein, Esq.  
Greenspoon Marder  
200 E. Broward Blvd., Suite 1800  
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

## DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this \_\_\_\_\_ of \_\_\_\_\_ 2025, by DORADO BELLS, LLC ("Owner"), which shall be for the benefit of CITY OF PEMBROKE PINES, FLORIDA, a municipal corporation existing under the laws of the State of Florida ("City").

### WITNESSETH:

WHEREAS, Owner is the fee simple owner of land located within the City of Pembroke Pines, more particularly described in **Exhibit A** containing approximately 1.88+/- gross acres ("Property"); and

WHEREAS, an application has been made to the City to rezone the Property from General Business (B-3), to Commercial (C-1), as such terms are defined under Chapter 155 of the Land Development Code of the City of Pembroke Pines, Florida ("Code"), and the Owner has voluntarily agreed to enter into this Declaration; and

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Owner hereby declares that the Property shall be subject to the covenants hereinafter set forth, which shall run with the land, and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Restriction on Use. The Property may be used for any use permitted under the General Business (B-3) zoning district. Additionally, the Property may be used for the following uses permitted within the Commercial (C-1) zoning district: "Self-Storage."

3. Amendments. This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment, or release and approved in writing by the City, but only after such modification, amendment, or release has been approved at a duly-noticed public meeting by a majority vote of the members of the City Commission. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

4. Recordation and Effective Date. Upon approval of this Declaration by the City and execution by the Owner, this Declaration shall be recorded in the Public Records of Broward County, Florida. Once recorded, this Declaration shall run with the land and shall bind all successors-in-interest with respect to the Property.

5. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

6. Enforcement. The City is the beneficiary of this Declaration and may enforce the provisions herein by action at law or in equity against any person or persons, entity or entities, violating or attempting to violate the terms of this Declaration. Any failure by the City to enforce this Declaration shall not be deemed a waiver of the right to do so thereafter.

7. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

8. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

9. Covenant Running with the Land. The Owner hereby agrees that this Restrictive Covenant shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their heirs, successors and assigns, and all parties claiming under them.

**[SIGNATURES ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, Owner has executed this Declaration on the day first above written.

Signed, sealed and delivered  
In the presence of:

Witnesses:

DORADO BELLS, LLC

\_\_\_\_\_  
Signature

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness

Name: \_\_\_\_\_

\_\_\_\_\_  
Address

Its: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

STATE OF FLORIDA        )  
COUNTY OF BROWARD    ) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by \_\_\_\_\_, as \_\_\_\_\_ of **DORADO BELLS, LLC**, who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Typed, printed or stamped name of Notary Public

My Commission Expires:

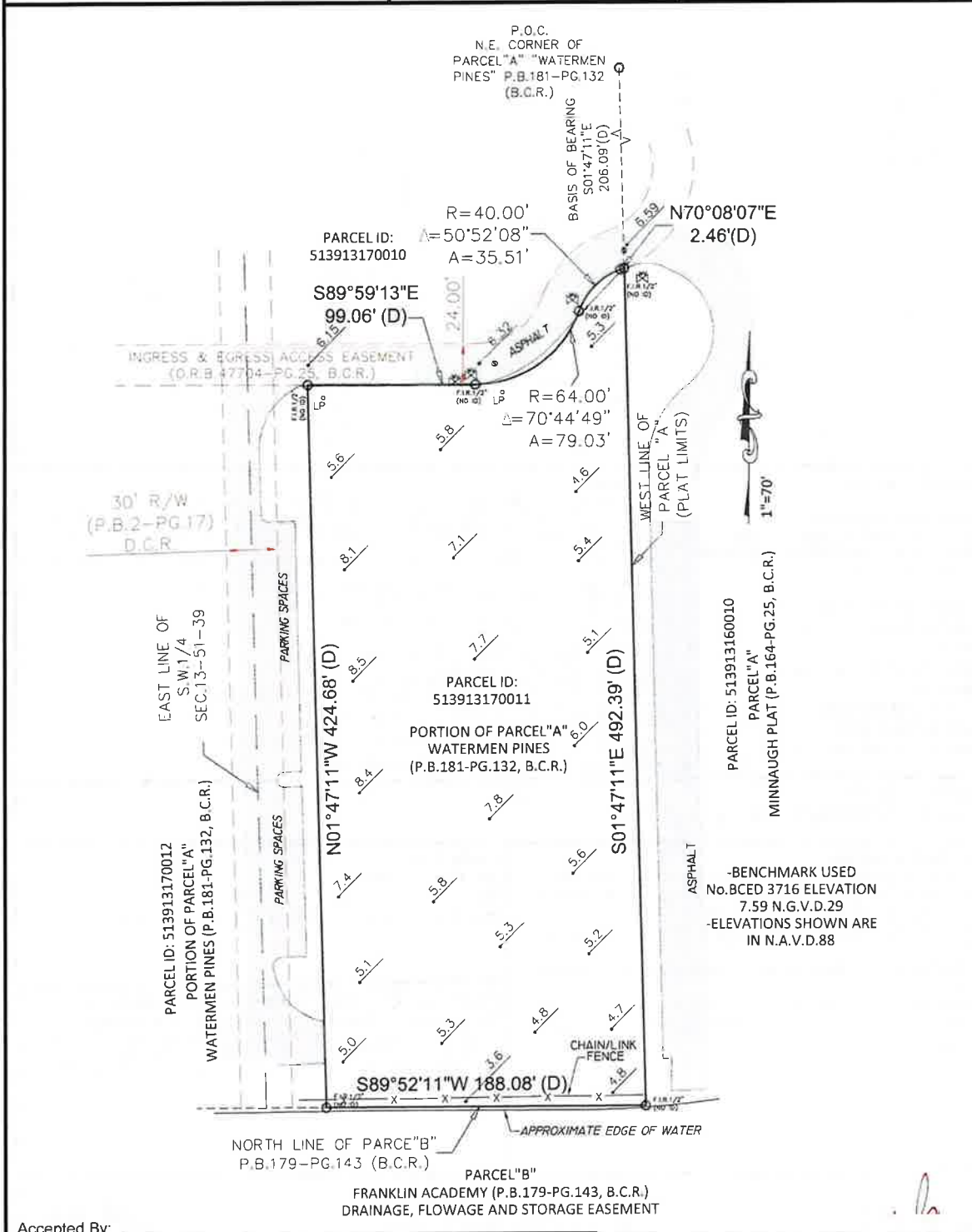


**EXHIBIT A  
LEGAL DESCRIPTION  
PROPERTY**



Proudly Serving  
the Florida Real  
Estate Community  
for Over 20 Years

WWW.MELANDSERVICES.COM



Accepted By: \_\_\_\_\_

**Property Address:**  
 18810 Pines Boulevard  
 Pembroke Pines, FLORIDA 33029


**Notes:** NO NOTES

**SURVEYOR'S CERTIFICATION** I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ47-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED Miguel Espinosa Digitally signed by Miguel Espinosa  
 STATE OF FLORIDA Date: 2023.12.01 15:55:59 -05'00'  
 FOR THE FIRM P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

**M.E. Land Surveying, LLC**  
 P.O. Box 970685  
 Miami, FL 33197  
 Phone: (305) 740-3319  
 Fax: (305) 669-3190  
 LB#: 7989



# Surveyor's Legend

<p>— LIMITED ACCESS RIGHT-OF-WAY LINE</p> <p>— PROPERTY LINE</p> <p>— STRUCTURE LINE</p> <p>▨ CONCRETE BLOCK WALL</p> <p>— CHAIN LINK FENCE OR WIRE FENCE</p> <p>— WOOD FENCE</p> <p>— IRON FENCE</p> <p>— EASEMENT</p> <p>— CENTER LINE</p> <p>▨ WOOD DECK</p> <p>▨ ASPHALT</p> <p>▨ BRICK, TILE</p> <p>▨ WATER</p> <p>— APPROXIMATE EDGE OF WATER</p> <p>▨ COVERED AREA</p> <p>○ TREE</p> <p>⊗ POWER POLE</p> <p>▨ CATCH BASIN</p> <p>C.U.E. COUNTY UTILITY EASEMENT</p> <p>I.E.E.Z. INGRESS / EGRESS EASEMENT</p> <p>U.E. UTILITY EASEMENT</p> <p>EP ELECTRIC POLE</p> <p>PG PAGE</p> <p>P.B. PLAT BOOK</p>	<p>F.M.D. FOUND IRON PIPE / PINS AS NOTED ON PLAT</p> <p>L.B.# LICENSE # - BUSINESS</p> <p>L.S.# LICENSE # - SURVEYOR</p> <p>C.A.L.C. CALCULATED POINT</p> <p>S.E.T. SET PIN</p> <p>▲ CONTROL POINT</p> <p>■ CONCRETE MONUMENT</p> <p>⊕ BENCHMARK</p> <p>E.L.E.V. ELEVATION</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>M. FIELD MEASUREMENT</p> <p>D. DEED</p> <p>C. CALCULATED</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>R.O.C. ROOF OVERHANG EASEMENT</p> <p>C.O.N.C. CONCRETE</p> <p>C.S.W. CONCRETE SIDEWALK</p> <p>L. CURVE LENGTH</p>	<p>B.R. BEARING REFERENCE</p> <p>C.A. CENTRAL ANGLE OR DELTA</p> <p>R. RADIUS</p> <p>R.A.D. RADIAL</p> <p>N.R. NON RADIAL</p> <p>T.Y.P. TYPICAL</p> <p>I.R. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>N.S.D. NAIL &amp; DISK</p> <p>P.K.N.A.L. PARKER-KALON NAIL</p> <p>D.H. DRILL HOLE</p> <p>W. WELL</p> <p>F.H. FIRE HYDRANT</p> <p>M.H. MANHOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>T.R.A.N.S. TRANSFORMER</p> <p>C.A.T.V. CABLE TV RISER</p> <p>W.M. WATER METER</p> <p>P.E. POOL EQUIPMENT</p> <p>C.O.N.C. CONCRETE SLAB</p> <p>E.A.S.M.T. EASEMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.B.E. LANDSCAPE BUFFER EASEMENT</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>B.C.R. BORDADO COUNTY RECORDS</p> <p>F.I.R. FOUND IRON PIN - REBAR</p> <p>W.F. WOOD FENCE</p>
		<p>T.E.L. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>S.E.P. SEPTIC</p> <p>D.F. DRAINFIELD</p> <p>A.C. AIR CONDITIONER</p> <p>S.W. SIDEWALK</p> <p>D.W.Y. DRIVEWAY</p> <p>S.C.R. SCREENED</p> <p>G.A.R. GARAGE</p> <p>E.N.C.L. ENCLOSURE</p> <p>N.T.S. NOT TO SCALE</p> <p>F.F. FINISHED FLOOR</p> <p>T.O.B. TOP OF BANK</p> <p>E.O.W. EDGE OF WATER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>S.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p>CL CENTER LINE</p> <p>R.W. RIGHT-OF-WAY</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p> <p>ID IDENTIFICATION</p> <p>B.C. BLOCK CORNER</p>

**Property Address:**

18810 Pines Boulevard  
Pembroke Pines, FLORIDA 33029

**Flood Information:**

**Community Number:** 120053  
**Panel Number:** 12011C0520  
**Suffix:** H  
**Date of Firm Index:** 08/18/2014  
**Flood Zone:** AH  
**Base Flood Elevation:** 6.0'  
**Date of Field Work:** 11/22/2023  
**Date of Completion:** 11/30/2023

**General Notes:**

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat
- 6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line
- 7.) Fence ownership is not determined
- 8.) Bearings referenced to line noted B R also are assumed
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted
- 11.) Not valid unless sealed with the signing surveyors embossed seal
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 14.) This is a BOUNDARY SURVEY unless otherwise noted
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey may be used for construction/permitting purposes

**Legal Description:**

Please see the last page for long Legal Description.

**Printing Instructions:**

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

**Certified To:**

**The Auto Project  
Self**

its successors and/or assigns as their interest may appear.

**Please copy below for policy preparation purposes only:**

*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa, for M.E. Land Surveying Inc., dated 11/30/2023 bearing Job # B-133936 :*

a. NO NOTES



**M.E. Land Surveying, LLC**

P.O. Box 970685 Miami, FL 33197  
 Phone: (305) 740-3319  
 Fax: (305) 669-3190  
 LB#: 7989



**Legal Description:**

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "WATERMEN PINES", AS RECORDED IN PLAT BOOK 181, PAGE 132 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL "A", FOR 206.09 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR 492.39 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", FOR 188.08 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 188.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF SAID PARCEL "A", FOR 424.68 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST FOR 99.06 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET AND A CENTRAL ANGLE OF 70 DEGREES 44 MINUTES 49 SECONDS (MEASURED) 70 DEGREES 36 MINUTES 45 SECONDS (LEGAL) FOR AN ARC DISTANCE OF 79.02 FEET (MEASURED) 78.88 FEET (LEGAL) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 50 DEGREES 52 MINUTES 08 SECONDS FOR AN DISTANCE OF 35.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 70 DEGREES 08 MINUTES 07 SECONDS EAST FOR 2.46 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED FOUR COURSES BEING COINCIDENT WITH THE SOUTHERLY LIMITS OF AN INGRESS AND EGRESS ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 47704, AT PAGE 730, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



**M.E. Land Surveying, LLC**

P.O. Box 970685 Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989



PADDOCK GARAGE  
18810 PINES BLVD.  
NORTH MIAMI FL 33161

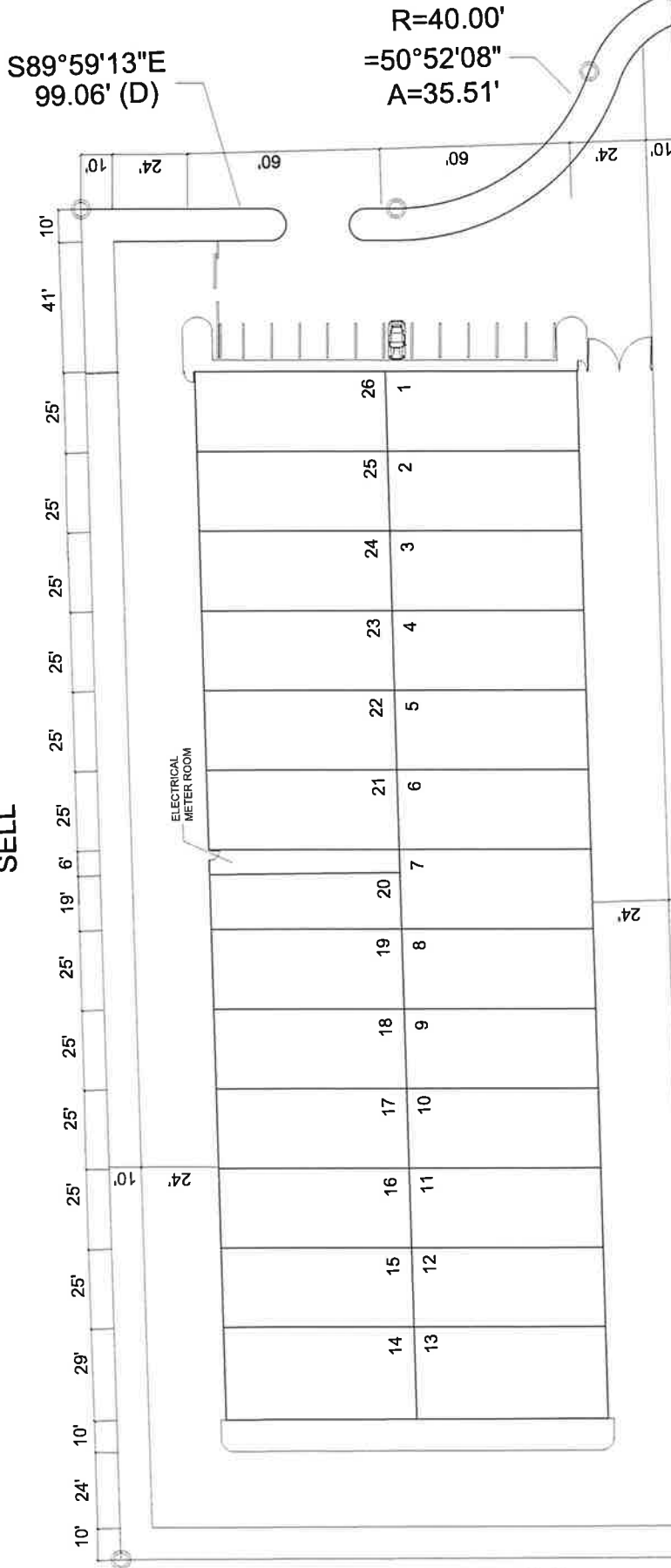
NO.	DATE:	ISSUE:

70 NE 4TH AVE  
DELRAY BEACH, FL 33483



**A-01**  
SURVEY

**N01°47'11"W 424.68' (D)**  
**SELL**



**S01°47'11"E 492.39' (D)**  
**SELL**

**SITE PLAN SURVEY**  
SCALE: 1/16" = 1'-0"

**S89°52'11"W 188.08' (D)**

SUBJECT SITE AERIAL PHOTO  
(ZC2024-0005, PRJ2024-0018)

18810 Pines Boulevard Car Collector Condos

