

February 6, 2025

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:

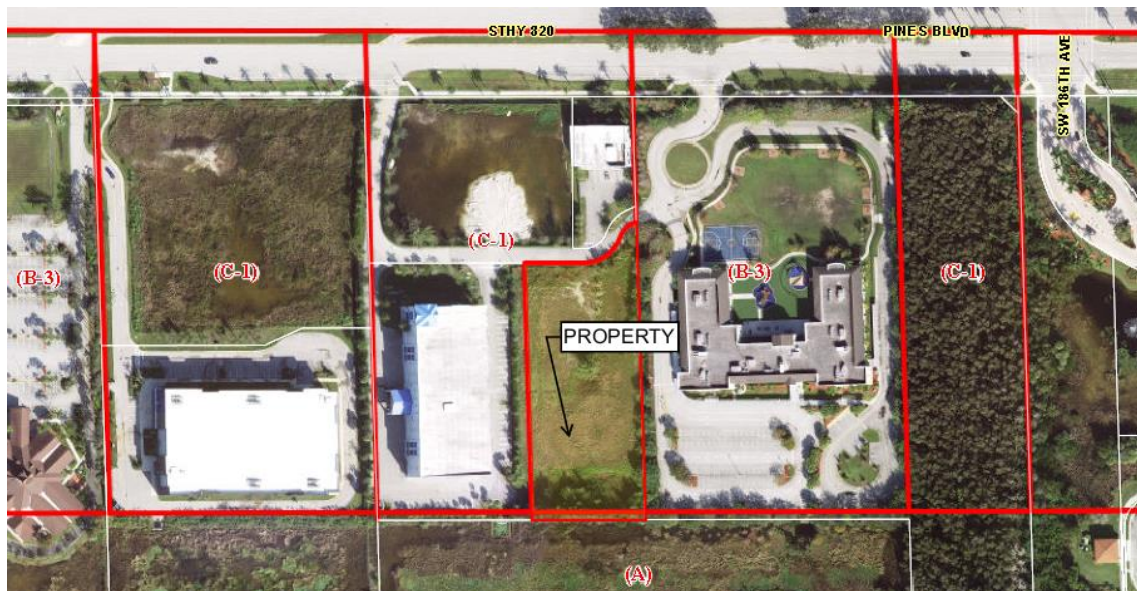
*B-3: This district is intended to primarily apply to shopping centers that serve a regional scale and offer a diverse range of good and services. This district should have access to arterial roadways to better serve the community.*

*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" 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