

December 30, 2024

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

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

Dear Mr. Stamm:

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 underline 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.

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.

Sincerely,

GREENSPOON MARDER LLP



Julian Bobilev, 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.