

December 31, 2024

Michael Stamm Jr.
Assistant City Manager/Director
Planning & Economic Development Department
City of Pembroke Pines
601 City Center Way
3rd Floor
Pembroke Pines, FL 33025

RE: Note Amendment on the Plat

Dear Mr. Stamm

Raintree at Pines LLC owns a +/-3.57 Acre Parcel at the N/W portion of Village of Mayfair (Folio # 5140 24 02 0063).

A previously approved Site Plan and related entitlements note +/- 60,000 SF of proposed Office Use on the Parcel.

At this time, the alternate use of +/- 136,000 SF of Self-Storage is desired.

In order to develop the Self-Storage project on the property, we are submitting a rezoning application with a related restrictive covenant and a delegation request to amend the note on the plat as follows:

Modifying Tracts G-2A* and G-3

FROM:

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

TO:

219,500 square feet of gross building area 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

In advance, thank you for your consideration.

Please contact me should you have any questions with the above.

Manuel Synalovski
Raintree at Pines LLC