
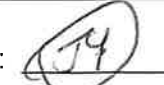




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	February 13, 2025	Application ID:	ZC2024-0004
Project:	Village of Mayfair	Project Number:	PRJ2024-0017
Project Planner:	Cole Williams, Senior Planner	Enacting Document:	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance
Owner:	Raintree at Pines LLC	Agent:	Manuel Synalovski
Acreage:	+/- 9.9 acres	Commission District:	1
Location:	Located at the northwest corner of Pembroke Road and Hiatus Road		
Existing Zoning:	B-3 (General Business) with restrictive covenants	Proposed Zoning:	C-1 (Commercial) with restrictive covenants
Existing Land Use:	Commercial (Flexibility Rule Applied)	Proposed Land Use:	Commercial (Flexibility Rule Applied)
Reference Applications:	SP2021-08, SP2020-09, ZV 2020-08, SP 2017-03, ZV 2017-02, ZV 2017-03, ZV 2017-04, ZV 2017-14, ZC 2017-02, SP 2015-01, SP 2014-22, MSC 2010-07, SP 2008-02, MSC 2007-71, SP 2006-53, ZC 2005-06, ZC 2005-07, ZC 2003-02, AM 2003-07		
Applicant Request:	Rezone a +/-9.9 acre parcel from B-3 (General Business) with restrictive covenants to C-1 (Commercial) with updated restrictive covenants		
Staff Recommendation:	Transmit to the City Commission with a favorable recommendation for zoning change amending the restrictive covenants.		
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Manuel Synalovski, agent, requests consideration to rezone a +/- 9.9 acre property located at the northwest corner of Pembroke Road and Hiatus Road from B-3 (General Business) with restrictive covenants to C-1 (Commercial) with updated restrictive covenants.

Currently, a commercial shopping center with a Wawa gas station exist on site. The City Commission approved the base site plan for the shopping center (SP 2006-53) at its April 18, 2007 meeting. Modifications to the site plan were made in 2007, 2008 and 2010, 2014 and 2015 (SP2015-01). The Wawa gas station was approved in 2017 through SP2017-03.

The City Commission has approved the following zoning changes for the property:

- February 15, 2006 rezoning of the underlying property from R-6 (Hotel) to B-2 (General Business) with associated commercial flexibility conversion (Ordinance 1537). That rezoning approval included a restrictive covenant which restricted certain B-2 uses on the property.
- March 18, 2009, amended to the restrictive covenants (Ordinance 1636) to allow daycare facilities over 5,000 square feet within the list of approved uses.
- May 17, 2017 rezoning of the underlying property from B-2 (Community Business) to B-3 (General Business) with amended restrictive covenants (Ordinance 1878). The amended restrictive covenants allow for:
 - Only gasoline station use within the B-3 use list
 - B-2 (Community Business District) restricted uses.

Previously, an office building was approved for the westernmost vacant parcel. The office building was never constructed, and now the applicant wishes to construct a self-storage facility on the site. Self-storage requires Commercial (C-1) zoning. Therefore, self-storage cannot be permitted on this site under current restrictions.

To rectify this issue, the applicant proposes a zoning change with modified restrictive covenants to allow the following:

- Self-storage from C-1 uses
- All B-3 uses

In addition to the restriction of the uses, the applicant is proposing that the self-storage facility built on the Commercial Parcel shall not exceed a maximum height of sixty-five (65) feet, excluding parapets, architectural facades, decorative features and/or any screening, air conditioning or other items located on any structure.

A site plan application for a self-storage will be heard by the Planning and Zoning Board at a later date should the zoning change be adopted.

SURROUNDING PROPERTIES:

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

North – Planned Unit Development (PUD) / Irregular Residential 5.52 du/acre

East – Apartment (R-4) / Commercial (Flex to Residential)

South – Pembroke Road / City of Miramar

West – Planned Unit Development (PUD) / Irregular Residential 5.52 du/acre

ANALYSIS:

Staff has reviewed the use proposed on the subject site and finds it generally compatible with the existing shopping center and gas station (B-3 Use). The restrictive covenant for self-storage use is consistent with the underlying commercial land use and represents a reduction in trips compared to 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
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* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input checked="" type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: Village of Mayfair
 Project Address: NW Corner of Mayfair Road and Pembroke Road
 Location / Shopping Center: _____

Acreage of Property: 9.975 Acres Building Square Feet: 55,991 SF developed to date

Flexibility Zone: _____ Folio Number(s): 5140 29 02 0060 0061 0062 0063, 0064, 0065

Plat Name: Pembroke Lakes South Traffic Analysis Zone (TAZ): _____

Legal Description: All of Tract G-3 of Pembroke Lakes South (P.R. 119, Pt. 1) Broward County, FL together with the following described parcel (Tract G-2) said lands lies in the City of Pembroke Pines, Broward County, Florida, and containing 4-935,492 SF (9.9975 Acres)

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
			Pembroke Lakes South Plat (Original Plat)		
2004			Village of Mayfair		(Site Plan)
2016			Wawa (Buildings 1/2)		(Site Plan/Rezoning)
2019/2021			Fleety Crest Expansion		(Building # 6-B)
2015			Revisions to Elbe		(Building # 7)
2018			Revisions for Play area		(Building # 6)

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pamtree of Pines LLC
 Owner's Address: 6540 East Tropical Way, Plantation, FL 33317
 Owner's Email Address: manny@mstein.com
 Owner's Phone: 954 804.3515 Owner's Fax: ---
 Agent: Manuel Szwedowski
 Contact Person: Manny Szwedowski
 Agent's Address: 6540 East Tropical Way, Plantation, FL 33317
 Agent's Email Address: manny@mstein.com
 Agent's Phone: 954.804.3515 Agent's Fax: ---

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: _____
 Use: _____
 Plat Name: Pembroke Lakes South
 Plat Restrictive Note: _____

B-2 uses + Gas Station

ADJACENT ZONING
 North: IRR 5.52 (PUD)
 South: RESIDENTIAL (MIRAMAR)
 East: R-MF
 West: IRR 5.52 (PUD)

PROPOSED
 Zoning: G-1
 Land Use / Density: _____
 Use: _____
 Plat Name: Pembroke Lake South
 Plat Restrictive Note: _____

B-3 uses + Self Storage

ADJACENT LAND USE PLAN
 North: IRR 5.52 (PUD)
 South: RESIDENTIAL (MIRAMAR)
 East: R-MF (COMMERCIAL)
 West: IRR (5.52) PUD

-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:

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)

Proposed Rezoning from current B-3 to G-1 in order to develop a four(4) story Self-Storage facility. Said Self-Storage facility will not exceed 50'.
A declaration of restrictive covenants shall be amended and restated as follows:

"Although zoned G-1, the permitted uses on the Property shall be limited to self-storage allowed by the "storage warehouse" category under G-1 District and all uses permitted in the B-3 District."

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]
Signature of Owner MANUEL SYVALAKKI Date 12/26/2024

Sworn and Subscribed before me this 26 day
of Dec, 20 24

N/C [Signature] 9-30-25
Fee Paid Signature of Notary Public My Commission Expires



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]
Signature of Agent MANUEL SYVALOVSKI Date 12/26/2024

Sworn and Subscribed before me this 26 day
of Dec, 20 24

N/C [Signature] 9-30-25
Fee Paid Signature of Notary Public My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Rainforest of Pines LLC

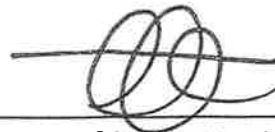
Authorized Representative: Manuel Synalowski

Application Number: _____

Application Request: Reopening

I, Manuel Synalowski (print Applicant/Authorized Representative name), on behalf of Rainforest of Pines LLC (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.



Signature of Applicant or Applicant's
Authorized Representative

12/26/2024
Date

MANUEL SYNALOWSKI

Print Name of Applicant/Authorized Representative

This Instrument Was Prepared By:

Dwayne L. Dickerson, Esquire
Miskel Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

Record and Return To:

Dwayne L. Dickerson, Esquire
Miskel Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

**FOURTH AMENDMENT TO THE
DECLARATION OF RESTRICTIVE COVENANTS**

THIS FOURTH AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS (“Amendment”) is made as of the ___ day of _____, 2025 by V & H Development Corp., a Florida corporation, having an address of 111 SW 3rd Street, Penthouse, Miami, FL, 33130 (“V&H”), Imperial Hornet Developers Florida, LLC, a Delaware limited liability company, having an address of 916 South Gretna Green Way, Los Angeles, CA, 90049 (“Imperial”), Ocean Bank, a Florida banking corporation, having an address of 780 NW 42nd Avenue, Suite 601, Miami, FL, 33126 (“Ocean Bank”), Flaky Crust Properties, LLC, a Florida limited liability company, having an address of 1458 South Hiatus Road, Pembroke Pines, FL, 33025 (“Flaky Crust”), Raintree at Pines “LLC”, a Florida limited liability company, having an address of 7027 West Broward Boulevard, Suite 324, Fort Lauderdale, FL, 33317 (“Raintree”) and Elite Realty Group Consultants, LLC, a Florida limited liability company, having an address of 2200 North Ocean Boulevard, Suite 1201, Fort Lauderdale, FL 33305 (“Elite”) collectively hereinafter referred to as the “Owners”.

WITNESSETH

WHEREAS, that certain Declaration of Restrictive Covenants was recorded in Official Records Book 42392, Pages 1952-1972 and the Corrective Declaration of Restrictive Covenants (the “Corrective Declaration”) dated June 4, 2007 and recorded June 20, 2007 in Official Records Book 44218, Page 1631, as amended by that certain First Amendment to Declaration of Restrictive Covenants (the “First Amendment”) dated January 23, 2013 and recorded January 25, 2013 in Official Records Book 49450, Page 410, as further amended by that certain Second Amendment to Declaration of Restrictive Covenants (the “Second Amendment”) dated October 10, 2013 and recorded October 21, 2013 in Official Records Book 50269, Page 1959, as further amended by City of Pembroke Pines Ordinance No. 1636, as further amended by that certain Third Amendment to Declaration of Restrictive Covenants (the “Third Amendment”) dated October 31, 2017 and recorded November 1, 2017 as Instrument Number 114698090 (collectively, the “Declaration”) each of the Public Records of Broward County, Florida, under the terms of which certain real

property more particularly described in the Declaration was subjected to the covenants, conditions, easements, reservations and restrictions set forth in the Declaration; and

WHEREAS, the Owners, collectively, own all of the Commercial Parcel as defined in the Declaration consisting of approximately 9.99 acres (+/-) of land in Pembroke Pines, Florida which is located in Broward County, Florida; and

WHEREAS, the City Commission approved an amendment to the City's Zoning Map on June 21, 2017 pursuant to Ordinance No. 1878 to change the zoning designation of the Commercial Parcel from "B-2 Community Business" to "B-3 General Business," to allow for the development of a convenience store and gas station facility on a 1.75 acre (+/-) portion of the Commercial Parcel; and

WHEREAS, the City Commission further approved an amendment to the City's Zoning Map on _____ pursuant to Ordinance No. _____ to change the zoning designation of the Commercial Parcel from "B-3 General Business" to "C-1 Commercial," to allow for the development of a self-storage facility on a 3.57 acre (+/-) portion of the Commercial Parcel; and

WHEREAS, pursuant to Paragraph 3 of the Declaration, the Declaration may be amended by written instrument executed by the current owner or owners of the Commercial Parcel together with the approval of the City Commission; and

WHEREAS, as a result of the City Commission's actions to change the zoning designation of the Commercial Parcel from "B-3 General Business" to "C-1 Commercial," Owners desire to amend the Declaration as hereinafter provided.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Owners hereby agree to amend the Declaration as herein provided:

1. Recitals; Defined Terms. The recitals set forth above are true and correct in all respects and are incorporated into this Amendment by reference as if set forth in this Amendment verbatim. Defined (capitalized) terms which are used in and are not otherwise defined in this Amendment shall have the meaning set forth in the Declaration.
2. Conflicts. In the event that there is a conflict between this Amendment and the Declaration, this Amendment shall control. Whenever possible, this Amendment shall be construed as a single document. Except as modified by this Amendment, the Declaration shall remain in full force and effect.
3. Paragraph 2(B). Paragraph 2(B) of the Declaration is deleted in its entirety and the following inserted in lieu thereof:
 - (B) The Commercial Parcel, for as long as the Commercial Parcel is zoned C-1, shall be restricted as follows:
 - (1) Except as otherwise provided in this subsection (B), the Commercial Parcel may be used for a self-storage facility as such use is permitted by the

“storage warehouse” use category in the City’s “C-1 Commercial” zoning district and for all uses permitted in the “B-3 General Business” zoning district and not prohibited in subsection (3) below.

(2) The only “C-1 Commercial” permitted use shall be for a self-storage facility, and no other “C-1 Commercial” use will be permitted unless otherwise permitted in the “B-3 General Business” district.

(3) The Commercial Parcel will be used in accordance with the uses permitted in the “B-3 General Business” zoning district; however, the following permitted “B-3 General Business” uses shall be prohibited:

- (a) Sewage or water treatment plants; and
- (b) Shooting galleries; and
- (c) Bars, taverns, music halls and pool/billiard rooms as a primary use (however, this restriction shall not apply to restaurants that also serve alcoholic beverages); and
- (d) Amusement devices such not prohibit penny arcades that are an ancillary use to a primary uses including, but not limited to, restaurant use); and
- (e) Drive-in theaters; and
- (f) Nightclubs; and
- (g) Day care facilities such as day nurseries or day care schools that occupy less than five thousand (5,000) square feet of interior floor area; and
- (h) Churches or church schools, and uses accessory thereto; and
- (i) Games of skill and science; and

(4) The self-storage facility built on the Commercial Parcel shall not exceed a maximum height of sixty-five (65) feet, excluding parapets, architectural facades, decorative features and/or any screening, air conditioning or other items located on any structure. All other buildings built on the Commercial Parcel shall not exceed two (2) stories, excluding parapets, architectural facades, decorative features and/or any screening, air conditioning or other items located on any structure.

- 4. Except as expressly modified herein, the Declaration shall remain in full force and effect and is not otherwise amended.
- 5. Miscellaneous. This Amendment cannot be modified or terminated except by written agreement executed by the then owner or owners of the Commercial Parcel as provided in the Declaration together with the approval of the City Commission. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original. The terms, conditions and provisions of the Declaration are, except as modified herein, ratified and confirmed, and this Amendment supersedes all prior agreements and understandings, both written and oral with respect to the matters set forth herein.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the Declaration of Restrictive Covenants on the day first above written.

Witnesses:	V & H Development Corp., a Florida corporation
By: _____	By: _____
Print Name: _____	Print Name: _____
By: _____	Title: _____
Print Name: _____	

STATE OF _____)
) SS:
 COUNTY OF _____)

I HEREBY CERTIFY that on this _____ day of _____, 20____, before me, An officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgement, the foregoing instrument was acknowledged before me by _____, as _____ of V & H Development Corp., a Florida corporation, and on behalf of the corporation, freely and voluntarily under authority duly vested in him, (____) who is personally known to me or (____) who has produced his/her Florida Driver's License as identification.

My Commission Expires: _____

 Notary Public — State of Florida at Large

 Printed Name of Notary Public

(SEAL)

Witnesses:

Ocean Bank, a Florida banking corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

By: _____

Title: _____

Print Name: _____

STATE OF _____)
) SS:
COUNTY OF _____)

I HEREBY CERTIFY that on this _____ day of _____, 20____, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgement, the foregoing instrument was acknowledged before me by _____, as _____ of Ocean Bank, a Florida banking corporation, and on behalf of the company, freely and voluntarily under authority duly vested in him, (____) who is personally known to me or (____) who has produced his/her Florida Driver's License as identification.

My Commission Expires:

Notary Public — State of Florida at Large

Printed Name of Notary Public

(SEAL)

Flaky Crust Properties, LLC,
a Florida limited liability company

Witnesses:

By: _____

By: _____

Print Name: _____

Print Name: _____

By: _____

Title: _____

Print Name: _____

STATE OF _____)
) SS:
COUNTY OF _____)

I HEREBY CERTIFY that on this _____ day of _____, 20____, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgement, the foregoing instrument was acknowledged before me by _____, as _____ of Flaky Crust Properties, LLC, a Florida limited liability company, and on behalf of the company, freely and voluntarily under authority duly vested in him, (_____) who is personally known to me or (_____) who has produced his/her Florida Driver's License as identification.

My Commission Expires:

Notary Public — State of Florida at Large

Printed Name of Notary Public

(SEAL)

Witnesses:

Raintree at Pines "LLC",
a Florida limited liability company

By: _____

By: _____

Print Name: _____

Print Name: _____

By: _____

Title: _____

Print Name: _____

STATE OF _____)

) SS:

COUNTY OF _____)

I HEREBY CERTIFY that on this _____ day of _____, 20____, before me,
an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgement, the
foregoing instrument was acknowledged before me by _____, as
_____ of Raintree at Pines "LLC", a Florida limited liability company, and on
behalf of the company, freely and voluntarily under authority duly vested in him, (____) who is personally
known to me or (____) who has produced his/her Florida Driver's License as identification.

My Commission Expires:

Notary Public — State of Florida at Large

Printed Name of Notary Public

(SEAL)

Witnesses:

Elite Realty Group Consultants, LLC,
a Florida limited liability company

By: _____

By: _____

Print Name: _____

Print Name: _____

By: _____

Title: _____

Print Name: _____

STATE OF _____)
) SS:
COUNTY OF _____)

I HEREBY CERTIFY that on this _____ day of _____, 20____, before me,
an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgement, the
foregoing instrument was acknowledged before me by _____, as
_____ of Elite Realty Group Consultants, LLC, a Florida limited company, and on
behalf of the company, freely and voluntarily under authority duly vested in him, (____) who is personally
known to me or (____) who has produced his/her Florida Driver's License as identification.

My Commission Expires:

Notary Public — State of Florida at Large

Printed Name of Notary Public

(SEAL)

CITY

WITNESSED BY:

CITY OF PEMBROKE PINES, a Florida
municipal corporation

By: _____

Print Name: _____

Print Name: ANGELO CASTILLO

Title: MAYOR

Print Name: _____

ATTEST BY:

DEBRA ROGERS, CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

STATE OF _____)

) SS:

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by
ANGELO CASTILLO, as MAYOR of CITY OF PEMBROKE PINES, a Florida municipal
corporation, on behalf of such corporation, who is personally known to me or who has produced a driver's
license as identification.

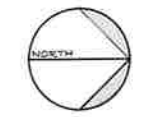
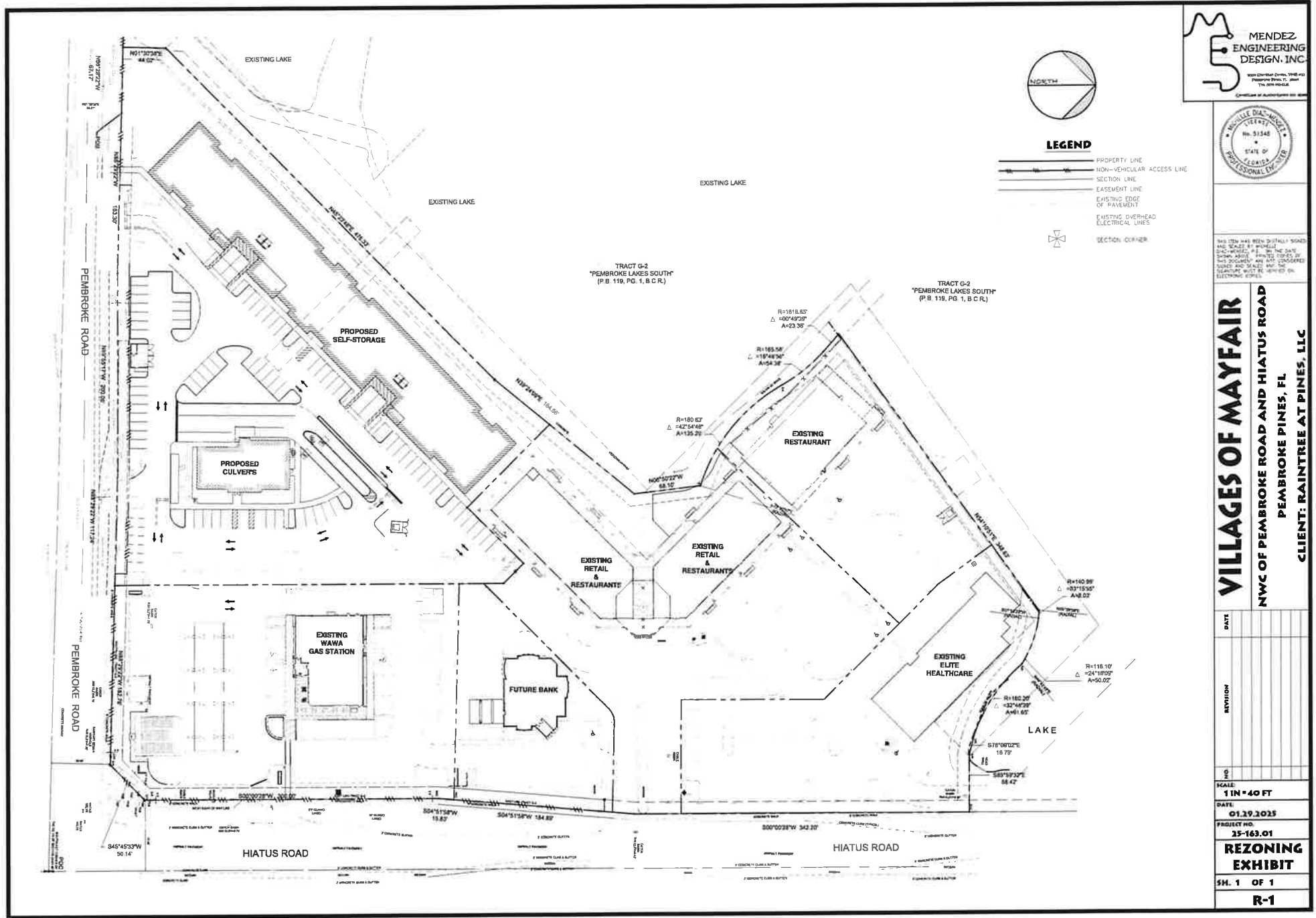
My Commission Expires:

Notary Public — State of Florida








(SEAL)

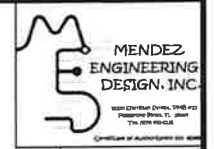
Printed Name





LEGEND

-  PROPERTY LINE
-  NON-VEHICULAR ACCESS LINE
-  SECTION LINE
-  EASEMENT LINE
-  EXISTING EDGE OF PAVEMENT
-  EXISTING OVERHEAD ELECTRICAL LINES
-  SECTION OWNER



THIS DRAWING HAS BEEN DIGITALLY SCANNED AND CHECKED FOR DIMENSIONS. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ORIGINAL DRAWING. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. NO FIELD CHANGES OR CONFLICTS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.

VILLAGES OF MAYFAIR

NWC OF PEMBROKE ROAD AND HIATUS ROAD
PEMBROKE PINES, FL
CLIENT: RAINTREE AT PINES, LLC

NO.	DATE	REVISION

SCALE:
1 IN = 40 FT

DATE:
01.29.2025

PROJECT NO:
25-163.01

REZONING EXHIBIT

SH. 1 OF 1

R-1