





**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>	September 14, 2023	<b>Application ID:</b>	SP 2022-03
<b>Project:</b>	Skyrise Plaza (AKA: Tuscan Springs)	<b>Project Number:</b>	PRJ 2022-05
<b>Project Planner:</b>	Joseph Yaciuk, AICP, Assistant Director		
<b>Owner:</b>	Skyrise Plaza, LLC	<b>Agent:</b>	Dennis Mele
<b>Location:</b>	South of Pines Boulevard and west of Southwest 184 Avenue	<b>Acreage:</b>	+6.7 acres (Net)
<b>Existing Zoning:</b>	B-3 (General Business) / A (Agriculture)	<b>Proposed Zoning:</b>	R-TH (Residential Townhouse) / A (Agriculture)
<b>Existing Land Use:</b>	Commercial	<b>Proposed Land Use:</b>	Commercial
<b>Reference Applications:</b>	ZC 2022-02, SUB 2022-0001, SUB 2004-01, ZV 2004-40, SP 2004-55		
<b>Applicant Request:</b>	The applicant proposes the construction of a gated residential community to include 54 new townhouse units with associated parking, lighting, signage, landscaping, and associated amenities.		
<b>Staff Recommendation:</b>	Request to defer application to a time uncertain		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Assistant Director: <u></u>		

September 7, 2023

Via E-Mail: [mstamm@ppines.com](mailto:mstamm@ppines.com)

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

Re: Site Plan Application SP 2022-03, Skyrise Plaza Townhomes – Deferral Request

Dear Mike:

We respectfully request that the above items be deferred from the September 14, 2023 Planning and Zoning Board meeting to a date uncertain. This additional time is needed to address the concerns of the neighboring communities.

Thank you for your consideration of this request.

Please contact me at your earliest convenience if you have any questions regarding this request.

Sincerely,

GREENSPOON MARDER LLP

*Dennis D. Mele*

Dennis D. Mele, Esq.