

4-21-2021 Commission Meeting

PUBLIC COMMENTS TO BE READ

## Rogers, Debra

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**From:** Javier Canzobre <jcanzobre@gmail.com>  
**Sent:** Thursday, April 08, 2021 7:33 PM  
**To:** Ortis, Frank; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** Fwd: PRJ 2019-01

Caution! This message was sent from outside your organization.

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To all concerned: I strongly object to the proposed building of townhouses off 196th Avenue since it will impact the immediately adjacent wetlands mitigation natural ecology, damage the highly fragile Everglades Ecosystem, and overload the already stained infrastructure (traffic, waste, utilities) in our overbuilt area. PLEASE VOTE "NO" TO STOP THIS NOW."

I want this to be read at the commission meeting on 4/21

Javier Canzobre  
District 4 Resident  
19214 sw 4th st  
Pembroke Pines, FL 33029

**Rogers, Debra**

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**From:** Lawrence Lugones <larrylugones@icloud.com>  
**Sent:** Thursday, April 08, 2021 7:53 PM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** Borluv Townhomes project ( PH 2019-01) . . .

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Dear Mayor and Commissioners,

This potential project would adversely affect wetlands and the natural habitat of those wetlands, as well as adversely affect traffic for the residents of Encantada, Estancia, Chapel Trail and Alahambra by creating an influx of new residents and cars to the area.

Please do the right thing and vote NO to this rezoning request. As residents of Encantada, we have these concerns and are looking to our political leaders that are entrusted by our votes to execute what is in the best interest of us all.

VOTE NO PLEASE

Larry Lugones

**Rogers, Debra**

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**From:** Gladys St. Armand <starmandg@hotmail.com>  
**Sent:** Friday, April 09, 2021 9:50 AM  
**To:** Public Comments  
**Subject:** PUBLIC HEARING-BORLUV

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Good morning, my name is Gladys St Armand. I'm a resident at ENCANTADA in Pembroke Pines. I would like to have the link information for the virtual meeting that is going to happen for the construction of the town homes behind my community, thanks.

Gladys St Armand.

## Rogers, Debra

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**From:** Celia W. Hynds <celia\_wright@hotmail.com>  
**Sent:** Saturday, April 10, 2021 1:59 PM  
**To:** Ortis, Frank; Castillo, Angelo; Siple, Iris; Good, Tom; Schwartz, Jay  
**Cc:** Public Comments  
**Subject:** Continued erosion of wetlands in West Pembroke Pines

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Commissioners:

I moved to West Pines 3 years ago from Miramar and was and still am happy with my surrounding areas and the opportunity to still see and experience nature in and around our suburb.

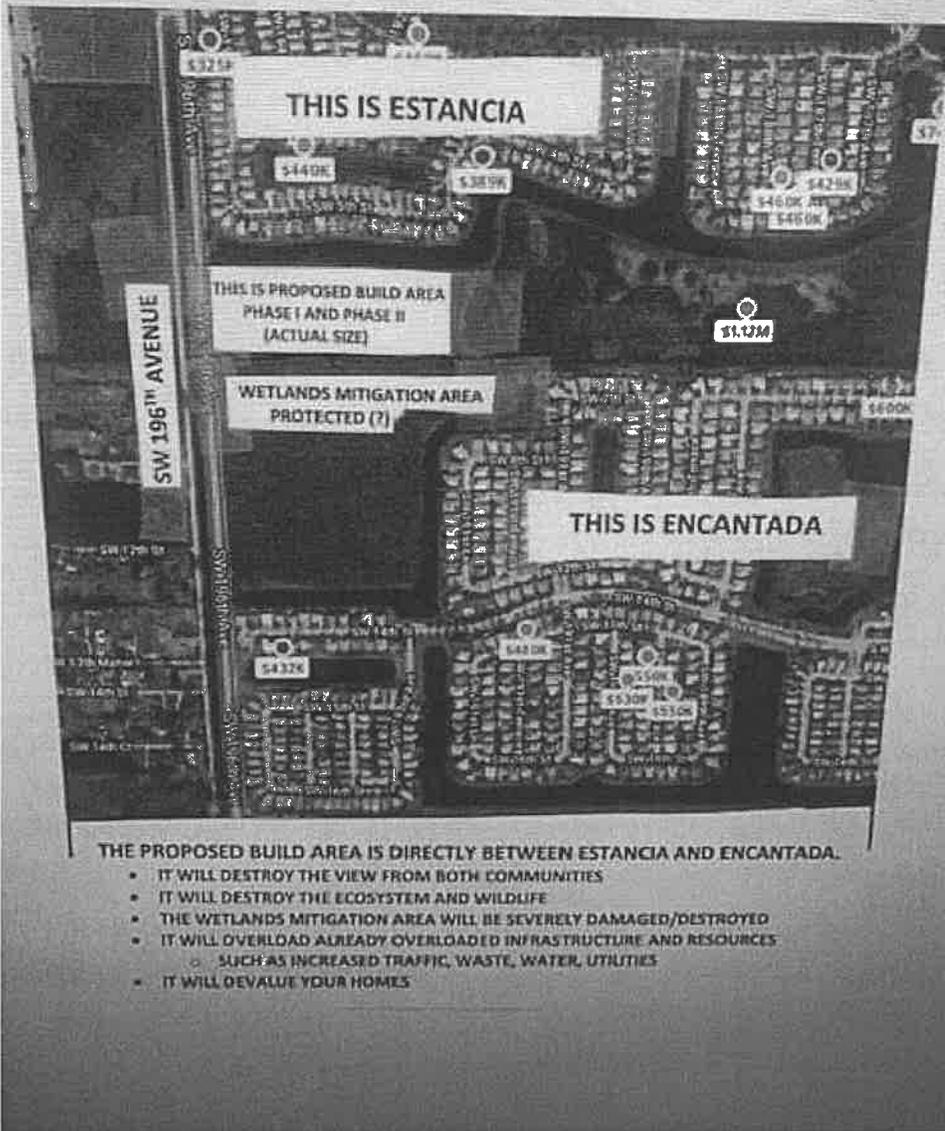
Imagine my displeasure and others who have lived here longer than I have to see areas contributing to the remaining green spaces in PPines being built out! Why is the commission approving such construction ? You all like to be surrounded by concrete ? No trees, birds, bushes, other animals ?

Leave the little bit of green space that's left in West Pines alone.

Money isn't everything. This city will no longer be an All-American city known for its trees if all the lands are built out with townhomes and other construction. More homes, more traffic, more crime, more dirty air from the traffic is what we're going to get if all this building doesn't stop. We moved here to get a bit of the country and I for one, want it keep that way.

Clean up the inefficiencies in the city budget and operations and better utilize the tax dollars currently being earned.

**THE AREAS IMPACTED BY THE PROPOSED BUILDING  
OF 48 TOWNHOMES (PHASE I) THEN 48+ TOWNHOMES (PHASE II)**



Please read my comments at the next commission meeting

Thank you.

Get [Outlook for iOS](#)

## Rogers, Debra

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**From:** Jane Ahlering Burt <jane.ahlering@googlemail.com>  
**Sent:** Monday, April 12, 2021 8:41 PM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** NO ZONING CHANGE on 196th AVENUE

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Hello Commissioners,

My husband and I bought in the Encantada community last summer and understood that the preserve across the water from our house was protected land and would not be developed.

To learn that this is possibly not the case is very infuriating and disheartening to us. Not only are we worried about construction, noise, and environmental impacts of the potential development on this land, but we are especially worried about the flooding impacts due to less absorption. In the historic storm event last year, our street flooded and very nearly reached our house. We need to protect this preserved land, and let it continue to be preserved.

Please vote against rezoning this land, on behalf of MANY concerned citizens in my neighborhood and surrounding areas.

Thank you,  
Jane Burt

## Rogers, Debra

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**From:** Ortis, Frank  
**Sent:** Tuesday, April 13, 2021 5:53 AM  
**To:** Jane Ahlering Burt  
**Cc:** Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** Re: NO ZONING CHANGE on 196th AVENUE

Thank you

Frank C. Ortis

On Apr 12, 2021, at 8:41 PM, Jane Ahlering Burt <jane.ahlering@googlemail.com> wrote:

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Hello Commissioners,

My husband and I bought in the Encantada community last summer and understood that the preserve across the water from our house was protected land and would not be developed.

To learn that this is possibly not the case is very infuriating and disheartening to us. Not only are we worried about construction, noise, and environmental impacts of the potential development on this land, but we are especially worried about the flooding impacts due to less absorption. In the historic storm event last year, our street flooded and very nearly reached our house. We need to protect this preserved land, and let it continue to be preserved.

Please vote against rezoning this land, on behalf of MANY concerned citizens in my neighborhood and surrounding areas.

Thank you,  
Jane Burt

**Rogers, Debra**

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**From:** mchanu <mchanu@att.net>  
**Sent:** Tuesday, April 13, 2021 5:18 PM  
**To:** Public Comments  
**Subject:** VOTING NO TO ZONING

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I am a resident of Estancia and I am voting No to Zoning

Marie Chang  
Resident of Estancia  
311 SW 190th Ave

Sent from my Sprint Samsung Galaxy Note8.

## Rogers, Debra

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**From:** Maday Seijo <fl33015@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 9:27 AM  
**To:** Public Comments  
**Subject:** NO ZONING CHANGE ON 196th Avenue

Caution! This message was sent from outside your organization.

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Good morning,

Please read this email out loud at the April 21st meeting.

As a West Pembroke Pines resident, my family and I DO NOT want rezoning.

We love Pines and do not wish to have more townhomes built in this area. Stop trying to make Pines look like Hialeah. Take it somewhere else.

thank you

*Maday Seijo-Leon*

## Rogers, Debra

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**From:** Maday Seijo <fl33015@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 9:33 AM  
**To:** Public Comments  
**Subject:** NO ZONING ON 196th Avenue - READ THIS EMAIL OUT LOUD ON THE APRIL 21st meeting

Caution! This message was sent from outside your organization.

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Good morning,

As a West Pembroke Pines resident, my family and I DO NOT want rezoning.

We love Pines and do not wish to have more townhomes built in this area. Stop trying to make Pines look like Hialeah. Take it somewhere else.

thank you

*Maday Seijo-Leon*

## Rogers, Debra

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**From:** Francine Jackson <ffj54@aol.com>  
**Sent:** Wednesday, April 14, 2021 11:27 AM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** Rezoning in West Pembroke Pines

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Dear Representatives and Leaders of Pembroke Pines,

At the PUBLIC HEARING on Wednesday April 21st, I would like my voice to be heard even though I cannot attend in person.

I am asking you to read my email out loud to everyone in attendance.

I am against rezoning to allow a developer to build 48 townhomes on a tiny 4.8 acre patch sandwiched between protected preserves.

REZONING to me means this: More people, more human waste, more water usage, less absorption during storms, more flooding. More traffic all along 196th Avenue. An assault on the environment. More overbuilding in West Pines. More wildlife being chased out of their environment and ending up in peoples yards and not knowing where they can go to feel safe again. I am a resident of CHAPEL TRAIL PRESERVE and travel Pines Blvd and 196th Av. to get to and from my home. I and so many others will be impacted by this decision. I ask you, who are my representatives to **VOTE NO TO REZONING.**

Again, please read my email message out loud at the April 21 meeting.

Respectfully,

Francine Jackson  
Chapel Trail Preserve

ffj54@aol.com

## Rogers, Debra

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**From:** Marilia Davidson <mgdasilva@gmail.com>  
**Sent:** Wednesday, April 14, 2021 12:27 PM  
**To:** Ortis, Frank  
**Cc:** Public Comments  
**Subject:** New in town - please vote NO to rezone 196th Ave

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Hi Mayor Ortis,

I'm a new homeowner in West Pembroke Pines, recently moved from Kendall, and love the calmness, family vibes, and neighbors in Chapel Trail. In Miami, we lived off 88th street where once family-oriented neighborhoods became sandwiched between townhome complexes and businesses. I feel that this rezoning is the opening gate / starting point for a highly populated area which is against most of the local residents wishes. We do not want to be larger than Fort Lauderdale and I hope you can vote to keep things as they are.

Thank you,  
Marilia Davidson

## Rogers, Debra

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**From:** Lee, Steve M CTR SOUTHCOM SCJ2 (USA) <steve.m.lee.ctr@mail.mil>  
**Sent:** Wednesday, April 14, 2021 12:43 PM  
**To:** Ortis, Frank; Castillo, Angelo; Good, Tom; Siple, Iris; Schwartz, Jay  
**Cc:** Public Comments  
**Subject:** NO ZONING CHANGE on 196th Avenue in Pembroke Pines (UNCLASSIFIED)

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CLASSIFICATION: UNCLASSIFIED

To all concerned,

This is second time within a year I have to write this email to all.

I'm a disabled retired veteran purchased new home. After 20 years of military service I have developed many health issues. I moved to current location (Estancia) In order to help with my health conditions and after long search. But, I've learned this Townhome building proposal 2 day after we moved in (Aug 2. 2020) and it was cancelled. Once again, why is this proposal is back on the table?

I strongly object to the proposed building of townhouses off 196<sup>th</sup> Ave since it will impact the immediately to my health and my family's safety. Also, the construction will destroy adjacent natural ecology and damage the highly fragile Everglade Ecosystem and kill many endangered south FL native animals. I'm also wondering if any study was done how they are going to save or relocate wetland preserve endangered species. I hope they have all the plans for this before violate any laws.

The area is already showing stained infrastructure (noise, traffic, waste, utilities) in our over built area. The increase of traffic will cause more danger to surrounding schools' students, parents and all commuters. Also, construction will create air pollution that would be great threat to anyone who suffer from lung complications (such as allergies, asthma, lung cancer and COVID 19).

**Please read my e-mail comments at the April 21, 2021 City Commission meeting.**

**Steve Lee**  
**Special Security Branch (SSB)**  
**SCJ222**  
**U.S. Southern Command**  
**9301 NW 33rd St.**  
**Doral, FL 33172**  
**Comm: 305-437-2033**

CLASSIFICATION: UNCLASSIFIED

## Rogers, Debra

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**From:** Tatiana Fetecua <tfetecua@gmail.com>  
**Sent:** Wednesday, April 14, 2021 4:55 PM  
**To:** Ortis, Frank  
**Cc:** Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** VOTE NO TO REZONING ON 196th AVE.

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Good evening.

I have been living in west pembroke pines for the last 6 years and I plan to live here for many more, but sadly I have been seeing how this area is being overbuilding, which threatens our properties, quality of life, etc. in many ways.

More people, more human waste, more water usage, less absorption during storms, more flooding. More traffic all along 196th Avenue. An assault on the environment.

Look at what happened last year with all the rain that we had and the flooding that we experienced. We were not able to leave our house for days, and many have incurred substantial damage.

we need to protect the preserve/mitigation areas.

thanks.

Tatiana Fetecua

## Rogers, Debra

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**From:** Mya Goodman <myaliv@att.net>  
**Sent:** Wednesday, April 14, 2021 5:46 PM  
**To:** Public Comments  
**Subject:** Fwd: Please, do not construct on 196th Ave

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Begin forwarded message:

**From:** Mya Goodman <myaliv@att.net>  
**Date:** April 14, 2021 at 5:12:21 PM EDT  
**To:** fortis@ppines.com, acastillo@ppines.com, jschwartz@ppines.com, jschwartz@ppines.com, isiple@ppines.com, publiccomments@ppines.com  
**Subject:** Please, do not construct on 196th Ave

Hello,

My name is Mya Goodman, and I've been a resident of Pembroke Pines for all 24 years of my life. My family and I live in Encantada, and our backyard wetlands have been a consistent source of joy over the years.

I have spent countless mornings admiring the egrets and spent many evenings practicing yoga along the pink sunset. For over two decades, these views have been unobstructed by townhouses. It must remain this way.

According to the Environmental Protection Agency (EPA), development on wetlands causes irreversible damage to the ecosystem. Not only are pollutants from the construction process and from residential waste highly toxic to the plants and animals of the preserve, but development in the middle of a wetland will lead to erosion — which is something our flood prone city cannot afford.

As someone who moved back to Pembroke Pines after spending the last six years in another state, I can easily say the wetlands are one of the best parts of being back in Pines. Just today, I watched a mother turtle begin the process of laying eggs in my neighbor's backyard. The residents of Pembroke Pines have a deep appreciation for our wetlands, and we will not stand for the degradation of our environment.

Thank you for your time. I ask you to please read this email at the April 21 public meeting.

All the best,

Mya

Source: <https://www.epa.gov/report-environment/wetlands>

## Rogers, Debra

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**From:** gsacollections <gsacollections@bellsouth.net>  
**Sent:** Thursday, April 15, 2021 12:01 PM  
**To:** Ortis, Frank  
**Cc:** Castillo, Angelo; Schwartz, Jay; Siple, Iris; Public Comments; Good, Tom  
**Subject:** Pines Protected Preserve Wetlands

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Good morning everyone,

As a long time Pembroke Pines resident who has lived here for over 25 years, this is the first email I have ever written to our local government. I live in Encantada & myself along with numerous neighbors have been informed that a developer is bidding to develop homes on a part of the preserve we all thought was federally protected. Needless to say, we are outraged of this possibility. The preserves & wetlands of our city MUST be protected by all means necessary which we are afforded. They are vital to our environment & add a value to our city that can't be measured in mere monetary amounts. As our elected officials, please understand our major concerns & act accordingly to continue making our city one of the best places to live as well as raise our children. I'm very involved in our city's youth athletic organizations & I have been involved as both a coach & a director with the city recreation soccer program as well as West Pines United FC. Thank you in advance for your cooperation. Please protect our preserves & wetlands.

Thanks again,

Todd Goodman (954) 829-1245

Sent via the Samsung Galaxy S7 active, an AT&T 4G LTE smartphone

## Rogers, Debra

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**From:** Ramon Perez <r\_perez2006@yahoo.com>  
**Sent:** Thursday, April 15, 2021 12:32 PM  
**To:** Public Comments  
**Subject:** Fw: STOP the rezoning.

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FYI

----- Forwarded Message -----

**From:** Ramon Perez <r\_perez2006@yahoo.com>  
**To:** fortis@ppines.com <fortis@ppines.com>; acastillo@ppines.com <acastillo@ppines.com>; jschwartz@ppines.com <jschwartz@ppines.com>; tgood@ppines.com <tgood@ppines.com>; isiple@ppines.com <isiple@ppines.com>  
**Sent:** Thursday, April 15, 2021, 12:27:37 PM EDT  
**Subject:** STOP the rezoning.

We want you to stop the over-development. Vote NO to the rezoning.

## Rogers, Debra

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**From:** Inna Goodman <innagoodman13@gmail.com>  
**Sent:** Thursday, April 15, 2021 6:28 PM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Siple, Iris; Public Comments; Inna Goodman  
**Cc:** myaliv@att.net  
**Subject:** Pines Protected Preserve Wetlands

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Hello, I live in Encantada with my family in West Pembroke Pines for the past 28 years. Recently I have been informed about a new townhouses development on 196 Ave and Pines. I strongly believe that this new construction will harm the wetlands and the preserves in the surrounding areas. I think we have more than enough homes and shopping strips in West Pines. Let's keep our nature alive and not destroy it. Please do your part as our elected officials to protect our city's most valuable assets, our preserves & wetlands. Thank your continued good work for our city.

Thank you  
Inna Goodman  
954 829 7662  
Encantada community

## Rogers, Debra

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**From:** Inna <inna@w2wdesign.com>  
**Sent:** Thursday, April 15, 2021 6:39 PM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Siple, Iris; Public Comments  
**Cc:** lmti@att.net  
**Subject:** West Pines Wetlands New construction

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Hello, I live in Encantada with my family in West Pembroke Pines for the past 28 years. Recently I have been informed about a new townhouses development on 196 Ave and Pines. I strongly believe that this new construction will harm the wetlands and the preserves in the surrounding areas. I think we have more than enough homes and shopping strips in West Pines. Let's keep our nature alive and not destroy it. Please do your part as our elected officials to protect our city's most valuable assets, our preserves & wetlands. Thank your continued good work for our city.

Thank you  
Inna Goodman  
954 829 7662

Sent from my Galaxy

## Rogers, Debra

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**From:** Deborah Ladino <dlad400@aol.com>  
**Sent:** Thursday, April 15, 2021 7:12 PM  
**To:** Public Comments  
**Subject:** ReZoning of wetlands

I recently saw the notification that areas of our wetlands are being in consideration of rezoning to build 48 homes/townhomes.

Almost 30 years now, I have lived in the area of Chapel Trail which went from a quiet family residential area to what now is a community filled with noise and traffic as our city and county leaders have apparently ignored the fact that they have made it their mission to build on every inch of land possible. I moved from Miami in Dade county in search of open land areas to raise a family and enjoy parks, nature and the quiet. Unfortunately you have failed as leaders of this community to keep it that way. I recently had my house flooded in my garage due to the improper drainage on our streets from the run off of the storms from last Hurricane season. And now you want to build more on the areas designated as wetlands. Shame on you that this is even being considered. I ask that you leave what is left of our beautiful community as green space for our children and what is left of the inhabitants that live in the woods(trees) for us all to continue to enjoy as is. STOP BUILDING!!

Sent from my iPhone

## Rogers, Debra

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**From:** Lia Goodman <liamoli@att.net>  
**Sent:** Thursday, April 15, 2021 7:20 PM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Siple, Iris; Good, Tom; Public Comments  
**Subject:** Please, do not destroy our wetlands

Hello,

My name is Lia Goodman. I'm a resident of Pembroke Pines having lived in this city ever since I was born. Something that I've always admired most about Pines while growing up and am extremely grateful for is the preserves we maintain that show our city's care for the environment. That's why when I heard the news that Pembroke Pines is currently planning to rezone on our precious wetlands, my heart broke.

Over the years, this city has shown me the beauty of the wetlands and the undying glory of the Florida Everglades. In fact, being surrounded by such incredible nature my whole life drove me to follow my passion for environmentalism and study environmental science in university to continue ensuring the much needed protection our planet. With that being said, the urbanization and deforestation that Pines is attempting to pursue is absolutely appalling.

Putting the overdevelopment of infrastructure on a pedestal over prioritizing our very own environment's needs is sickening. The people of Pines have been proud to call their town a progressive, eco-friendly place for future generations to come. What does this carelessness and ignorance towards our wildlife, waters, and forestry say about our city?

This planned rezoning is unacceptable to our planet and will only cause more harm than good to our ecosystem. The immense damage that these developments will cause is irreversible, but luckily the plan to continue with it is reversible. Please do not do this. It is on you to make sure that we do not harm our environment any further and instead preserve our wetlands as they're meant to be preserved.

Please read this email out loud at the April 21 public meeting.

Thank you,  
Lia Goodman (954-440-8944)

## Rogers, Debra

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**From:** Mercedes Mejia <angelikm@aol.com>  
**Sent:** Thursday, April 15, 2021 10:22 PM  
**To:** Public Comments  
**Subject:** wetlands project

Hello,

My name Mercedes. I'm a resident of Pembroke Pines and have always admired the way our city shows their care for our environment by respecting protected preserves and forestry in the past. That's why when I heard the news that Pembroke Pines is currently planning to rezone buildings on our precious wetlands, I was extremely shocked and hurt.

The urbanization and deforestation that Pines is attempting to pursue is absolutely appalling. Putting the overdevelopment of infrastructure on a pedestal over prioritizing our very own environment's needs is sickening. The people of Pines have been proud to call their town a progressive, eco-friendly place for future generations to come. What does this carelessness and ignorance towards our wildlife, waters, and forestry say about our city?

This planned rezoning is unacceptable to our planet and will only cause more harm than good to our ecosystem. The immense damage that these developments will cause is irreversible, but luckily the plan to continue with it is reversible. Please do not do this. It is on you to make sure that we do not harm our environment any further and instead preserve our wetlands as they're meant to be preserved.

Please read this email out loud at the April 21 public meeting.

Thank you,  
Mercedes

Sent from my iPhone

## Rogers, Debra

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**From:** Orphée Cameron <ocameron9212@gmail.com>  
**Sent:** Thursday, April 15, 2021 10:37 PM  
**To:** Public Comments; Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris  
**Subject:** Protection of wetland preserve

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Hi,

My family and I just moved to Estancia off of 196th in Pembroke Pines for a quieter life and serene surroundings. The back of our home faces the preserve and it is part of my mental health routine to sit and look at the beauty of the natural environment. We have 3 deer that live in the community and it is beautiful and amazing that we share this area with them. We ask that you please reconsider the development of townhomes in this area. This will disrupt the wetlands and the ecosystem. It will bring unnecessary pollution and traffic to the area.

Please discuss this during the April 21 city commission meeting.

Orphée Cameron

I dream of a better tomorrow, where chickens can cross the road and not be questioned about their motives

~Ralph Waldo Emerson

## Rogers, Debra

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**From:** Ana Carla <accosta7@hotmail.com>  
**Sent:** Thursday, April 15, 2021 11:42 PM  
**To:** Siple, Iris  
**Cc:** Public Comments  
**Subject:** No zoning change!

Please vote no zoning change for pines at 196 ave.

Too much developments being built around here. It's ridiculous. I've only live in Pembroke Pines 8 yes and have seen MANY new developments in west pines. It's the destroying the very reason why people move out here!!

Please read out loud at the meeting on April 21.

AnaCarla Costa

Sent from my iPhone

**Rogers, Debra**

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**From:** eeconsulting@comcast.net  
**Sent:** Friday, April 16, 2021 11:36 AM  
**To:** Public Comments  
**Subject:** Stop The Buliding

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Greetings,

I do not approve of the proposed Townhouse development on 196th and Pines Blvd. WE HAVE ENOUGH apartments, homes and town homes out west. We do not need more.

Moreover, you are killing the wildlife with your treacherous development.

Please stop the building.

Sincerely,

***Erica L. Cukras***

## Rogers, Debra

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**From:** Susan <rsgilroy@comcast.net>  
**Sent:** Friday, April 16, 2021 11:51 AM  
**To:** Public Comments

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I would like to state that I am against any development of the wetlands on SW 196th Ave near Pines Blvd. Please do not change the zoning for more townhomes. We already have too much traffic congestion. Please read my comment at the next commission meeting.

Thank you

Susan Gilroy

19961 NW 2 St.

Pembroke Pines Fl 33029

## Rogers, Debra

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**From:** Vanessa Rosado <vanessacrosado@gmail.com>  
**Sent:** Friday, April 16, 2021 6:37 PM  
**To:** Public Comments  
**Subject:** Fwd: Expressing my concern about the re-zoning of the land in 196th Ave.

Good morning,

>

> As a resident of Pembroke Pines, Chapel Trail Community, I want to express via this letter that I strongly disagree with the rezoning of the agricultural land in 196th avenue.

>

> Here my reasons:

>

> 1. Building more houses would seriously dampen the appeal of our community with the increased traffic amongst other things.

>

> 2. I'm sure will also eventually raise our taxes because of the remedial road construction that will surely be needed. (That's probably what some people want).

>

> 3. Building in that lot will probably cause thousands of dollars of flooding damage in the future, if not millions.

>

> 3. The constructions of new townhouses will affect the value of our homes.

>

> For these and many other reason I would like this land to remain zone for agriculture.

>

> Thank you!

>

> Sincerely,

>

> Rosado Family.

>

>

>

## Rogers, Debra

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**From:** Gisela <orchid75@aol.com>  
**Sent:** Friday, April 16, 2021 9:31 PM  
**To:** Castillo, Angelo; Ortis, Frank; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** Rezoning

Hello,

My name is Gisela Betancourt. I'm a resident of Pembroke Pines in The Encantada community and have always admired the way our city shows their care for our environment by respecting protected preserves and forestry in the past. That's why when I heard the news that Pembroke Pines is currently planning to rezone buildings on our precious wetlands, I was extremely shocked and hurt.

The urbanization and deforestation that Pines is attempting to pursue is absolutely appalling. Putting the overdevelopment of infrastructure on a pedestal over prioritizing our very own environment's needs is sickening. The people of Pines have been proud to call their town a progressive, eco-friendly place for future generations to come. What does this carelessness and ignorance towards our wildlife, waters, and forestry say about our city?

This planned rezoning is unacceptable to our planet and will only cause more harm than good to our ecosystem. The immense damage that these developments will cause is irreversible, but luckily the plan to continue with it is reversible. Please do not do this. It is on you to make sure that we do not harm our environment any further and instead preserve our wetlands as they're meant to be preserved.

Please read this email out loud at the April 21 public meeting.

Thank you,

Gisela Betancourt

Sent from my iPhone

## Rogers, Debra

---

**From:** Alan Snyder <alanjays@aol.com>  
**Sent:** Saturday, April 17, 2021 10:48 AM  
**To:** Ortis, Frank; Castillo, Angelo; Siple, Iris; Good, Tom; Schwartz, Jay  
**Cc:** Public Comments  
**Subject:** Oppose Borluc Townhome Rezoning for April 21, 2021 Commissioner/Public Hearing Meeting  
**Attachments:** encantada estancia april 21 2021 commissioner mtg TO BE READ FINAL.docx

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Mayor, Vice Mayor, City Commissioners and Public Comments:

Please read the email statement below (a copy in Word is attached if easier for you) at the Commissioner/Public Hearing Meeting on April 21, 2021. Thank you.

Alan Snyder  
730 SW 191 Ave., Encantada, PP, FL 33029  
Board of Directors: Rotary Club of Miramar-Pines  
Member: Miramar-Pines Chamber of Commerce  
Cell: 917-855-7977; email: alanjays@aol.com

**Pembroke Pines Public Hearing Meeting: April 21, 2021: RE: Building on 196<sup>th</sup> Avenue**  
**PLEASE READ MY STATEMENT ALOUD –IT TAKES APPROXIMATELY 2 MINUTES, 45 SECONDS TO READ.**  
**Alan Snyder; 730 SW 191 Ave., Encantada, PP, FL 33029**

I strongly OPPOSE REZONING to build townhomes on 196<sup>th</sup> Avenue, located between two protected wetlands that will directly be impacted/damaged by this construction.

An illustrated book Entitled Where Once There Was a Wood, By Denise Fleming describes a beautiful Meadow, creek, ponds and wetlands. It talks about where the Red Fox, Deer, Snakes, Raccoons, etc. catch the morning dew and raise their young. It speaks to where ferns, berries and violets grow and where the fish swim in the sparkling and pure water. It ends by saying "where once there was a wood, rows of houses now sit side by side".

- The book addendum describes how our wild areas are disappearing due to housing, office and shopping development through the actions of both City Commissioners and developers who allow this to happen, and underscores that our wild habitat requires space, shelter, water and food or our ecosystem, environment and natural beauty will be destroyed forever – there is no turning back.

The Borluc 48 Townhome project proposed by Alexander Boria will knowingly damage and/or destroy our precious and protected wetlands areas.

- When I say "knowingly", Mr. Boria is on record at our recorded Encantada HOA Zoom meeting that he knows this project will damage or destroy the adjacent wetlands by altering the water flow and displacement, impact all wildlife, etc.
- The ONLY way he can build the townhomes is if the City Commissioners approve a re-zoning, which is clearly against the will of most impacted residents and YOUR constituents.

Alexander Boria was strongly against residential building that destroys property. In December 2016, the Doral city commissioners approved building residential homes on a golf course, against the wishes of most residents.

- Alexander Boria posted on Facebook on December 7, 2016 this direct quote: "JC Bermudez (who was the Mayor at that time) approved the destruction of the white course to build residential homes. He plans on the destruction of the rest in 2020".

- Ironically, Alexander Boria was angered about the destruction (*his words, not mine*) of his white course, but believes it is OK that he knowingly destroys our wetlands, AND he needs the help of our City Commissioners to rezone to do so. JUST SAY NO!
- If you would like a copy of Alexander Boria's December 7, 2016 Facebook post, let me know.

To our city commissioners: Please do not approve the re-zoning of this property to allow this hypocritical builder the right to knowingly destroy our wetlands and damage our ecosystem and environment. **It is in your hands.**

PLEASE DO THE RIGHT THING AND JUST SAY NO – IT IS YOUR LEGACY AND OUR FUTURE. Thank you.

**Pembroke Pines Public Hearing Meeting: April 21, 2021: RE: Building on 196<sup>th</sup> Avenue  
PLEASE READ MY STATEMENT ALOUD –IT TAKES APPROXIMATELY 2 MINUTES, 45 SECONDS TO READ.  
Alan Snyder; 730 SW 191 Ave., Encantada, PP, FL 33029**

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- The book addendum describes how our wild areas are disappearing due to housing, office and shopping development through the actions of both City Commissioners and developers who allow this to happen, and underscores that our wild habitat requires space, shelter, water and food or our ecosystem, environment and natural beauty will be destroyed forever – there is no turning back.

The Borluv 48 Townhome project proposed by Alexander Boria will knowingly damage and/or destroy our precious and protected wetlands areas.

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- The ONLY way he can build the town homes is if the City Commissioners approve a re-zoning, which is clearly against the will of most impacted residents and YOUR constituents.

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- Ironically, Alexander Boria was angered about the destruction (*his words, not mine*) of his white course, but believes it is OK that he knowingly destroys our wetlands, AND he needs the help of our City Commissioners to rezone to do so. JUST SAY NO!
- If you would like a copy of Alexander Boria’s December 7, 2016 Facebook post, let me know.

To our city commissioners: Please do not approve the re-zoning of this property to allow this hypocritical builder the right to knowingly destroy our wetlands and damage our ecosystem and environment. **It is in your hands.**

PLEASE DO THE RIGHT THING AND JUST SAY NO – IT IS YOUR LEGACY AND OUR FUTURE. Thank you.

## Rogers, Debra

---

**From:** Lisa Valdes <lvaldesrn@gmail.com>  
**Sent:** Saturday, April 17, 2021 12:59 PM  
**To:** Castillo, Angelo; Ortis, Frank; Schwartz, Jay; Siple, Iris; Public Comments; Good, Tom  
**Subject:** Regarding proposal for 48+ townhomes on 196 near pines

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Dear Mr Mayor and City Commissioners,

Residents are now being informed of more townhomes that are proposed to be being built off of pines near 196 by the preserve. The area is zoned agriculture and is being requested to re zone to residential. Have we not paid enough tax money that we need more townhomes crammed into west pines? The animals and wildlife that call these areas home are being thrown out. We have beautiful bald eagles nesting less than a mile from this site, are you unable to see the natural beauty that wild life brings. Pembroke Pines is slowly being destroyed by bad decisions made by certain people that run the city. Mr Ortis I voted for you and can say that you have not kept your word on keeping our city green and beautiful. It's turning into a parking lot and this development will contribute to it. Have you driven out this way on a school morning? It's a disaster even under the pandemic. Come out one morning and afternoon and you will see. Then add another hundred plus cars just to that community. I feel that Mr Castillo has been truthful in what he says about helping west pines and the city in general, definitely my mistake with the vote.

I plead with you all, please vote no on rezoning. Leave west pines green, let the wetlands stay, leave the preserve alone and let us enjoy our city, as it ours, not just yours.

Lisa Valdes

I request my comments to be read at the meeting.

## Rogers, Debra

---

**From:** Ortis, Frank  
**Sent:** Saturday, April 17, 2021 1:12 PM  
**To:** Lisa Valdes  
**Cc:** Castillo, Angelo; Schwartz, Jay; Siple, Iris; Public Comments; Good, Tom  
**Subject:** Re: Regarding proposal for 48+ townhomes on 196 near pines

Thank you

Frank C. Ortis

On Apr 17, 2021, at 12:59 PM, Lisa Valdes <lvaldesm@gmail.com> wrote:

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Dear Mr Mayor and City Commissioners,

Residents are now being informed of more townhomes that are proposed to be being built off of pines near 196 by the preserve. The area is zoned agriculture and is being requested to re zone to residential. Have we not paid enough tax money that we need more townhomes crammed into west pines? The animals and wildlife that call these areas home are being thrown out. We have beautiful bald eagles nesting less than a mile from this site, are you unable to see the natural beauty that wild life brings. Pembroke Pines is slowly being destroyed by bad decisions made by certain people that run the city. Mr Ortis I voted for you and can say that you have not kept your word on keeping our city green and beautiful. It's turning into a parking lot and this development will contribute to it. Have you driven out this way on a school morning? It's a disaster even under the pandemic. Come out one morning and afternoon and you will see. Then add another hundred plus cars just to that community. I feel that Mr Castillo has been truthful in what he says about helping west pines and the city in general, definitely my mistake with the vote.

I plead with you all, please vote no on rezoning. Leave west pines green, let the wetlands stay, leave the preserve alone and let us enjoy our city, as it ours, not just yours.

Lisa Valdes

I request my comments to be read at the meeting.

## Rogers, Debra

---

**From:** Jumana Lakdawala <jumlak@yahoo.com>  
**Sent:** Saturday, April 17, 2021 4:13 PM  
**To:** Public Comments  
**Subject:** NO ZONING CHANGE ON 196TH AVENUE

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Hello:

There should be no zoning change to build houses on 196th Avenue.

Thanks,  
Jumana Lakdawala  
Pembroke Pines Resident

Sent from Yahoo Mail on Android

**Rogers, Debra**

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**From:** Lori Felder <lori.felder@yahoo.com>  
**Sent:** Saturday, April 17, 2021 11:37 PM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris  
**Cc:** Public Comments  
**Subject:** Zoning Change

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Dear City Commission,

Please read the following at the City Commission meeting on April 21:

We've been homeowners in West Pembroke Pines since 1983 and have thoroughly enjoyed raising our children here.

We're writing today to let you know that we are adamantly against the proposed re-zoning of the land on 196th and Pines Blvd. Our city has had enough overdevelopment and the traffic has become unbearable. We certainly don't need any more housing or pavement, and we NEVER want to experience another flood like the one we had this past November.

Please help us protect our wetland preserves and keep Pembroke Pines from becoming another overdeveloped spoiled city.

Thank you,

Lori & Jeffrey Felder

## Rogers, Debra

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**From:** Scott Barnett <scott@fuxionmedia.com>  
**Sent:** Sunday, April 18, 2021 12:58 PM  
**To:** Public Comments  
**Subject:** Scott Barnett Request to Join Webex Aug. 21

Hello,

I would like to join the City Commission meeting on Aug. 21 by Webex, I am an affected person of the Borluv 196 Ave. project Agenda item #11. I'm also curious if the response letters from the Estancia and Encantada Home Owner's associations can be uploaded to the supporting documents as there are letters from the developer's representative regarding community outreach?

Thank you,

Scott Barnett  
19346 SW 5th Street  
Pembroke Pines, FL 33029  
scott@fuxionmedia.com  
786-395-6930

## Rogers, Debra

---

**From:** Maguana <mj8209@comcast.net>  
**Sent:** Sunday, April 18, 2021 6:41 PM  
**To:** Public Comments; Castillo, Angelo; Good, Tom; Ortis, Frank; Schwartz, Jay; Siple, Iris  
**Subject:** Fwd: 21 April 2021 - Re-Zoning / Townhome project on 196th Avenue

> Please read my comments during the up-coming City Commission Meeting of the 21st of April 2021.  
>  
> Dear Mayor and Commissioners of the City of Pembroke Pines, Florida  
>  
> I am writing to continue to express my concern that a proposed project for the building of 48 townhomes in an area that is nestled within two preserves in the communities of Estancia and Encantada may cause irreparable environmental damage. My objections to the proposed project and potential re-zoning are partially summarized below:  
>  
> Proposed townhomes not compatible with current residential profile.  
> Developer purchased property knowing full well that it is zoned as agricultural and that it's wedged between two preservation areas.  
> Developer has not been clear on how it will ensure that no damage will be done to the preserves and the native wildlife that now calls the area home.  
> The surrounding and immediate affected communities have actively communicated to its leaders that we want a slowdown in development and definitely want compatibility and carefully coordinated infrastructure to support increasing traffic, education, and the services needs of our citizenry.  
> We have recently seen the approval of several high density projects and encourage scrutiny for compliance with SFWM, and other environmental agencies so that we enhance the resiliency of the communities.  
> The recent flood in November 2020 has definitely been a call to all of us that we need to understand how water flows through our streets and neighborhoods and the contingency plans for resultant disaster.  
> Building 48 high density townhomes will open adjacent land for similar project; consider carefully the consequences of 100 townhomes in the middle of the 2 preserves, as it's the real potential. There are 5 more acres behind the current area under consideration.  
>  
> As a business person, I support the right of the owner for responsible, considered, development in keeping with nationwide and global trends that keep the environment and fitness of purpose in mind. This proposed development offers no environmental relief beyond building "nice landscaping". A beautiful living space is our city's value proposition to current and future residents, I encourage each Commissioner and our Mayor to give utmost thoughts to the development goal for the remaining few areas so that each enhance our vibrant space.  
>  
> Thank you and most respectfully yours,  
>  
>  
> Maguana Jean  
> E-Mail: mj8209@comcast.net  
>

## Rogers, Debra

---

**From:** Akkaya Aslihan <aaslihan@fiu.edu>  
**Sent:** Monday, April 19, 2021 12:02 AM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** Please Say "No" To Re-zoning on 196th Ave

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Dear Mayor Frank Ortis and Commissioners,

I am Aslihan Akkaya. I am a resident of Pembroke Pines since 2014. I am a professor of anthropology and sociology at Florida International University and chose to raise my family in West Pines. I am sending this email in regards to upcoming meeting that will take place this coming Wednesday and will decide the fate of not only rezoning in West Pines but also the future and identity of West Pines. This proposed re-zoning effort by enabling 48+ townhomes to be crammed into the middle of our wetlands and thereby would destroy the environment, the home to the birds and animals that live there, and would significantly impact our communities in a negative way. Saying yes to this would also give way to future "yes"es to similar projects. I am wondering where will these "yes" es would end :(

I would like to see Pembroke Pines mayor and commissioners to say "no" this proposal and protect not only the future of our city but all West Pines residents. Thanks in advance for your consideration!

Best regards,  
Aslihan Akkaya  
Associate Teaching Professor  
Global and Sociocultural Studies  
Florida International University

Sent from my iPhone

## Rogers, Debra

---

**From:** Kemal Akkaya <akkaya61@gmail.com>  
**Sent:** Monday, April 19, 2021 12:08 AM  
**To:** Castillo, Angelo; Ortis, Frank; Siple, Iris; Schwartz, Jay; Public Comments; Good, Tom  
**Subject:** Say NO to re-zoning on 196th

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Dear Mayor and Commissioners,

As one of the residents on 196th Ave in W. Pembroke Pines, I strongly oppose rezoning for the construction of new town homes on 196th. I urge you to say NO to this proposal for the future of our neighborhood and children.

Thank you in advance.

Kemal Akkaya  
19821 NW 4 St, Pembroke Pines, FL 33029

## Rogers, Debra

---

**From:** Victor Morales <victor\_m\_morales@hotmail.com>  
**Sent:** Monday, April 19, 2021 9:55 AM  
**To:** Castillo, Angelo  
**Cc:** Public Comments  
**Subject:** Proposed zoning change

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Proposed zoning change

Hello,

Wishing you health and wisdom.

This email has the purpose of expressing my thoughts regarding the proposed zoning change for a 4 acre parcel on 196th ave.

I do not agree with the proposed change for several reasons. I will not bore with the details other than it is not the best interest for the pines community to proceed with the zoning change, and once again I do not agree.

Thank you  
Victor

## Rogers, Debra

---

**From:** Victor Morales <victor\_m\_morales@hotmail.com>  
**Sent:** Monday, April 19, 2021 9:57 AM  
**To:** Schwartz, Jay  
**Cc:** Public Comments  
**Subject:** Proposed zoning change

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Proposed zoning change

Hello,

Wishing you health and wisdom.

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I do not agree with the proposed change for several reasons. I will not bore with the details other than it is not the best interest for the pines community to proceed with the zoning change, and once again I do not agree.

Please read at the zoning change meeting

Thank you  
Victor

## Rogers, Debra

---

**From:** Victor Morales <victor\_m\_morales@hotmail.com>  
**Sent:** Monday, April 19, 2021 9:57 AM  
**To:** Good, Tom  
**Cc:** Public Comments  
**Subject:** Proposed zoning change

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Proposed zoning change

Hello,

Wishing you health and wisdom.

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I do not agree with the proposed change for several reasons. I will not bore with the details other than it is not the best interest for the pines community to proceed with the zoning change, and once again I do not agree.

Please read at the zoning change meeting

Thank you  
Victor

## Rogers, Debra

---

**From:** Victor Morales <victor\_m\_morales@hotmail.com>  
**Sent:** Monday, April 19, 2021 9:58 AM  
**To:** Siple, Iris  
**Cc:** Public Comments  
**Subject:** Proposed zoning change

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Hello,

Wishing you health and wisdom.

This email has the purpose of expressing my thoughts regarding the proposed zoning change for a 4 acre parcel on 196th ave.

I do not agree with the proposed change for several reasons. I will not bore with the details other than it is not the best interest for the pines community to proceed with the zoning change, and once again I do not agree.

Please read at the zoning change meeting

Thank you  
Victor

**Rogers, Debra**

---

**From:** Carlos & Lourdes Crohare <cubalean@aol.com>  
**Sent:** Monday, April 19, 2021 10:13 AM  
**To:** Castillo, Angelo; Ortis, Frank; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** RE: REZONING OF LAND SO DEVELOPER CAN BUILD TOWNHOMES ON 196TH AVE

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How many times do the citizens of West Pembroke Pines have to say NO so that the City Commissioners understand it??!!

We have been to Zoom meetings, some have personally gone to the city meetings, we have had demonstration last weekend with posters and signs and yet the Mayor and City Commissioners still don't get it.

**I thank Commissioners Castillo and Siple for actually listening to us and voting NO.**

Now why can't the Mayor and Commissioners Schwartz and Good do the same. The East Commissioners could care less about what happens out west. You don't listen to our frustrations on more traffic, more crowded schools, more crime, less green areas, more danger to our flora and fauna by endangering our wetlands. You seem to care little for the future of this city and the current traffic and overdevelopment issues, especially when the development is not directly located in your districts.

The lack of city planning is letting us down with the approval of this travesty; no insight as to the consequences on traffic and congestion. How many grocery stores, fast casual chain restaurants and townhomes do we need? The implications of yet another large community of urban style townhomes results in our community looking like every other largess development springing up along the highway.

STOP this irresponsible building in West Pines: they do not represent the interests of our community.

Even with better traffic management and construction, greater building and population density would still be a negative to our desired quality of life. Soon there won't be any vacant land.

Plus, the residents of West Pines have raised concern for the increased crime in Pines throughout the years. Increased density drives overall bad outcomes like crime and pollution and environmental destruction.

The lack of strategic planning for future development allows lobbyists to run rampant across the city and build whatever they want, wherever they want.

Whatever happened to Pembroke Pines City of trees? The Mayor and Commissioners Schwartz and Good are killing it with townhomes and storage units popping up like weeds.

Lourdes and Carlos Crohare  
19111 SW 15th Street  
Pembroke Pines  
ENCANTADA

## Rogers, Debra

---

**From:** Connie Cooper <clc3646@gmail.com>  
**Sent:** Monday, April 19, 2021 10:22 AM  
**To:** Public Comments  
**Subject:** 196 ave projects

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I would like to voice my objection to re-zoning our wetlands to build multi-family dwellings.

Are you aware of the beautiful wetlands nature trail you access off Sheridan street? It is education, relaxing and an incredible escape from the hustle and bustle of suburban living.

If you put housing on it say goodbye to a peaceful educationalist retreat for young And old alike.

It is apparent by all I have read that our "leaders" feel it is more important to fill their coiffures then to preserve the quality of life of its residents.

I can only hope that Commissioner Castillo can talk some sense into his peers.

Sincerely  
Connie L Cooper  
Keystone Lake (yep right down the street from your proposed construction)

--

Respectfully,  
Connie Cooper  
954-849-4479

## Rogers, Debra

---

**From:** Robert Martin <Robert.Martin6@outlook.com>  
**Sent:** Monday, April 19, 2021 10:33 AM  
**To:** Public Comments  
**Cc:** Robert Martin  
**Subject:** New Development Estancia - Encantada  
**Attachments:** 9.pdf; EstanciaPOA.PDF

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Good Day.

It has come to my attention that the previous developer; Borluv, has misrepresented my "consent" to the development planned between Estancia and Encantada on 196<sup>th</sup> Avenue in Pembroke Pines.

Attached you will find a sign in sheet from 2019 where the attorneys for Borluv explained what the intention of the development and the property was at that time. The sign in sheet was NOT a consent from myself for this development and is being misrepresented by the body that submitted this information in their letter claiming that the residents were "satisfied".

As you will notice on the sign in sheet, I used my work email as a local real estate agent, as the sign in sheet was presented as a means for them to keep interested residents informed as to the status of the development, and they stated it could take "years" to get a Yes or a No from the city. You will also notice that I did not use my phone number, as I get enough calls based on the business I am in without further solicitations. The purpose of me registering on the sheet was to stay informed as a local real estate professional.

I think it is also an interesting point that none of the board members at the time were on the sign in sheet at all, and if my memory serves me correctly, 6 of the 7 board members serving at the time were in attendance.

I cannot speak for the other people on the attached list, however whether I am for or against this development is not fairly represented by those that submitted this to public record originally.

Please take this as a formal complaint against the attorneys and representatives named as manipulating the facts.

Robert Martin  
19304 SW 4<sup>th</sup> Street- 33029

July 23, 2019

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

**Re: Borluv LUPA Community Outreach Summary**

Dear Mr. Stamm,

On behalf of Borluv Developments, LLC ("Applicant"), please consider this letter as a summary of public participation efforts undertaken in relation to the proposed land use plan amendment application PH 2019-01. A request was approved at the June 19, 2019 City Commission hearing to defer the first reading of the application to allow the Applicant time to meet with neighboring home owners associations. The Applicant was advised to contact appropriate representatives for the Estancia and Encantada HOA's located to the north and south of the property, respectively.

On July 1, 2019, the Applicant was invited and attended the regularly scheduled Estancia HOA board meeting along with representatives from our office to introduce the proposed development to the Estancia community. Approximately 20 residents attended the meeting along with the HOA board. Alicia Lewis, Esq. presented the development proposal at a conceptual level and discussed the rationale behind land use planning before fielding questions from the HOA board and residents. Estancia residents posed questions regarding the proposed density, perimeter fencing, landscape buffers, potential home values, and the development timeline.

Specific questions were also raised by the Estancia community with regard to the wetland mitigation process and access to the adjacent property to the east. The wetland mitigation process was described to the audience and a brief discussion was held with regard to the existing dedications creating access to the adjacent property. All attendees appeared satisfied with both items at the close of discussion. Following the meeting, an email was distributed to all of those attendees that completed the sign-in sheet attached as **Exhibit A**. This email correspondence contained the original agreement that created the access easement along the southern property line as well as the current survey showing the identification of this access easement. There has been no further communications received from Estancia HOA board members or residents.

July 23, 2019  
Page No. 2

Since the June 19 City Commission hearing, the Applicant has made continuous efforts to schedule a meeting with the Encantada HOA. Through communication with our office, a representative of Encantada first advised the HOA board preferred to discuss internally without input from the Applicant at their regularly scheduled meeting on July 18, 2019. Upon additional requests for a meeting following this discussion, the Encantada representative has advised that the community is not currently interested in meeting with the Applicant to discuss the project. The complete chain of email correspondence between our office and the Encantada representative is attached as **Exhibit B**.

This letter is provided to summarize the public participation meetings held in association with the Borluv Developments land use plan amendment application in response to neighboring community concerns. Please contact me at (954) 527-6209 if you have any questions or comments regarding this summary letter or the public participation meetings.

Sincerely,  
GREENSPOON MARDER LLP

A handwritten signature in cursive script, appearing to read "Dennis D. Mele".

Dennis D. Mele, Esq.

# **Exhibit A**

## **Estancia Meeting Sign-In Sheet**

## SIGN IN SHEET

<b>Project Name</b>	<b>Meeting Date</b>
Borluv Townhomes	July 1, 2019

Name	Address	Phone	E-Mail
Phillip Mujica	321 SW 184 Terr	954 812 9591	pmujica@gmail.com
Gopi Malladi	320 SW 184 Terr	305 297 5923	gmalladi@sakoo.com
Tammy Carter	19160 SW 4 St	954-483-8842	Tammy0714@aol.com
Robert Martin	19304 SW 4th		martin.r@ewm.com
Adriana Cutenca	317 SW 19th Ave	786-281-0007	adriana56@gmail.com
Genevieve Cavalero	19261 SW 2nd St	954-704-2624	jencaval@comcast.net
AOLFO PENA	320 SW 190 Ave	954 448-0504	RAULPENAS20@gmail.com
Mario Posada	18700 SW 4th St	786-859-4969	marioposada@live.com
JUAN CHAIDEZ	348 S.W. 185 Way	305-343-8265	JCHAIDEZ@LIVE.com
Joseph Civero Madelene Jimenez	19340 SW 2 St	786 356 8390	Maddyandjoe@hotmail.com
Fabio Cortes	19390 SW 2nd St	321 217 4868	fcortes96@aol.com

## **Exhibit B**

### **Email Correspondence with Encantada**

## Tyler Woolsey

---

**From:** Robert Moses <robert@pinespropertymanagement.com>  
**Sent:** Monday, July 22, 2019 11:01 AM  
**To:** Shane Zalonis  
**Cc:** Jessica Mesa  
**Subject:** Re: Update RE: Meeting Request Re: Borluv LUPA & Proposed Townhome Development

Shane,

At this time, they are not interested in meeting. We will advise if this changes.

Thank you.

On Mon, Jul 22, 2019 at 10:25 AM Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)> wrote:

Good Morning Robert,

I hope all is well!

I'm following up to see if you've heard back in regard to our request to meet with the Encantada HOA Board Leaders to discuss the Borluv LUPA and proposed townhome development.

If possible, my office would like to meet sometime within the next couple weeks.

Thank you,

# GreenspoonMarder

**Greenspoon Marder LLP**

Shane Zalonis, Legal Assistant

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Main Telephone: (954) 491-1120 ext. 1158

Direct Telephone: (954) 527-6258

Fax: (954) 333-4176

[shane.zalonis@gmlaw.com](mailto:shane.zalonis@gmlaw.com)

[www.gmlaw.com](http://www.gmlaw.com)

**From:** Robert Moses <[robert@pinespropertymanagement.com](mailto:robert@pinespropertymanagement.com)>

**Sent:** Tuesday, July 9, 2019 9:54 AM

**To:** Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)>

**Cc:** Jessica Mesa <[Jessica@pinespropertymanagement.com](mailto:Jessica@pinespropertymanagement.com)>

**Subject:** Re: Update RE: Meeting Request Re: Borlup LUPA & Proposed Townhome Development

I'll let you know

On Tue, Jul 9, 2019 at 9:14 AM Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)> wrote:

Good Morning Robert,

I let my office know about the 18<sup>th</sup> agenda being full and that the HOA would like to discuss the item internally for now.

They would like to know if it would be possible to hold a separate meeting with at least the HOA Board Leaders?

Thank you,

# GreenspoonMarder

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Shane Zalonis, Legal Assistant

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[Fort Lauderdale, FL 33301](#)

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[www.gmlaw.com](http://www.gmlaw.com)

**From:** Robert Moses <[robert@pinespropertymanagement.com](mailto:robert@pinespropertymanagement.com)>

**Sent:** Monday, July 8, 2019 11:59 AM

**To:** Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)>

**Cc:** Jessica Mesa <[Jessica@pinespropertymanagement.com](mailto:Jessica@pinespropertymanagement.com)>

**Subject:** Re: Update RE: Meeting Request Re: Borluv LUPA & Proposed Townhome Development

Shane,

At this time, the board has a full agenda and will discuss amongst themselves first.

I will reach out if this can be coordinated later.

On Mon, Jul 8, 2019 at 10:51 AM Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)> wrote:

Good Morning Robert and Jessica,

I'm following up regarding the below request to see if we were able to be added to the agenda for the Encantada HOA board meeting on July 18<sup>th</sup>.

Please let me know when you have a moment, and thank you both for all of your help!

**GreenspoonMarder**

**Greenspoon Marder LLP**

Shane Zalonis, Legal Assistant

[200 East Broward Boulevard, Suite 1800](#)

[Fort Lauderdale, FL 33301](#)

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[shane.zalonis@gmlaw.com](mailto:shane.zalonis@gmlaw.com)

[www.gmlaw.com](http://www.gmlaw.com)

**From:** Robert Moses <[robert@pinespropertymanagement.com](mailto:robert@pinespropertymanagement.com)>

**Sent:** Monday, July 1, 2019 10:32 AM

**To:** Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)>; Jessica Mesa <[jessica@pinespropertymanagement.com](mailto:jessica@pinespropertymanagement.com)>

**Subject:** Re: Update RE: Meeting Request Re: Borluv LUPA & Proposed Townhome Development

Jessica,

Please advise the Board that the representatives for the proposed development between Encantada and Estancia would like to meet briefly with the Board at their 7/18 Board Meeting.

Let us know if they are fine with adding them to the agenda.

On Mon, Jul 1, 2019 at 10:28 AM Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)> wrote:

Good Morning Mr. Moses,

I hope all is well!

I tried reaching you at your office a moment ago and were advised you were on a conference call.

I'm following up to advise that we were able to clear our scheduling conflict the evening of the 18<sup>th</sup> and would be able to attend the Encantada HOA meeting that evening, if possible.

Please confirm if Alicia Lewis can be added to the Agenda for the evening of July 18th to discuss the proposed development.

If so, please confirm the address of the meeting.

Thank you for all of your help!

# GreenspoonMarder

## **Greenspoon Marder LLP**

Shane Zalonis, Legal Assistant

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[Fort Lauderdale, FL 33301](#)

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[shane.zalonis@gmlaw.com](mailto:shane.zalonis@gmlaw.com)

[www.gmlaw.com](http://www.gmlaw.com)

**From:** Robert Moses <[robert@pinespropertymanagement.com](mailto:robert@pinespropertymanagement.com)>

**Sent:** Monday, June 24, 2019 9:38 PM

**To:** Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)>

**Subject:** Re: Meeting Request Re: Borluv LUPA & Proposed Townhome Development

The Association has a meeting on Thursday, July 18th at 7pm. Please advise if that date and time works for you and I will ask the Board to add you to the agenda.

On Thu, Jun 20, 2019 at 5:05 PM Shane Zalonis <[Shane.Zalonis@gmlaw.com](mailto:Shane.Zalonis@gmlaw.com)> wrote:

Good Afternoon Mr. Moses:

I'm reaching out on behalf Alicia Lewis and Tyler Woolsey of our office would like to request a meeting with the Encantada HOA regarding the Borluv LUPA and proposed townhome development in Pembroke Pines.

They are available to meet with the HOA Board Members, or present at a regularly scheduled HOA meeting if preferred.

Does your association or Board have any upcoming meetings in July that Alicia and Tyler could attend to discuss this matter?

Please let me know if you have any questions.

Thank you,

# GreenspoonMarder

**Greenspoon Marder LLP**

Shane Zalonis, Legal Assistant

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Main Telephone: (954) 491-1120 ext. 1158

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[shane.zalonis@gmlaw.com](mailto:shane.zalonis@gmlaw.com)

[www.gmlaw.com](http://www.gmlaw.com)

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A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

--

**Robert Moses, LCAM, CMCA, AMS**  
Senior VP of Operations/General Manager  
Pines Property Management  
[6941 SW 196 Ave Suite 27](http://6941SW196AveSuite27.com)  
[Pembroke Pines, FL 33332](http://PembrokePinesFL33332.com)  
Phone: 954-438-6570 ext. 220  
Fax: 954-438-3951

**DID YOU KNOW?**

You can now view all current account information on the resident portal.  
Please contact us if you need help registering.

[www.pinespropertymanagement.com](http://www.pinespropertymanagement.com)





Sept. 19, 2019

Estancia Property Owner's Association  
100 SW 186<sup>th</sup> Avenue  
Pembroke Pines, FL 33029

*Mayor Frank Ortis  
Commissioner Thomas Good Jr.  
Commissioner Angelo Castillo  
Vice Mayor Jay D Schwartz  
Commissioner Iris A. Siple*

The City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025

**Regarding PRJ 2019-01 Borluv Townhomes**

Esteemed Members of the City Commission,

It has come to our attention that a Miami based developer Alexander Boria has plans to develop the parcel located south of Estancia on 196 Avenue with the intent to change the zoning of that parcel from Agricultural to Irregular Residential. The representatives of Mr. Boria visited a recent Estancia Property Owners meeting and explained their intentions to create a forty-plus townhome development on said parcel. We have reviewed their initial plans and have concerns about the negative effects a development like this will have not only in terms of traffic, but also falls out of alignment with the "single family" spirit of the communities adjacent to this property including Estancia and Encantada.

While we cannot speak for the homeowners of Encantada, many of our own residents have expressed their discontent for a zoning change of this nature. Somerset Academy recently opened a new campus near this location and the traffic is already starting to have a major impact on the local roadways. There is very little space for a multi-family development to actually fit in the allotted parcel without

having a negative impact on the nearby traffic patterns. This lack of space would make it seem impossible to accommodate the necessary road adjustments in order to create an efficient outflow to the main avenue of this busy roadway that now serves as a major conduit to Miramar residents as well.

One other point is that Broward County had previously designated this land as "wetlands" which form a necessary buffer for flood control and water management, something that is of critical concern to our residents especially in times of major weather events. Any major construction and destruction of the native habitat would unduly affect the adjoining protected wetlands that belong to our property owner's association. While there are some non-native species on this parcel, it still cannot be understated that these wetlands create a last line of defense against major flooding events.

When discussing the ordinance at the next commission meeting, please take these matters into consideration as this potential development could, in the end, create more pressing challenges for Pembroke Pines residents in the future. Proper planning and zoning includes creating the right balance between quality of life and responsible development. Thank you for allowing us to address this pressing concern and we appreciate the fact that the City Commission is always willing to listen to city residents' concerns.

Best Regards,

A handwritten signature in black ink, appearing to read "J. Mirabal", with a stylized flourish at the end.

Jorge Mirabal  
Estancia Property Owner's Association

## Rogers, Debra

---

**From:** Mike Miller <themillermike@gmail.com>  
**Sent:** Monday, April 19, 2021 10:48 AM  
**To:** Public Comments  
**Subject:** Borluv 196th Ave

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I am writing to express my deep concern regarding potentially re-zoning the land on 196th Avenue in Pembroke Pines from agricultural to multi-family. This is a terrible idea. We love our community out in West Pines because of the single-family style homes mixed in with plenty of green/natural space. It is an absolutely terrible idea to re-zone any agricultural land in this area as anything residential or commercial. We need to hold onto our natural land as much as possible.

Regards,  
Mike Miller  
A Concerned Resident

## Rogers, Debra

---

**From:** Ed Tombley <etombley@comcast.net>  
**Sent:** Monday, April 19, 2021 10:58 AM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Cc:** 'Ed Tombley'; barbara@thecapingroup.com; 'John'; 'Nancy Rodriguez'; 'shannon dillehay'; 'John de Denghy'; 'Mercedes Salgado'; 'Tracy OD'  
**Subject:** Borluv Townhomes

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My name is Ed Tombley. I'm the President of Alhambra Homeowners Association here at 198 and Pines. I have been living here in Alhambra for the past 18 years. It's a wonderful and beautiful place to live and bring up a family. "Lets keep it that way". With the additional townhouses going up, I believe the

Value of our beautiful residential homes will go down, not to mention the traffic and what it will do to the wetlands and agriculture. Rezoning is a bad idea.

I don't want our beautiful area to turn into a townhouse area like it is in Hialeah. Thank you Angelo, our Commissioner for your "No" vote. Mayors and

Commissioners don't let the residents of our single family homes go down. Our future is in your hands. Don't let our community down.

Thank You  
Ed Tombley HOA  
President

Alhambra

**Rogers, Debra**

---

**From:** Shahab Kalam <shahabkalam@live.com>  
**Sent:** Monday, April 19, 2021 11:12 AM  
**To:** Public Comments; Graham, Marlene; Stamm, Michael  
**Subject:** Recommending New Townhouse Development on 196th Avenue or Project #: PRJ-2019-01  
**Attachments:** Borluv Community Meeting Presentation (Combined).pdf; HomeReady55 Letter of Support.docx

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## Letter of Recommendation and support

**Subject: New Townhouse Development on 196<sup>th</sup> Avenue or Project #: PRJ-2019-01**

Dear City Council Members:

I would like to express my support for the rezoning of the townhouse project. Pembroke Pines is an incredibly desirable place to live and own a business.

The proposed addition of new residential townhouses will be a continued sign that Pembroke Pines is progressive and growing. New residents will bring new resources to our city and only make living in Pembroke Pines a better place to live. It will provide more students to local school, and more affordable housing, which is in great shortage, in Pembroke Pines. Additional Real Estate Taxes will support the local government and essential services.

Smart and well thought out projects like the rezoning of the townhouse on 196<sup>th</sup> street that target the right demographic are welcome in my mind and

I wholly endorsed its approval. I am very excited too, to know that there are several other high densities, middle to high end like projects the city has explored. I believe this will prove to be great for existing property values and will maintain Pembroke Pines as one of the top cities to live in.

I Vote "yes" on this project. Thank you.

Shahab Kalam

Homeready 55 (13 Acres Land)

39 NW 161 Ave  
Pembroke Pines, FL 33028  
786-223-2773  
[shahabkalam@live.com](mailto:shahabkalam@live.com)

112 Ave & NW 196 St  
Pembroke Pines, FL 33029  
786-223-2773  
[shahabkalam@live.com](mailto:shahabkalam@live.com)

*Shahab Kalam*

Resident

39 NW 161 Ave

Pembroke Pines, FL 33028

O: 305-354-3800

C: 786-223-2773



# Borluy Townhomes

Future Land Use Map Amendment (PH 2019-001)  
**SW 196<sup>th</sup> Avenue**

CITY OF PEMBROKE PINES

JULY 16, 2020 COMMUNITY MEETING (ENCANTADA) &  
JUNE 25, 2020 COMMUNITY MEETING (ESTANCIA)

# LOCATION MAP

2



# PROPERTY AERIAL



# PROPERTY SEPARATION - ESTANCIA



## EXISTING CONDITIONS TOWARDS ESTANCIA

5



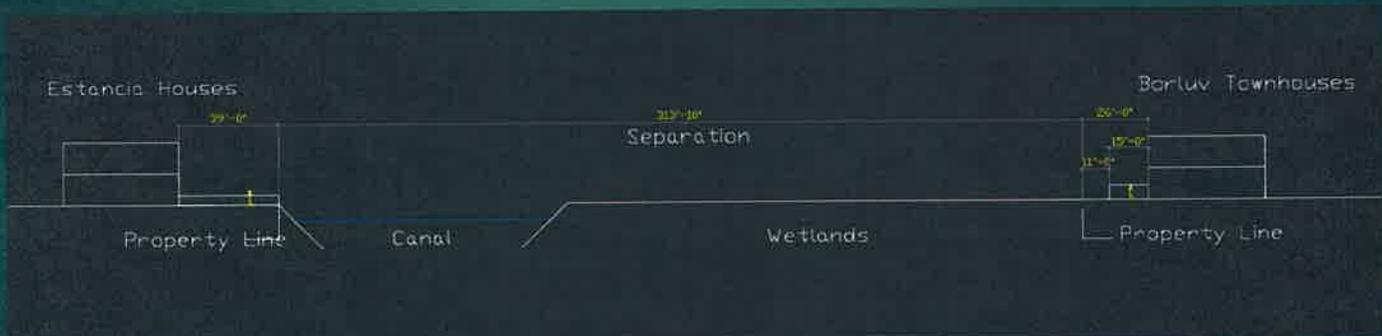
## EXISTING CONDITIONS TOWARDS ESTANCIA

6



# PROPERTY SEPARATION - ESTANCIA

7



Total separation = 378+/- feet (building to building)

# PROPERTY SEPARATION - ENCANTADA



## EXISTING CONDITIONS TOWARDS ENCANTADA

9



## EXISTING CONDITIONS TOWARDS ENCANTADA

10



## EXISTING CONDITIONS TOWARDS ENCANTADA

11



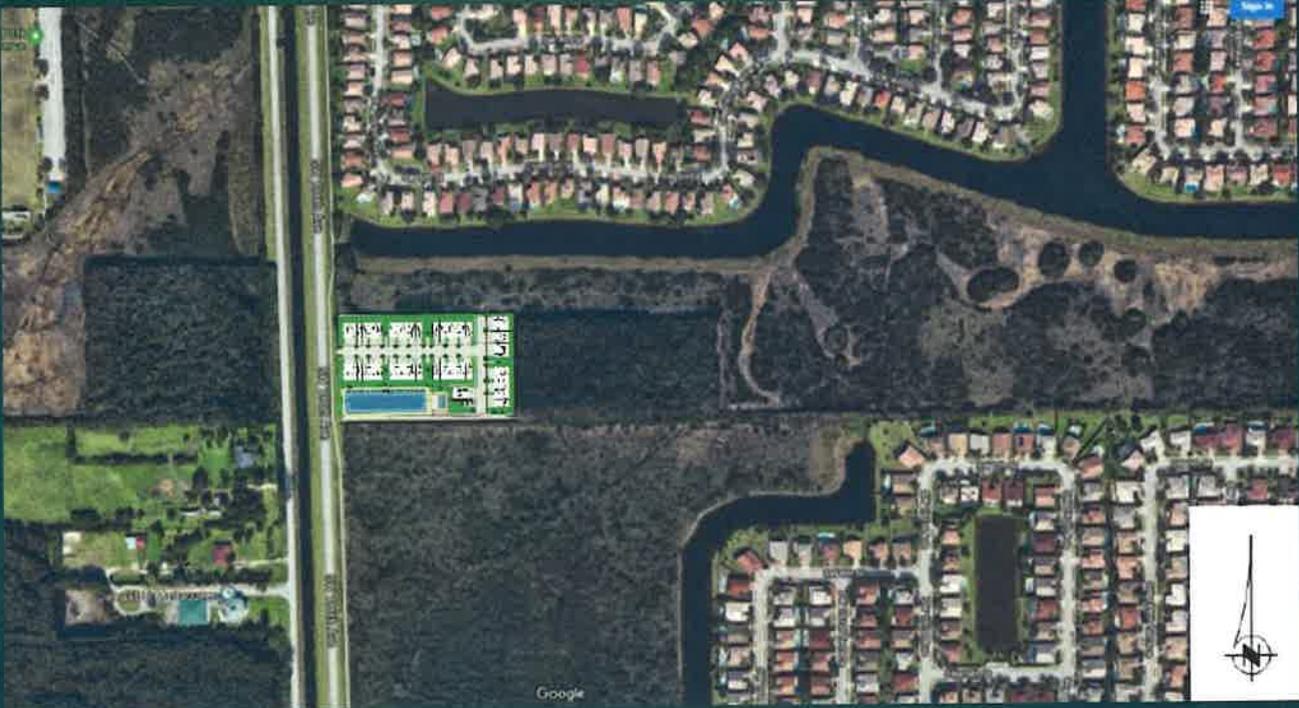
# PROPERTY SEPARATION - ENCANTADA

12



Total separation = 887+/- feet (building to building)

# CONCEPT SITE PLAN IN CONTEXT



# CONCEPT SITE PLAN IN CONTEXT

14



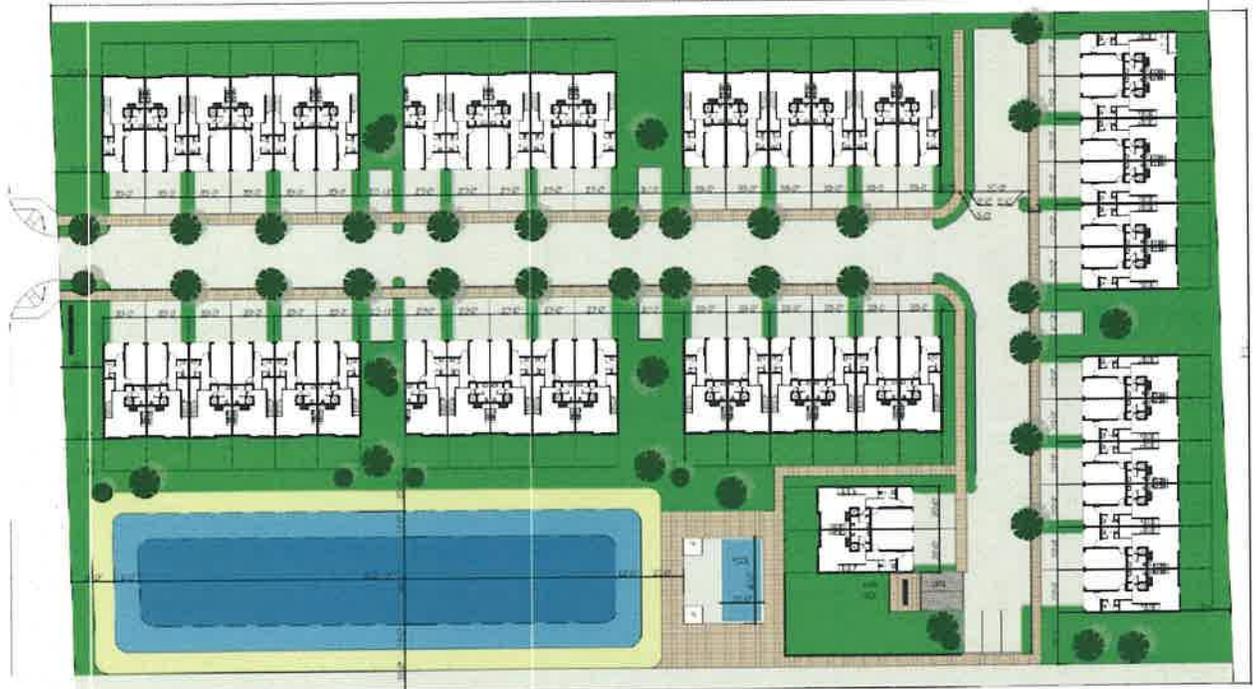
SITE PLAN

SW 196th Ave

# CONCEPTUAL SITE PLAN

15

SW 196TH AVE



# TOWNHOME PRODUCT RENDERINGS

16



END OF PRESENTATION

## Letter of Recommendation and support

Email to: [publiccomments@ppines.com](mailto:publiccomments@ppines.com) and City Clerk (Marlene Graham) – [mgraham@ppines.com](mailto:mgraham@ppines.com)  
& [mstamm@ppines.com](mailto:mstamm@ppines.com)

**Subject: New Townhouse Development on 196<sup>th</sup> Avenue or Project #: PRJ-2019-01**

Dear City Council Members:

I would like to express my support for the rezoning of the townhouse project. Pembroke Pines is an incredibly desirable place to live and own a business. The proposed addition of new residential townhouses will be a continued sign that Pembroke Pines is progressive and growing. New residents will bring new resources to our city and only make living in Pembroke Pines a better place to live. It will provide more students to local school, and more affordable housing which is in great shortage, in Pembroke Pines. Additional Real Estate Taxes will support the local government and essential services.

Smart and well thought out projects like the rezoning of the townhouse on 196<sup>th</sup> street that target the right demographic are welcome in my mind and I wholly endorsed its approval. I am very excited too, to know that there are several other high density, middle to high end like projects the city has explored. I believe this will prove to be great for existing property values and will maintain Pembroke Pines as one of the top cities to live in.

I Vote "yes" on this project. Thank you.

Shahab Kalam  
39 NW 161 Ave  
Pembroke Pines, FL 33028  
786-223-2773  
[shahabkalam@live.com](mailto:shahabkalam@live.com)

Homeready 55 (13 Acres Land)  
112 Ave & NW 196 St  
Pembroke Pines, FL 33029  
786-223-2773  
[shahabkalam@live.com](mailto:shahabkalam@live.com)

## Rogers, Debra

---

**From:** YOMAYRA TORRES <yomayrat@hotmail.com>  
**Sent:** Monday, April 19, 2021 11:27 AM  
**To:** Public Comments  
**Subject:** 196th Zoning

Caution! This message was sent from outside your organization.

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Good morning As a resident of Pembroke Pines for over 15yrs please accept this email as a concerned citizen of the proposal of the rezoning on Pines and 196th Ave. I moved to a community for single family communities I am not ok with the future meeting of the proposal of builders coming in to ruin our city.

Yomayra Torres

Get [Outlook for iOS](#)

## Rogers, Debra

---

**From:** Genevieve <jencaval@comcast.net>  
**Sent:** Monday, April 19, 2021 11:30 AM  
**To:** Public Comments  
**Subject:** Borluv 196 project 2019-1

To whom it may concern, I am a resident in Estancia I have been against this development since it was posted in 2018. The road is just a one lane each way and with the number of schools in this area it's ridiculous the congestion it causes in AM and late afternoon.

Also the area is not zoned for residential, we need open areas, drainage, and wild life.

This was a quiet 1 family resident area, and only commercial along pines Blvd was zone original for 1 story high, now we have 2 and 3 stories high.

Don't we the people have a right to say what we want for our community. We don't need families on top of each other, give us space.

Genevieve Cavaliero

P.S. I have lived here for 25 years and to much has changed from a quiet family community, to start looking like a concrete city.

Sent from my iPad

## Rogers, Debra

---

**From:** Mr. & Mrs. Lopez <destinationheat00@gmail.com>  
**Sent:** Monday, April 19, 2021 11:31 AM  
**To:** Public Comments  
**Subject:** DO NOT REZONE 196 AVE

Caution! This message was sent from outside your organization.

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Dear Commissioners,

Please read out loud at hearing.

This is absolutely not compatible within our single-family community. If the Commission allows a zoning change of this nature to go forward, we are in real trouble.

Not enough green space and this hurts the drainage. Remember the flooding we experienced with Eta? Too much traffic and overpopulation of schools.

Keep the quality of life in west Pines as it is!

## Rogers, Debra

---

**From:** Alexandra Palau <alexandra@alexandrapalau.com>  
**Sent:** Monday, April 19, 2021 11:38 AM  
**To:** Public Comments  
**Cc:** Ortis, Frank; Good, Tom; Schwartz, Jay; Siple, Iris; Castillo, Angelo  
**Subject:** Stop the Re-Zoning on the 196th Land

Warning! This message was sent from outside your organization and we are unable to verify the sender.

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I would like my message to be read at the meeting on Wed, April 21, 2021 at 6:30pm.

Dear City of Pembroke Pines Commissioners and Mayor Ortis:

I reside in the community of Alhambra in West Pembroke Pines, and I am writing to voice my **opposition** to the proposed rezoning and development of the Townhome Proposal to build 48+ townhomes on 196<sup>th</sup> near Pines Blvd in the middle of the preserve that will impact the existing wetlands.

I write you to voice my **strong opposition** to any change to the current Agricultural zoning of this 4 acre parcel to any type of Residential zoning. Like many of my neighbors, I chose to live in the area due to the peaceful and nature aspect. I do not want the area to become overdeveloped like the rest of Pembroke Pines. We must manage sensible growth in our area. This is not sensible in any way, shape or form.

I firmly ask you to respect and uphold the voters' decision to limit residential growth and protect the wetlands now and in the future. The increased number of homes will put an unbearable strain on an area which is already seeing issues such as increased traffic, increased flooding, dangerous traffic patters near schools and more importantly, the destruction of a natural and very much alive wetland ecosystem.

I urge you to **vote NO** against the Townhome Proposal or any future proposal for this area.

Very truly yours,

Alexandra Palau

Alhambra

West Pembroke Pines

## Rogers, Debra

---

**From:** Rudy De la Mora <concretereadymix@yahoo.com>  
**Sent:** Monday, April 19, 2021 12:50 PM  
**To:** Public Comments  
**Cc:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris  
**Subject:** PLEASE VOTE NO TO RE-ZONE

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The proposal to build 48+ new town homes on 196th near Pines Blvd in the middle of the preserve is coming back to the City Commissioners with an ask to re-zone the land – this will significantly impact the existing wetlands • The developer wants to change the current Agricultural Zoning of this 4 acre parcel to Residential zoning so that he can cram all of these town homes on this small piece of land Please JOIN US in letting the Mayor and all 4 City Commissioners that we as residents of this area, are AGAINST this proposed rezoning! The impact of this will be felt for generations – there is no way to develop this land without disrupting the surrounding wetlands, thank you and I hope that you take in consideration that we already have a terrible traffic issue on 196 Ave when parents do the line to pick up their kids right in front of the gas station, and if this development is approved is going to be worst, thanks

Regards

Rudy De la Mora

### **JOBMIX CONCRETE / CONCRETE READY MIX**

7301 NW 47th Street Miami Fl 33166

**Phone:** 305 591-8088

**Fax:** 305 591-8177

<http://www.concrete-readymix.com>

<https://www.linkedin.com/in/rudydelamora/>

[https://www.facebook.com/profile.php?id=100002262236198&ref=tn\\_tnmn](https://www.facebook.com/profile.php?id=100002262236198&ref=tn_tnmn)

<http://ConcreteReadyMixPumping.thebluebook.com>

## Rogers, Debra

---

**From:** Andy Rios <andy.rios57@gmail.com>  
**Sent:** Monday, April 19, 2021 1:50 PM  
**To:** Public Comments; Ortis, Frank; Castillo, Angelo; Good, Tom; Schwartz, Jay; Siple, Iris  
**Subject:** I'm against the proposed rezoning on NW 196th

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To whom it may concern,

I'm against the proposed rezoning of the land on NW 196<sup>th</sup> to build 48 plus townhomes! The City of Pembroke Pines is already overcrowded and the traffic is already a nightmare! Most of us moved here to get away from the traffic and overcrowded neighborhoods only to be surrendering to the same thing here! The City needs to stop developers and stop new construction as you are destroying a once highly desirable area! We are becoming a new Miami with too much traffic and too much trucks! I-75 has become a truck paradise and no FHP or FDOT to monitor or stop any of the dangerous and illegal trucks overcrowding a once free and safe highway. Out West on Sheridan the overcrowded has created a nightly drag strip for out of area cars to race up and down nightly due to bringing in new residents and those new residents bringing in friends who see the area as a great race area at night! This is because the overcrowding that has slowly affected our area! Please save Pembroke Pines and get back to a peaceful and less overcrowded neighborhood!

Thank you!

Andrew Rios  
Pembroke Pines Homeowner

## Rogers, Debra

---

**From:** Kristin Aguilera <krisaguilera@me.com>  
**Sent:** Monday, April 19, 2021 2:31 PM  
**To:** Public Comments  
**Subject:** 196 Avenue Borluv project

**Importance:** High

Caution! This message was sent from outside your organization.

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To whom it may concern:

My family and I oppose this project.

Thank you for your attention.

## Rogers, Debra

---

**From:** Susan Snyder <sue@aeideas.com>  
**Sent:** Monday, April 19, 2021 4:32 PM  
**To:** Alan Snyder; Ortis, Frank; Castillo, Angelo; Siple, Iris; Good, Tom; Schwartz, Jay  
**Cc:** Public Comments  
**Subject:** Re: Oppose Borluv Townhome Rezoning for April 21, 2021 Commissioner/Public Hearing Meeting

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Mayor, Vice Mayor, City Commissioners and Public Comments:

Please read the email statement below (a copy in Word is attached if easier for you) at the Commissioner/Public Hearing Meeting on April 21, 2021. Thank you.

**From the desk of**  
**Susan Snyder, 730 SW 191 Avenue, Pembroke Pines, FL 33029**  
**[sue@aeideas.com](mailto:sue@aeideas.com) (914) 325-2074**

April 18, 2021

City of Pembroke Pines  
Office of the City Clerk  
601 City Center Way  
Pembroke Pines, FL 33025

Good evening, Esteemed Commissioners and Mayor:

[My name is Susan Snyder, 730 SW 191st Avenue, Pembroke Pines. Thank you for the opportunity to communicate in regard to the proposed zoning change PH2019\_1 for the potential Borluv Townhomes project.]

You are asked to rezone a piece of property smack in the middle of wetlands preserves. If you rezone, more townhomes will replace undeveloped land. This is a big difference from other recently approved projects, where the land was already razed. There are implications for traffic and schools, water quality, flooding, air quality, environmental degradation, displacement of wildlife, and general incompatibility with the current community - single family homes and green space. **Community compatibility**, we are informed by Professor Richard Grosso, an attorney focusing on Environmental Law and Development, is supposed to be the primary reason for land use determination in Broward County. If you vote yes, **please delineate your criteria that demonstrate community compatibility as you vote.**

To come to decisions, you need to find balance. In this case, it is your job to **balance the needs of people and the environment.**

I don't believe it is your job to meet the needs of developers. However, the wishes of developers have been served for a long time in Pembroke Pines, as evidenced by the two large townhome projects recently approved to our East. Hundreds of townhomes. Pockets and campaign coffers filled, along with city tax benefits.

The purchaser of the land on 196<sup>th</sup> took a risk, knowing where and what it was. It IS his right to make plans and requests of you for rezoning and other appeasements. It is NOT your responsibility to appease him. **It IS your responsibility to protect and respect the wetlands preserve that your constituents value and to allow for community compatibility.**

We have watched, listened, questioned, researched, and demonstrated.  
Thank you to Commissioners Castillo and Siple for their support.

Three of you have not listened to us, rather deferring to the developer and his lobbyists parading as lawyers. Their reports that Encantada residents were “satisfied” with their responses belies the tone of recent meetings. You have the letters of many, including the HOAs, that reflect disapproval. **Don’t mistake our civility for acceptance or approval.** We live here. We don’t want you to rezone and don’t want townhomes in the middle of our wetland preserves. Rezoning is a mistake for the environment and people – those who it is your job to serve.

**Vote NO.**

Thank you.

## Rogers, Debra

---

**From:** J. Spence <jannettspence@gmail.com>  
**Sent:** Monday, April 19, 2021 8:15 PM  
**To:** Ortis, Frank; Castillo, Angelo; Good, Tom; jschwarztz@ppines.com; Public Comments  
**Subject:** RE: BURLOVE Townhome Development for 196 Avenue

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I am writing as a resident who live walking distance from the area of 196 avenue. I have lived here for 22 years and the construction of so many townhomes is bad for the area. It brings too much traffic and will eventually lead to more crimes in this area. It seems that "you all" commissioners and Mayor are not looking out for the residents like myself but developers. Remember you were elected to represent us not the developers. I hope you all do the right thing amd make the right choice for the residents you were elected to represent and not developers who only cares about their financial bottom line.

Thank you in advance for voting no to BURLOV development.

## Rogers, Debra

---

**From:** J. Spence <jannettspence@gmail.com>  
**Sent:** Monday, April 19, 2021 8:20 PM  
**To:** Schwartz, Jay; Ortis, Frank; Castillo, Angelo; Good, Tom; Public Comments  
**Subject:** Fwd: Delivery Status Notification (Failure)

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Subject: RE: BURLOVE Townhome Development for 196 Avenue

I am writing as a resident who live walking distance from the area of 196 avenue. I have lived here for 22 years and the construction of so many townhomes is bad for the area. It brings too much traffic and will eventually lead to more crimes in this area. It seems that "you all" commissioners and Mayor are not looking out for the residents like myself but developers. Remember you were elected to represent us not the developers. I hope you all do the right thing amd make the right choice for the residents you were elected to represent and not developers who only cares about their financial bottom line.

Thank you in advance for voting no to BURLOV development.

## Rogers, Debra

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**From:** Laura Fronczek <honmatre@bellsouth.net>  
**Sent:** Tuesday, April 20, 2021 12:00 AM  
**To:** Schwartz, Jay; Castillo, Angelo; Ortis, Frank; Siple, Iris; Public Comments; Good, Tom  
**Cc:** Stamm, Michael  
**Subject:** Community demonstration- 196th rezoning

Hello,

I'm sharing some of the photos from our demonstration this past Friday regarding the proposed rezoning of the land parcel on 196th.

The response from the community was loud and clear as evidenced from the turnout of neighbors from ages 7-70+ and the outpouring of supporting honks from cars passing us by. The community is engaged and outraged and is asking for our city leaders to do better. One of the most common questions we received was why? Why is there nonstop development rather than more targeted improvements in our established neighborhoods like the recent celebration held by Commissioner Good and leaders in his neighborhood to celebrate positive development in an out of date plaza? Why aren't we spending more time in our city improving the infrastructure and traffic for all residents? What is the rationale for the seemingly random growth and lack of strategic planning? These are the questions that residents of our city are asking - I hope we have a plan and answers to give them.

I would also like to express my gratitude and thanks to Commissioners Castillo and Siple for taking time out of their schedules to spend Friday afternoon with us. Having them at our event, interacting with the community members, and being supportive was so incredibly appreciated by everyone at the event. They are to be applauded for really getting involved and listening to the concerns of our residents and neighbors. We are proud to have them both representing our districts and thank them for their willingness to listen and get involved.

Sincerely,  
Laura Fronczek  
Friends of the Pines

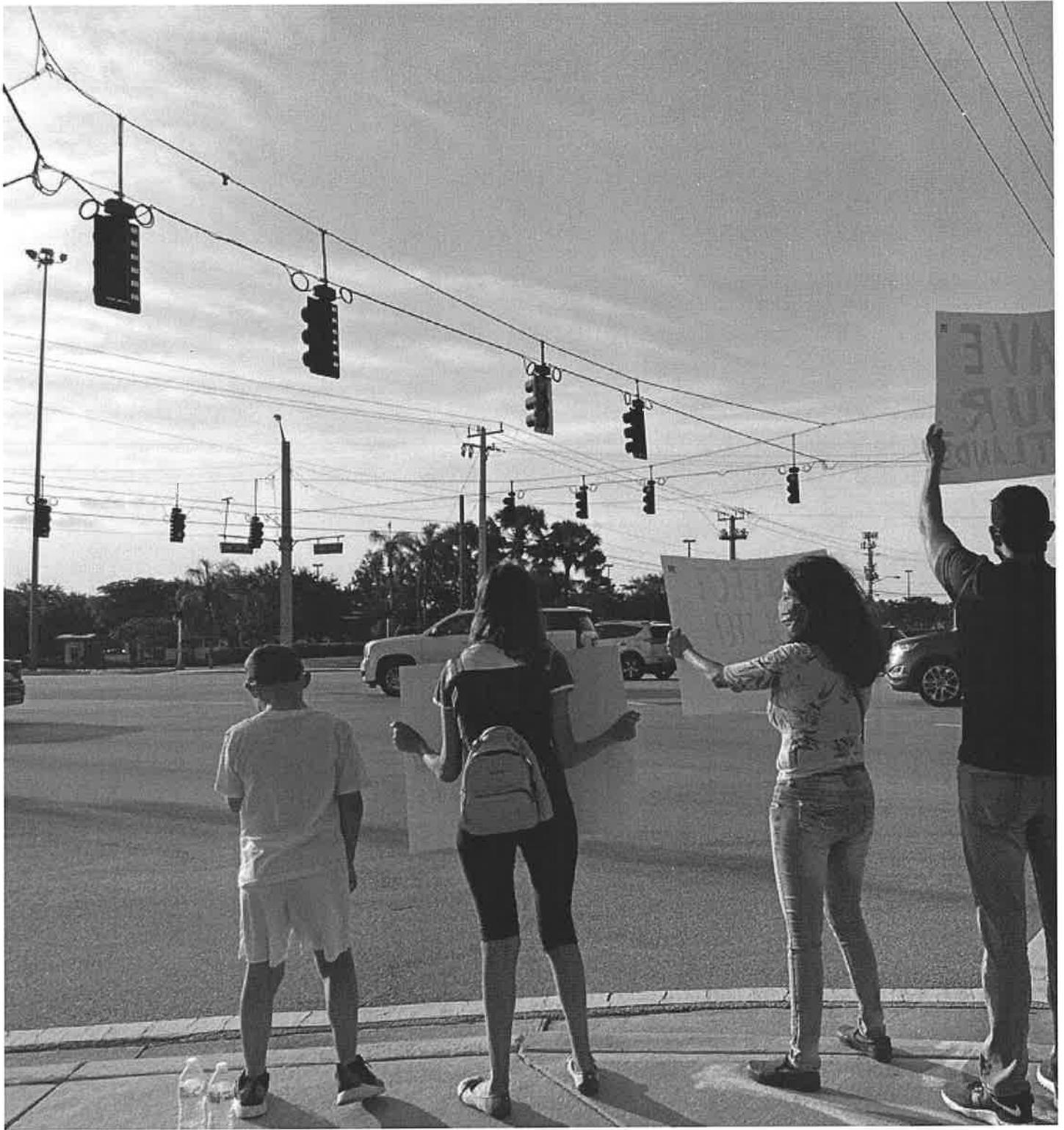












Sent from my iPhone

## Rogers, Debra

---

**From:** Alexander Brown <alexbrown@emailreviewvio.com>  
**Sent:** Tuesday, April 20, 2021 2:49 AM  
**To:** Public Comments  
**Subject:** Re: Remove this Bad Google Review for Pembroke Pines City Hall

Warning! This message was sent from outside your organization and we are unable to verify the sender.

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Pembroke Pines City Hall,

I am following up on my last email to see if you would like us to remove that Google review from Jose Acosta? Our proprietary technology also helps prevent 90% of future negative reviews from happening.

Harvard suggests having negative reviews can decrease revenue by 18%.

I would like to schedule a 15 minute call with you to see if we should remove this review. Do you have some time to chat today or tomorrow?

[Click here to schedule a call](#) or [click here to learn more.](#)

Sincerely,

**Alexander Brown | ReviewVio**

Office (949) 239-0778

[alexbrown@emailreviewvio.com](mailto:alexbrown@emailreviewvio.com) | [Visit us Online](#)

9891 Irvine Center Drive, #200, Irvine, California 92618



Hear from our satisfied customers:

*"The team at ReviewVio did a great job for us. We had three bad reviews on Yelp that were damaging our online reputation. They got to work and one by one the reviews were removed."*

*Dr. Bernard Gramlich, Owner Fairbanks Pharmacy, Rancho Santa Fe, California*

[Unsubscribe Now](#)

---

**From:** Alexander Brown  
**Sent:** Wednesday, March 17, 2021 8:16 PM  
**To:** publiccomments@ppines.com <publiccomments@ppines.com>  
**Subject:** Remove this Bad Google Review for Pembroke Pines City Hall

Pembroke Pines City Hall,

I noticed you have a bad review on Pembroke Pines City Hall Google My Business page from Jose Acosta. By reading this review I can tell that this isn't your fault. The reason I'm reaching out is because my company, ReviewVio, can remove this review and others permanently from your Google My Business page. Here's the review I mentioned:

☰ Google Maps



## Pembroke Pines City Hall

City or town hall

PLACE DETAILS



**Jose Acosta**

★ ★ ★ ★ ★ 6 days ago

Why do you guys always have to close the road at 5pm when there's people trying to into their community after a long work day? Why you guys can't be like the rest of the food drives and fix the roads and cones the morning of the day of. Now what happens if there's a huge fire and we can't exit or the fireman can't get in??? We all burn and die thanks to our Pembroke Pines community. Work smart not hard protect our people not ignore them. SMH great job guys



Like



Share

Our legal team negotiates with Google on your behalf to remove these negative reviews for as low as \$97 per month. Our proprietary technology also prevents up to 90% of future negative reviews from occurring, helps generate new positive reviews and manages your review site listings all in one place. We've helped over 1,000 businesses across the U.S. remove over 3,000 negative reviews on Google, Facebook, Yelp and more.

I would like to schedule a 15 minute call with you to see if we should remove this review. Do you have some time to chat today or tomorrow? Here's a link to my calendar:

[Click here to schedule a call](#)

Or, [please click here for more information](#)

Remember, a single negative review can drive away 22% of customers and three negative reviews can drive away a whopping 59% (Forbes).

Sincerely,

**Alexander Brown | Reviewvio - Remove, Prevent & Capture**

Office (949) 239-0778

[alexbrown@emailreviewvio.com](mailto:alexbrown@emailreviewvio.com) | [Visit us Online](#)

9891 Irvine Center Drive, Suite #200, Irvine, CA 92618

[Click Here to Unsubscribe](#)



Hear from our satisfied customers:

*"The team at ReviewVio did a great job for us. We had three bad reviews online that were damaging our online reputation. They got to work and one by one the reviews were removed."*

*Dr. Bernard Gramlich, Owner Fairbanks Pharmacy, Rancho Santa Fe, California*

## Rogers, Debra

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**From:** HH Lambert <hhlambert@msn.com>  
**Sent:** Tuesday, April 20, 2021 3:55 AM  
**To:** Public Comments; Ortis, Frank; Good, Tom; Schwartz, Jay  
**Subject:** Project PRJ or PH-2019-01 - "Borluv" Townhomes Project -Request for Re-zoning-21April21 - Public Hearing

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I am one more resident unequivocally opposed to the proposal to re-zone in order to facilitate the building of townhouses on this 4 acre tract of land just off Pines Blvd on 196th.

My name is Heather Lambert and I am a Pembroke Pines constituent.

I have lived in Alhambra for 20+ years and so am a resident of 'West Pembroke Pines'. It saddens me that I now feel it necessary to identify myself as a resident of 'West Pembroke Pines'...20 Years ago, this wouldn't have been the case. But our City and its politics are now divided and are unfortunately lopsided.... 2 Eastern Commissioners & 1 Mayor from the East (3 in number) are seemingly focused solely on tax dollars, favoring clearcutting/developing every last tract of land in the 'West' to its max versus the actual 'Western' Commissioners (2 in number...a minority...) attempting to balance sensible development while respecting their residents' wishes & reasons for moving to West Pines...to maintain single family, uncrowded 'green space' quality of life that the original zoning seemed to promise. In the 'West', there are even discussions beginning about the feasibility of purchasing some of the last of the green spaces in order to protect it and our quality of life.

This 3 (East) against 2 (West) vote that now determines our quality of life in the West is tragically unfair. It is seemingly geographically based. It represents an attractive and lucrative revenue stream for the East while leaving the East unscathed by its decisions which are inflicted on the West. This has created lasting negative impacts in Western Pines....we now have unprecedented flooding due to our loss of Wetlands, our wildlife is decimated due to our loss of their habitat, our traffic has increased to unsafe levels, and there are tens of tens of empty storefronts and apparently 'unleaseable' buildings 'for lease'.... a wasteland of developed land here in the 'West'.

And now, a request for re-zoning to facilitate a proposal to build 48(!) townhouses on a 4 acre slice of land wedged in-between two healthy and critical wetland mitigation areas!! These Wetlands (needed by both humans and wildlife) would be irrevocably compromised.

Buying land to 'mitigate' at an airport in the Everglades DOES NOT replace or negate the utter destruction that would ensue to OUR land here. This developer bought this slice of land at his own risk. It is a fact that not every 'risk' pays off or is a wise gamble. The community's wishes are to be an important element of this decision and the community is against this proposed usage. By all that is fair, the affected community's wishes DESERVE to be considered by ALL 4 Commissioners AND THE Mayor regardless of revenue stream or geography.

I ask that my comments be read and then entered into the record at the April 21 City Commission meeting and I thank the Commission for its time.

HHLambert



## Rogers, Debra

---

**From:** Esther <esoltoa@yahoo.com>  
**Sent:** Tuesday, April 20, 2021 9:00 AM  
**To:** Public Comments  
**Subject:** No to zoning change at 196 Avenue

Please read this email into the record

It's irresponsible to make this zoning change. We moved here over 20 years ago based on Pembroke Pines planning and zoning requirements for only single family housing where lakes open green spaces and wetlands would be part of the communities. Then they started allowing townhomes in Pembroke Shores and the development in Sheridan and Dykes.

Just a couple of years ago the Commission allowed stand alone townhouse development At Pines Blvd and 202 as well as at 184 and the latest at Dykes and Pines Blvd. All this increased density without any concern for what it will do to traffic and without any planning for road improvements.

Now the Commission is after our wetlands and the wildlife in those areas. If passed it will be a domino effect as it will set a precedent and we'll loose all wetlands.

Last but not least and most important it appears Commissioner Castillo was not contacted as required by your own rules.

I urge each and everyone of you to vote no.

Sent from my iPhone

## Rogers, Debra

---

**From:** Melissa Garcia <melissagcouso@gmail.com>  
**Sent:** Tuesday, April 20, 2021 9:33 AM  
**To:** Public Comments  
**Subject:** No to proposed zoning change

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Hello,

I would like to officially let the Mayor and all 4 City Commissioners that as resident of this area, I am AGAINST this proposed rezoning! The impact of this will be felt for generations – there is no way to develop this land without disrupting the surrounding wetlands.

I am against this proposed zoning change and against cramming 48 townhomes on this small parcel of land in the middle of a wetland preserve

Please have my email be read at the upcoming City Commission meeting on April 21.

Thank you,  
Melissa Garcia  
Resident of Sunset Lakes  
(305) 934-0218

--

Melissa

## Rogers, Debra

---

**From:** Melissa Garcia <melissagcouso@gmail.com>  
**Sent:** Tuesday, April 20, 2021 9:36 AM  
**To:** Public Comments  
**Cc:** Castillo, Angelo; Ortis, Frank; Schwartz, Jay; Good, Tom  
**Subject:** NO to Proposed Rezoning

Caution! This message was sent from outside your organization.

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Hello,

I would like to officially let the Mayor and all 4 City Commissioners that as resident of this area, I am AGAINST this proposed rezoning! The impact of this will be felt for generations – there is no way to develop this land without disrupting the surrounding wetlands.

I am against this proposed zoning change and against cramming 48 townhomes on this small parcel of land in the middle of a wetland preserve

Please have my email be read at the upcoming City Commission meeting on April 21.

Thank you,  
Melissa Garcia  
Resident of Sunset Lakes  
(305) 934-0218

--

Melissa

## Rogers, Debra

---

**From:** Nivia Couso <niviatwins@yahoo.ca>  
**Sent:** Tuesday, April 20, 2021 9:42 AM  
**To:** Public Comments  
**Cc:** Castillo, Angelo; Ortis, Frank; Schwartz, Jay; Good, Tom  
**Subject:** NO to Proposed Rezoning

Caution! This message was sent from outside your organization.

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Hello,

I hope this email finds you well.

I would like to let the Mayor and all 4 City Commissioners that as resident of this area, I am completely AGAINST this proposed rezoning! The impact of this will be felt for generations – there is no way to develop this land without disrupting the surrounding wetlands.

I am against this proposed zoning change and against cramming 48 townhomes on this small parcel of land in the middle of a wetland preserve

Please have my email be read at the upcoming City Commission meeting on April 21!

Thank you,

Nivia Couso

Resident of Sunset Lakes

(786) 357-8199

## Rogers, Debra

---

**From:** rgyoung48@gmail.com  
**Sent:** Tuesday, April 20, 2021 10:20 AM  
**To:** Public Comments  
**Subject:** 2021-R-07

Caution! This message was sent from outside your organization.

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From Robert Young, Officer and Board Member of the Chapel Lake Estates Homeowners' Association.

Thank you - to the Commission and Administration for moving this important issue forward, for the protection of Deed Restricted Communities with Public Roads. And that have no say in the safety and maintenance of those public streets.

18446 NW 13<sup>th</sup> St  
Pembroke Pines FL 33029

## Rogers, Debra

---

**From:** Barbara <bpershard@hotmail.com>  
**Sent:** Tuesday, April 20, 2021 6:24 PM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris  
**Cc:** Public Comments  
**Subject:** VOTE NO to Rezoning for SW 196th Ave Townhomes!

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Please read this at the upcoming City Commission meeting on April 21, 2021.

I am an Encantada resident and I am NOT in favor of rezoning for construction of townhomes on SW 196th Avenue. We need to preserve the wetlands and there has already been increased congestion as a result of recent construction. The rezoning will destroy the natural preserve. It will further eliminate the natural habitat of the wildlife unnecessarily to cram more housing into the remaining land. The increased traffic will pose a greater risk to the existing residents who frequent the neighboring park. It will also cause even larger amounts of congestion and traffic issues for the surrounding schools.

**VOTE NO TO REZONING AND CONSTRUCTION OF TOWNHOMES ON SW 196TH AVENUE!**

Barbara Pershard

## Rogers, Debra

---

**From:** Stephen Lombardi <slombardi96@gmail.com>  
**Sent:** Tuesday, April 20, 2021 9:33 PM  
**To:** Ortis, Frank; Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** Save the Wetlands

Caution! This message was sent from outside your organization.

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Hello,

My name is Stephen Lombardi. I'm a resident of Pembroke Pines and live in the Park Place community. For me, one of the bastions of our great city is its intertwining of the urban and the natural. For all of our great shops and homes, there is an appropriate amount of green space to provide a sense of balance. That is why when I heard the news that Pembroke Pines is considering damaging the wetlands on Pines Blvd and 196th Ave in order to build townhomes, I was utterly appalled.

The last thing our great city needs is more shoddy developments, much less ones that will come at the expense of preserved natural wetlands. These areas were preserved for a reason, and upsetting the already fragile ecosystems with wanton urban expansion will bring nothing but ruin both to our community and that of our animal neighbors. In addition to robbing unknown multitudes of species of their homes, this proposal will increase flooding, which many of our neighborhoods have already had a tremendous problem dealing with of late. Furthermore the runoff from construction and residential waste will put undue pressure on the city's water supply. Not to mention the drastic quality of life decrease that current residents will suffer by having the picaresque natural wonder stripped from them.

I have been proud to call our city a progressive, eco-friendly place for future generations to come. What does this current carelessness towards our wildlife, waters, and forestry say about the values of our city?

The residents of Pembroke Pines will not stand for the degradation of our backyard. The fate of this city's natural splendor rests squarely on your shoulders, so please, I implore you to make sure that the Borlup proposal to develop 48 townhomes on 4.8 acres of wetlands does not pass.

Please read this email out loud at the April 21 public meeting.

Thank you,  
Stephen Lombardi

## Rogers, Debra

---

**From:** Ortis, Frank  
**Sent:** Wednesday, April 21, 2021 8:01 AM  
**To:** Stephen Lombardi  
**Cc:** Castillo, Angelo; Schwartz, Jay; Good, Tom; Siple, Iris; Public Comments  
**Subject:** Re: Save the Wetlands

Thank you

Frank C. Ortis

On Apr 20, 2021, at 9:33 PM, Stephen Lombardi <slombardi96@gmail.com> wrote:

Caution! This message was sent from outside your organization.

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Hello,

My name is Stephen Lombardi. I'm a resident of Pembroke Pines and live in the Park Place community. For me, one of the bastions of our great city is its intertwining of the urban and the natural. For all of our great shops and homes, there is an appropriate amount of green space to provide a sense of balance. That is why when I heard the news that Pembroke Pines is considering damaging the wetlands on Pines Blvd and 196th Ave in order to build townhomes, I was utterly appalled.

The last thing our great city needs is more shoddy developments, much less ones that will come at the expense of preserved natural wetlands. These areas were preserved for a reason, and upsetting the already fragile ecosystems with wanton urban expansion will bring nothing but ruin both to our community and that of our animal neighbors. In addition to robbing unknown multitudes of species of their homes, this proposal will increase flooding, which many of our neighborhoods have already had a tremendous problem dealing with of late. Furthermore the runoff from construction and residential waste will put undue pressure on the city's water supply. Not to mention the drastic quality of life decrease that current residents will suffer by having the picaresque natural wonder stripped from them.

I have been proud to call our city a progressive, eco-friendly place for future generations to come. What does this current carelessness towards our wildlife, waters, and forestry say about the values of our city?

The residents of Pembroke Pines will not stand for the degradation of our backyard. The fate of this city's natural splendor rests squarely on your shoulders, so please, I implore you to make sure that the Borlup proposal to develop 48 townhomes on 4.8 acres of wetlands does not pass.

Please read this email out loud at the April 21 public meeting.

Thank you,



## Rogers, Debra

---

**From:** Valerie Farkas <valerie@fiur.com>  
**Sent:** Wednesday, April 21, 2021 8:48 AM  
**To:** Public Comments; Ortis, Frank; Good, Tom; Schwartz, Jay; Castillo, Angelo; Siple, Iris  
**Subject:** Rezoning on 196th and Pines

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We, The People (and taxpayers) strongly oppose the rezoning of the land on 196th and Pines.

Being an industrial real estate broker for many, many years, I've seen first hand how developers, commissioners and Mayors corroborate and what happens "behind the scenes" to get a piece of land re-zoned, despite public scrutiny and opposition.

If you approve this rezoning, you will negatively impact our way of life in West Pines. Too many townhome projects have been approved recently out here and we are not at all happy about it. It needs to stop!

- Valerie Farkas

Sent from my T-Mobile 4G LTE Device

**Rogers, Debra**

---

**From:** Ortis, Frank  
**Sent:** Wednesday, April 21, 2021 8:54 AM  
**To:** Valerie Farkas  
**Cc:** Public Comments; Good, Tom; Schwartz, Jay; Castillo, Angelo; Siple, Iris  
**Subject:** Re: Rezoning on 196th and Pines

Thank you

Frank C. Ortis

On Apr 21, 2021, at 8:47 AM, Valerie Farkas <valerie@fiur.com> wrote:

Warning! This message was sent from outside your organization and we are unable to verify the sender.

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We, The People (and taxpayers) strongly oppose the rezoning of the land on 196th and Pines.

Being an industrial real estate broker for many, many years, I've seen first hand how developers, commissioners and Mayors corroborate and what happens "behind the scenes" to get a piece of land re-zoned, despite public scrutiny and opposition.

If you approve this rezoning, you will negatively impact our way of life in West Pines. Too many townhome projects have been approved recently out here and we are not at all happy about it. It needs to stop!

- Valerie Farkas

Sent from my T-Mobile 4G LTE Device

## Rogers, Debra

---

**From:** Nick Bisono <n\_bisono@hotmail.com>  
**Sent:** Wednesday, April 21, 2021 11:26 AM  
**To:** Public Comments  
**Subject:** Ref Ordinance NO. 2019-12

Caution! This message was sent from outside your organization.

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Good morning,

Please, have the following comments read into the record at today's meeting. by the clerk.

My name is Nicolas Bisono and we are impacted by this Land use plan amendment from agriculture to Low Medium 5-10 du/ac for the purpose of developing 48 townhomes.

My home address is 19420 SW 14th Street, Pembroke Pines, FL 33029 in Encantada HOW.

We oppose this change since it will increase traffic and level of noise to our home.

Please, do not approve this Land use change. Leave the Wetland intact.

Thank you,

Nicolas Bisono