



Gary Dunay	Dwayne Dickerson
Bonnie Miskel	Ele Zachariades
Scott Backman	Matthew H. Scott
Eric Coffman	Christina Bilenki
Hope Calhoun	Lauren G. Odom

October 12, 2020

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

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

**Re: Letter of Support for Approval for Providence I Investments, LLC's requested Second Amendment to Agreement for Purchase and Sale**

Dear Mr. Stamm:

The law firm of Dunay, Miskel and Backman, LLP represents Providence I Investments, LLC ("Providence") who is the contract purchaser of the +/- 3.15 acre property located on the west side of Palm Avenue just south of Pines Boulevard (Folio # 5141 1811 0010) ("Property") in the City of Pembroke Pines ("City"), Broward County ("County"). The Property is currently vacant. Providence will develop the Project with an assisted living and memory care facility with up to 150-beds ("Project").

Providence has diligently and in good faith pursued all required entitlements and approvals for the Project, including, but not limited to, the following:

1. Rezoning approved on October 16, 2019;
2. Site Plan approved on April 15, 2020;
3. City Plat Note Amendment approved on February 19, 2020; and
4. County Plat Note approved on June 16, 2020.

Unfortunately, the assisted living industry was one of the most impacted industries due to COVID-19, including the prohibition of admittance of loved ones into facilities along with restrictions on visitation of family members. To that end, Providence has experienced up to a 30% reduction of occupancy in other facilities that they own and manager in South Florida over the past +/- 8 months through the ongoing pandemic. Notwithstanding the foregoing, Providence fully intends to move forward with the development plan for the Project consistent with the terms stated in the proposed Second Amendment to Agreement for Purchase and Sale. Please contact me if you have any questions regarding this matter.

Sincerely,

DUNAY, MISKEL AND BACKMAN, LLP

Dwayne L. Dickerson, Esq.