

April 6, 2023

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

Re: Pembroke Pines FSER Site Plan Application – SP2022-0012

Dear Michael:

In connection with the above development, Davie Medical Center, LLC (HCA) agrees to construct an eastbound right turn lane on Pines Boulevard. Said turn lane is to be located adjacent to the Pembroke Pines City Center Plat and will provide access to the HCA property. Said turn lane is subject to approval by the outside entities referenced in the attached graphic. In addition, HCA is required to mitigate for wetland impacts on the property that require permits from SFWMD and DEP. HCA agrees to obtain all permits and approvals from all outside entities needed for on and off site improvements prior to obtaining a building permit for the Pembroke Pines FSER development.

Please let me know if you need any other information regarding this matter.

Sincerely,

GREENSPOON MARDER LLP

*Cynthia A. Pasch*

Cynthia A. Pasch, AICP