



PEMBROKE PINES CITY
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March 11, 2026

James Simposn
Downrite Engineering, Corporation
14241 SW 143rd Court
Miami, FL 331861

Project: *Tuscan Springs (aka Skyrise Plaza) (Permit #ENG2024-0072)*
RE: *Sewer System Acceptance for Warranty Period*

Dear Mr. Simpson:

The City of Pembroke Pines Engineering Division has reviewed the Televised Videos and accompanying Reports for the permitted sewer system, as prepared by Downrite Engineering Corporation, dated October 30, 2024 and November 5, 2024, for the above referenced project and the installed gravity sewer system as televised has been found to be acceptable at this time based upon the Engineering Division's Standards and Plans as prepared by Sun-Tech Engineering, Inc. and approved on June 24, 2024 and permitted on July 1, 2024 by his office.

Note that the gravity sewer system is required to be re-televised at the end of the 'one (1) year Warranty Period' and must be found at that time to still be acceptable by this Division based upon a review of updated Televised Videos and accompanying Reports prior to the City's processing of the release of the Maintenance Bond.

Should you have any questions related to this matter, please do not hesitate to contact me directly at (954) 518-9046 or the Engineering Division office at (954) 518-9040.

Sincerely,

CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT

John L. England, P.E.
Assistant City Engineer
Engineering Division

cc: Marlin John, Lennar (via email: 'marlon.john@lennar.com')
Kenneth Sagahon, Lennar (via email: 'kenneth.sagahon@lennar.com')
Clifford Loutan, P.E., Sun-Tech (via email: 'cloutan@suntecheng.com')
Rollin Blanshine, Project Inspector
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City of Pembroke Pines | Engineering Division

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