



November 16, 2021

Mr. Michael Stamm, Jr.  
Director, Planning and Economic Development Department  
**City of Pembroke Pines**  
601 City Center Way  
Pembroke Pines, FL 33025  
Sent via US Mail & Email: [mstamm@ppines.com](mailto:mstamm@ppines.com)

**RE: Sheridan Street Wetland Encroachment Purchase Agreement  
Request for Fifth Amendment**

Dear Mr. Stamm

As previously discussed, Sheridan Street, LLC (tenant) on behalf of the property owners, Alexis & Edward Baker, III (landlord), have been delayed much longer than ever anticipated with the environmental/wetland and storm water permitting for this property. As a result of these delays, we respectfully request another twelve (12) month closing extension to the Agreement for Purchase and Sale of Real Property.

As you know, the original Agreement for Purchase and Sale of Real Property was signed on November 25, 2013 and the closing date outlined in that agreement has since been extended three (3) times due to various reasons including changing market conditions/demands and development priorities. During the past 18+ months, we have been working hard to obtain all the required Federal, State and County environmental/wetland and storm water permits. Despite our best efforts by our staff and consultants, this request for a Fifth Amendment to Agreement for Purchase and Sale of Real Property is a direct result of continued difficulties, inter-agency changes and rule changes related to the Federal, State and County permitting for environmental/wetland and storm water. Many of which were not anticipated and beyond our control.

As you also know, Sheridan Street, LLC received site plan approval from the City's Planning & Zoning Board on June 24, 2021 and applied for and obtained clear and fill permits from the City's Engineering Department on July 22, 2021 which is when we anticipated all the Federal, State and County permitting for environmental/wetland and storm water would have been obtained. We have since applied for all the civil engineering permits with the City's Engineering Department.

At this point, we are doing our best to obtain all the environmental/wetland and storm water by the end of this year otherwise our wetland mitigation credit reservation with the National Park Service will expire. All the agencies involved are aware of this deadline and we understand that they will cooperate to at the least give us the ability to pay for the wetland mitigation credits before the credit reservation expires. We intend on starting the clearing/filling as soon as the environmental/wetland and storm water. The other site work/civil engineering will start as soon as the clearing/filling is complete and City's Engineering Department issues those permits are issued.

Thank you in advance for your consideration for this request, your continued support and understanding.

Regards,  
Bergeron Properties & Investment Corp.

A handwritten signature in blue ink, appearing to read 'F. Saia', with a long horizontal flourish extending to the right.

Frank Saia,  
Vice President of Real Estate  
for Sheridan Street, LLC

cc: Alexis Baker  
Edward Baker, III  
Aleida Ors Walman, Esq  
David Blatner, Esq