

March 21, 2022

Mr. Joseph Yaciuk
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Pembroke Point PCD Amendment – Letter of Intent

Dear Joe:

The Pembroke Pointe PCD is comprised of approximately 35 acres and is owned by Pembroke Pointe Office LLC, Pembroke 2 Owner, LLC and Pembroke 145 Office LLC (collectively “Applicant”). Pembroke Pointe Office LLC owns the norther 10 acres of the PCD and that portion is developed with an existing office building. The southern 25 acres is owned by Pembroke 2 Owner, LLC and Pembroke 145 Office LLC. That portion of the PCD is also developed with an existing office building. The Applicant wishes to split the PCD into 2 zoning parcels. The northern 10 acres will retain the PCD zoning designation with revised design guidelines and the southern 25 acres will be rezoned to MXD to incorporate a residential component. This application includes the revised design guidelines for the 10 acres that will retain the PCD zoning designation. The proposed design guidelines maintain the existing office development with the addition of a proposed hotel use. The design guidelines for the hotel use will be added at the time a user for that use is identified. Separate applications were submitted for the MXD rezoning and design guidelines.

The existing PCD is comprised two plats: Duke Parcel A Plat and Duke Parcel B Plat. The new 10 acre PCD will cover only a portion of the Duke Parcel A Plat. The new MXD will be comprised of all of the land in the Duke Parcel B and the south approximately 6+/- acres of the Duke Parcel A Plat. This application includes a plat note amendment for only the portion of the Duke Parcel A Plat that will be located in the new MXD. The purpose of the plat note amendment is to allocate addition development to the southern 6 acres of the Pembroke Parcel A Plat consistent with the proposed MXD zoning. The plat note amendment does not impact the 10 acres owned by Pembroke Pointe Office LLC.

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Please let me know if you need any additional information in order to review the enclosed applications.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP

CC: Evan Shaw via email