

December 15, 2021

VIA FEDERAL EXPRESS

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

Re: Edison Pembroke Applications – Letter of Intent

Dear Joe:

We are submitting a number of applications related to the Edison Pembroke Development. This submittal includes the MXD rezoning and site plan for Phase 1 of the MXD. Pembroke 2 Owner, LLC and Pembroke 145 Office LLC (collectively “Applicant”) own approximately 25 acres comprised of the south approximately 6+/- acres of the Duke Parcel A Plat and all of the land in the Duke Parcel B (the “Property”). The Property is located north of Pembroke Road on the west side of SW 145 Avenue in the City of Pembroke Pines (the “City”). The Property was formerly part of the Pembroke Pointe PCD which was approved for a suburban style office campus development. One (1) office building is developed on the Property.

A land use plan is in process to change the south 7+/- acres of the Property to Irregular (46.1) Residential. As a result, we are requesting that the south 25 acres of the existing Pembroke Point PCD be rezoned to MXD in order to accommodate the proposed residential use. The remaining 10 acres of the Pembroke Pointe PCD will retain that zoning designation. The MXD will be constructed in two (2) phasing. The first phase will include two (2) office building, the residential dwelling units and a fully integrated parking structure. Phase 2 will be the redevelopment of the existing parking field on the Property and will include hotel, office and bank uses as well as an ancillary parking structure.

There is an existing office building on the Property. A site plan for an additional office was approved but that building hasn’t been constructed yet. The proposed site plan will add the residential building and structured parking to the approved site plan.

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Plat note amendments are also proposed for the Duke Pembroke A Plat and Duke Pembroke B Plat. These plat note amendments are needed to implement both Phases of the Edison Pembroke MXD.

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