

March 16, 2022

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

Re: Skyrise Applications – Letter of Intent

Dear Joe:

We are submitting a number of applications related to the property located on the south side of Pines Boulevard and west of SW 184 Avenue. The property contains approximately 6.7 +/- net acres and is platted as the Sky Rise Plaza Plat ("Property"). The Property is currently vacant and is owned by Sky Rise Plaza LLC ("Applicant"). Sky Rise Plaza LLC has entered into a contract for Lennar Homes to purchase the Property.

The land use plan designation on the Property is Commercial and the Sky Rise Plaza Plat is approved for commercial use. The Applicant is requesting a rezoning to R-TH with the allocation 54 flexibility units. In addition, the Property will be replatted and restricted to 54 townhouse units. The plat document will be submitted at a later date.

The proposed site plan is for a gated residential community that includes 54 (3) three and (4) four bedroom townhouse units. The south 230+/- feet of the Property will remain as a lake to buffer the properties to the south. Access to the Property is through the adjacent property to the west which is also a townhouse development known as Tuscan Pines. The site plan also provides for emergency access through the adjacent property to the east. A 50' landscape buffer is provided along Pines Boulevard and includes a pedestrian recreation trail. This trail connects to the existing sidewalk on Pines Boulevard. Other amenities in the development include a pool and clubhouse.

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