

From: [Stamm, Michael](#)
To: [Al Goenaga](#)
Cc: [Castillo, Angelo](#); [Dodge, Charles](#)
Subject: RE: Lennar Development
Date: Monday, June 27, 2022 1:53:24 PM

Mr. Goenaga

Good afternoon, I hope this message finds you well.

During my last conversation with Mr. Mele, who represents Lennar, he noted that they were working to accommodate the HOA request of a direct left turn (Southbound) into the residential and commercial areas located east of 186th. This improvement would reduce Uturns on 186 which impact residents in the Estancia community. As you can imagine, this is not an easy endeavor, as they need to obtain approvals from FDOT since Pines Boulevard is a state road, further, this connection would also impact other ingress/egress points on adjacent properties so their approvals may be required. Nonetheless, I was told that they were working diligently to address these concerns. I will also mention, that during the initial City review, staff has requested the proposed residential project have connection to 184th via internal driveways to reduce trips on Pines Boulevard.

At this time, the City has not scheduled any of the required public hearings for this project. As for sales, Lennar is currently selling homes at the former post office site off of Dykes, the project is called Sunset Pines, I was not aware of any signage selling homes on this parcel. Personally, I cannot contemplate how they would try to sell homes on the property adjacent to Tuscan Pines without entitlement on the site, but I will investigate. I will reach out to Mr. Mele for a status update.

MICHAEL STAMM JR.
Director/Assistant City Manager
Planning and Economic Development Department
City of Pembroke Pines
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Online Access: Pines Web Services

-----Original Message-----

From: Castillo, Angelo <acastillo@ppines.com>
Sent: Monday, June 27, 2022 1:31 PM
To: Al Goenaga <ajgoena@tfcu-fl.org>
Cc: Stamm, Michael <mstamm@ppines.com>
Subject: Re: Lennar Development

Mr. Stamm,

Can you respond please to the concerns below from Estancia HOA. Copy me on response, thanks.

AC

From: Al Goenaga <ajgoena@tfcu-fl.org>
Sent: Monday, June 27, 2022 12:11 PM
To: Castillo, Angelo
Subject: Lennar Development

This message was sent securely using Zix® Good afternoon Commissioner, Hope all is well with you and family.

It has been well over two months since our initial contact with Lennar's re Caution! This message was sent from outside your organization. Allow sender<<https://mail-cloudstation-us-east-2.prod.hydra.sophos.com/mail/api/xgmail/smart-banner/1496f34eb301783c188390540beb2635>> | Block sender<<https://mail-cloudstation-us-east-2.prod.hydra.sophos.com/mail/api/xgmail/smart-banner/8c2ff80d85e025517ac0cb59262125e3>>

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Good afternoon Commissioner, Hope all is well with you and family. It has been well over two months since our initial contact with Lennar's representative for their planned development of additional units adjacent to Tuscan Pines and there has been no follow up with our noted concerns. Today, I received a phone call from a homeowner telling me that they have placed signage up at the existing site letting the public know they are already selling units for the new development called Pines Sunset. We really have not heard much from anyone at the city, the concerns we noted have not been followed up on and units are already being sold? This is not sitting well as it gives the impression of a done deal. You kept us informed and involved with the initial development. Who is spearheading this in the city where we are not hearing back as the discussions progress? Please follow up with me so I can keep the Estancia HOA informed.

Thank you

Alfredo J. Goenaga, MS, CHSV, CPPS, CAS, DABCHS Vice President, Administration/Risk Management Chief Security Officer TFM/US Secret Service, MECTF

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