

March 20, 2020

VIA HAND DELIVERY

Michael D. Stamm Jr.  
Director, Planning & Economic Development  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025

Re: 16000 Pines Applications

Dear Michael:

On behalf of Lennar Homes, LLC ("Lennar"), we are submitting an MXD rezoning with a flexibility unit allocation and site plan for the residential portion of the 16000 Pines development. Lennar is requesting approval for a 170-townhouse development. All the dwelling units will be fee simple ownership. The development will also include a community pool, clubhouse and tot lot. We believe that the proposed MXD amendment and the assignment of flexibility units is consistent with the following policies of the City of Pembroke Pines Land Use Plan:

**Policy 1.1** - Continue to allocate residential densities consistent with the permitted uses of the Land Use Element.

**Policy 1.4** - Continue to implement land development regulations that provide for different residential intensities to be physically separated with landscape/open space.

**Policy 1.5** - Continue to structure higher density near major arterials and open spaces.

**Policy 1.8** - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

**Policy 7.4** - Through the development review process, the City shall continue to ensure safe and convenient on-site vehicular and pedestrian movement, off-street parking, access control management techniques, right-of-way dedications

and acquisitions, and adequate access for service and emergency vehicles.

**Policy 12.4** - Adequate vehicular parking shall continue to be provided for new development in accordance with the land development regulations.

**Policy 18.2** - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and Non-residential uses.

A plat note amendment request is also included consistent with the site plan and rezoning application.

Enclosed are the following items related to this request:

1. Original signed and notarized application;
2. Application fees for site plan, plat note amendment, rezoning and flexibility unit allocation;
3. Five copies of the MXD amendment;
4. A disk with an electronic copy of the enclosed documents is also provided.

The plan sets are being delivered separately. If you have any questions, or need additional documentation concerning this submittal, please contact me at your convenience.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP

enclosures