

## Graham, Marlene

---

**From:** Siple, Iris  
**Sent:** Wednesday, November 04, 2020 2:59 PM  
**To:** Graham, Marlene  
**Cc:** Dodge, Charles; Lakosky, Julie  
**Subject:** FW: Former USPS property located on the SE corner of Dykes Rd and Pines Blvd, proposed change to planned development

**Importance:** High

City Clerk: I am forwarding to you an email I received from a resident regarding Item #19 on tonight's agenda. They have requested that it be read into the record. Please confirm. Thanks

***Iris A. Siple, Commissioner  
District 3 – Pembroke Pines  
954-309-0889  
isiple@ppines.com***

**From:** ZIMMERMAN [mailto:wzimme9312@bellsouth.net]  
**Sent:** Wednesday, November 04, 2020 2:15 PM  
**To:** Ortis, Frank <fortis@ppines.com>; Schwartz, Jay <jschwartz@ppines.com>; Castillo, Angelo <acastillo@ppines.com>; Good, Tom <tgood@ppines.com>; Siple, Iris <isiple@ppines.com>  
**Cc:** W ZIMMERMAN <wzimme9312@bellsouth.net>  
**Subject:** Former USPS property located on the SE corner of Dykes Rd and Pines Blvd, proposed change to planned development

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Good afternoon Mr. Mayor and Commissioners,

My name is Wayne Zimmerman. I live in the Spring Valley Phase II neighborhood just off Dykes Road on NW 15 street. My house backs up to Armstrong Park. Being so close to the corner of Dykes and Pines, I have a vested interest in the development of the former USPS site. How that development occurs will have a direct impact on the quality of life here in western Pembroke Pines. As I recall, when the city offered this land to the developer (the Terra Group I believe) the original plan was to build 125 single family homes with some portion of the land allocated to commercial development. This represented additional density that would contribute to more traffic, additional student enrollment in our already crowded schools and other increased demands on existing infrastructure. I can assure you this project was quite the talk of the town among our friends and neighbors back when this deal was proposed. However, most of the folks I communicated with agreed that it was a far better use of the property than allowing the construction of a bus maintenance and depot facility.

It has come to my attention that the developer has proposed changes to the original plan for this site. I understand the developer wants to scrap the construction of 125 single family units and instead build 170 Townhomes. First, I want to be sure you understand that I am not against development. I have lived here in the same house for the past 25 years and I've watched our community grow. When planned and executed correctly, development can add value and interest to our city. I'm sure you will agree however, that when development is excessive, rushed and implemented without regard to the impact on the area and its residents, we have disaster. Once you allow it to be built, it is not going to go away! Pines Blvd. is already saturated with traffic. As I mentioned above our local schools are already crowded (Covid 19 issues notwithstanding). City services, police, fire, trash collection, water, electric utilities are all operating at maximum levels now. It's my opinion that while 125 homes with the commercial development was already high density use of that property, converting to 170 townhomes is well beyond the level of density we can support in that area. Frankly, I don't see any positive advantage for our community by allowing this change. This is not good for our local area and it is not good for our city!

It seems to me that our city leaders agreed to a proposal that circumvented the bus depot and added desirable development to the land in question. Now the developer wants to change mid-stream and implement a plan that is not in our best interest. Admittedly, I am not a real estate professional but I do keep myself abreast of market conditions. I can't possibly imagine that the developer will lose money by adhering to the original plan. I suspect this is more of an issue of how much additional money they can make by converting to townhomes rather than building single family residences. Think about it, townhomes in our area are going for as much as any single family home. Therefore, why not sell 170 of them rather than 125 single family residences?

I ask for two things from you. First, I request that my comments in this email along with my opposition to this change of plans be read into the record at the next commission meeting in which you discuss this issue. Secondly, I ask that each of you seriously consider the negative impacts of this change and vote against it. This is a money grab by the developer, pure and simple. Should you have any questions for me, please feel free to call at the cell phone number listed below.

Sincerely,

Wayne Zimmerman  
16293 NW 15 Street  
Pembroke Pines, FL 33028

Wzimme9312@bellsouth.net  
(305) 788-3890 - cell (preferred form of phone contact)  
(954) 436-1439 - home

**Graham, Marlene**

**From:** paddgolf44@gmail.com  
**Sent:** Thursday, October 08, 2020 2:42 PM  
**To:** Public Comments  
**Cc:** ddickerson@dmbblaw.com; RonImart@aol.com  
**Subject:** Pines Village Market.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Subsequent to my Monday, October 5, 2020 correspondence objecting to the Pines Village Market zoning change, Grand Palms Community Association's Executive Board had an opportunity to meet with the developer and their legal counsel regarding the HOA's significant concerns related to the impacts associated with the proposed development. As a result of our meeting, we are collaboratively working with the developer on an agreement that we believe will satisfy and/or mitigate any negative impacts associated with the proposed development. We will continue to work with the developer to that end. Both parties anticipate finalizing the agreement prior to final approval of the zoning change by the City Commission. As long as the agreement is finalized by that time, we believe that we can support the proposed development. Thank you.

Sincerely,

Bill Fleming

President, Grand Palms Community Association

**Graham, Marlene**

**From:** Siple, Iris  
**Sent:** Wednesday, November 04, 2020 3:30 PM  
**To:** Graham, Marlene  
**Cc:** Dodge, Charles; Lakosky, Julie  
**Subject:** FW: Concern with the Old Post Office Site Project.

**Importance:** High

City Clerk: I am forwarding to you an email I received from a resident concerning Agenda Item #19 on tonight's agenda. They have requested that this be read into the record. Please confirm receipt. Thanks

**Iris A. Siple, Commissioner**  
**District 3 – Pembroke Pines**  
**954-309-0889**  
**[isiple@ppines.com](mailto:isiple@ppines.com)**

**From:** Christopher Ziadie [mailto:[cmaziadie@bellsouth.net](mailto:cmaziadie@bellsouth.net)]  
**Sent:** Tuesday, November 03, 2020 4:41 PM  
**To:** Ortis, Frank <[fortis@ppines.com](mailto:fortis@ppines.com)>; Schwartz, Jay <[jschwartz@ppines.com](mailto:jschwartz@ppines.com)>; Good, Tom <[tgood@ppines.com](mailto:tgood@ppines.com)>; Castillo, Angelo <[acastillo@ppines.com](mailto:acastillo@ppines.com)>; Siple, Iris <[isiple@ppines.com](mailto:isiple@ppines.com)>  
**Subject:** Concern with the Old Post Office Site Project.

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November 3<sup>rd</sup>, 2020

Dear Mayor Ortis, Vice-Mayor Schwartz, Commissioner Good, Commissioner Castillo & Commissioner Siple:

This letter of concern is in reference to the old post office site project.

I would also ask that this letter be read onto to the record.

Many of our residents including myself are not happy with the proposal from the developers to have the original plan of 125 single family homes changed to 170 town homes.

It is my understanding that our Planning and Zoning Board approved 125 town homes and 15 flex units which would potentially be a total of 140 town homes.

This will have a negative traffic impact in our community. There is already too much traffic on Pines Blvd and this will only add to that ongoing traffic problem we face on a daily basis.

I am asking on behalf of myself, my family, my friends and my Pembroke Pines community that you vote this down.

I thank you for your time and due diligence in this urgent matter.

Respectfully yours,

Christopher M. Ziadie

1816 NW 182 Ave

Pembroke Pines, FL. 33029



**Graham, Marlene**

*Zaidi*

**From:** Siple, Iris  
**Sent:** Wednesday, November 04, 2020 3:07 PM  
**To:** Graham, Marlene  
**Cc:** Dodge, Charles; Lakosky, Julie  
**Subject:** FW: Concern with the Old Post Office Site Project.

**Importance:** High

City Clerk I am forwarding to you an email I received from a resident regarding Item #19 on tonight's agenda. They have requested that it be read into the record. Please confirm receipt. Thanks

**Iris A. Siple, Commissioner**  
**District 3 – Pembroke Pines**  
**954-309-0889**  
**[isiple@ppines.com](mailto:isiple@ppines.com)**

*Zaidi*

**From:** Josie Z Bellsouth [mailto:[josiez@bellsouth.net](mailto:josiez@bellsouth.net)]  
**Sent:** Tuesday, November 03, 2020 5:03 PM  
**To:** Ortis, Frank <[fortis@ppines.com](mailto:fortis@ppines.com)>; Good, Tom <[tgood@ppines.com](mailto:tgood@ppines.com)>; Schwartz, Jay <[jschwartz@ppines.com](mailto:jschwartz@ppines.com)>; Castillo, Angelo <[acastillo@ppines.com](mailto:acastillo@ppines.com)>; Siple, Iris <[isiple@ppines.com](mailto:isiple@ppines.com)>  
**Subject:** Concern with the Old Post Office Site Project.

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November 3, 2020

Dear Mayor Ortis, Vice-Mayor Schwartz, Commissioner Good, Commissioner Castillo & Commissioner Siple:

This letter of concern is in reference to the old post office site project.

I would also ask that this letter be read onto to the record.

Many of our residents including myself are not happy with the proposal from the developers to have the original plan of 125 single family homes changed to 170 town homes.

It is my understanding that our Planning and Zoning Board approved 125 town homes and 15 flex units which would potentially be a total of 140 town homes.

This will have a detrimental effect on the traffic in our community.

There is already too much traffic on Pines Blvd and this will only add to that ongoing traffic problem we face on a daily basis.

I am asking on behalf of myself, my family, my friends and my Pembroke Pines community that you please vote this down.!

I thank you for your time and due diligence in this urgent matter.

Respectfully yours,

Josefina C Ziadie

1816 NW 182 Ave

Pembroke Pines, FL. 33029

**Graham, Marlene**

*Mike Stamm read*

**From:** Siple, Iris  
**Sent:** Wednesday, November 04, 2020 3:05 PM  
**To:** Graham, Marlene  
**Cc:** Dodge, Charles; Lakosky, Julie  
**Subject:** FW: Changes to Ordinance 2020-16

*Item 19*

**Importance:** High

City Clerk I am forwarding an email I received from a resident regarding tonight's agenda Item #19. The resident has requested that it be read into the record. Please confirm receipt. Thanks

**Iris A. Siple, Commissioner**  
**District 3 – Pembroke Pines**  
**954-309-0889**  
**[isiple@ppines.com](mailto:isiple@ppines.com)**

**From:** Roger Alexander [[mailto:roger\\_alexander@bellsouth.net](mailto:roger_alexander@bellsouth.net)]  
**Sent:** Tuesday, November 03, 2020 7:04 PM  
**To:** Ortis, Frank <[fortis@ppines.com](mailto:fortis@ppines.com)>; Schwartz, Jay <[jschwartz@ppines.com](mailto:jschwartz@ppines.com)>; Castillo, Angelo <[acastillo@ppines.com](mailto:acastillo@ppines.com)>; Good, Tom <[tgood@ppines.com](mailto:tgood@ppines.com)>; Siple, Iris <[isiple@ppines.com](mailto:isiple@ppines.com)>  
**Subject:** Changes to Ordinance 2020-16

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Dear City of Pembroke Pines Commissioners,

I'm requesting that this e-mail be read into record.

My name is Roger Alexander, I'm currently a board member of the TownGate Master Association and President of the subdivision Kingsview at TownGate. I'm also a real estate broker that current service the Pembroke Pines, Miramar, Weston and the tri county areas. I'm writing you to express my deep concerns regarding the proposed changes to ordinance # 2020-16. I think the proposal to build 170 townhouse is not the right type of properties for that location. Originally this was sold to us as a site that will have 120 luxury home which is in keeping with the surrounding homes at this location. Less that one mile away a similar scenario was played out in the City of Miramar were a developer was proposing a site with townhomes and after a traffic study was conducted it was determined that the increased traffic would have a negative impact on the location of Dykes and Miramar. The proposal was rejected by the City of Miramar and the developer built 20 luxury homes instead (Terraza Isles). I personal believe that the proposed changes to ordinance 2020-16 will have the same negative impact on the already busy intersection of Dykes and Pines.

We are currently in a strong seller's market and the demand for high-end luxury homes in the area are tremendously high. The community Terraza Isles is located at the Southwest corner of Dykes and Miramar, this is a community of 20 luxury homes ranging in price from \$700K to over \$1.2M. This community was sold out earlier this year during the preconstruction stages of the development. Lennar has just opened up their sales center for their newest community Marbella which will be single family homes starting from \$550K and up. Marbella is located at 172<sup>nd</sup> St and Miramar Parkway. During the first week of the grand opening they sold a record number of preconstruction homesites.

I'm requesting that the commission reject the developer's request for a change to proposed ordinance # 2020-16 and vote to keep the original plans for the 120 luxury homes for that site.



Thanks,  
Roger

Roger L. Alexander  
Lakegrove Realty, Inc.  
Lic. Real Estate Broker  
Director/President  
Cell: (954) 805-2511  
Fax: (866) 860-5469  
Email: [roger\\_alexander@bellsouth.net](mailto:roger_alexander@bellsouth.net)  
Website: <http://lakegrovereadty.com>



**Graham, Marlene**

*Mike Stamm  
Read*

*Item 19*

**From:** Siple, Iris  
**Sent:** Wednesday, November 04, 2020 2:59 PM  
**To:** Graham, Marlene  
**Cc:** Dodge, Charles; Lakosky, Julie  
**Subject:** FW: Former USPS property located on the SE corner of Dykes Rd and Pines Blvd, proposed change to planned development

**Importance:** High

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**Iris A. Siple, Commissioner  
District 3 – Pembroke Pines  
954-309-0889  
isiple@ppines.com**

*Wayne Zimmerman*

**From:** ZIMMERMAN [mailto:wzimme9312@bellsouth.net]  
**Sent:** Wednesday, November 04, 2020 2:15 PM  
**To:** Ortis, Frank <fortis@ppines.com>; Schwartz, Jay <jschwartz@ppines.com>; Castillo, Angelo <acastillo@ppines.com>; Good, Tom <tgood@ppines.com>; Siple, Iris <isiple@ppines.com>  
**Cc:** W ZIMMERMAN <wzimme9312@bellsouth.net>  
**Subject:** Former USPS property located on the SE corner of Dykes Rd and Pines Blvd, proposed change to planned development

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Good afternoon Mr. Mayor and Commissioners,

My name is Wayne Zimmerman. I live in the Spring Valley Phase II neighborhood just off Dykes Road on NW 15 street. My house backs up to Armstrong Park. Being so close to the corner of Dykes and Pines, I have a vested interest in the development of the former USPS site. How that development occurs will have a direct impact on the quality of life here in western Pembroke Pines. As I recall, when the city offered this land to the developer (the Terra Group I believe) the original plan was to build 125 single family homes with some portion of the land allocated to commercial development. This represented additional density that would contribute to more traffic, additional student enrollment in our already crowded schools and other increased demands on existing infrastructure. I can assure you this project was quite the talk of the town among our friends and neighbors back when this deal was proposed. However, most of the folks I communicated with agreed that it was a far better use of the property than allowing the construction of a bus maintenance and depot facility.

It has come to my attention that the developer has proposed changes to the original plan for this site. I understand the developer wants to scrap the construction of 125 single family units and instead build 170 Townhomes. First, I want to be sure you understand that I am not against development. I have lived here in the same house for the past 25 years and I've watched our community grow. When planned and executed correctly, development can add value and interest to our city. I'm sure you will agree however, that when development is excessive, rushed and implemented without regard to the impact on the area and its residents, we have disaster. Once you allow it to be built, it is not going to go away! Pines Blvd. is already saturated with traffic. As I mentioned above our local schools are already crowded (Covid 19 issues notwithstanding). City services, police, fire, trash collection, water, electric utilities are all operating at maximum levels now. It's my opinion that while 125 homes with the commercial development was already high density use of that property, converting to 170 townhomes is well beyond the level of density we can support in that area. Frankly, I don't see any positive advantage for our community by allowing this change. This is not good for our local area and it is not good for our city!

It seems to me that our city leaders agreed to a proposal that circumvented the bus depot and added desirable development to the land in question. Now the developer wants to change mid-stream and implement a plan that is not in our best interest. Admittedly, I am not a real estate professional but I do keep myself abreast of market conditions. I can't possibly imagine that the developer will lose money by adhering to the original plan. I suspect this is more of an issue of how much additional money they can make by converting to townhomes rather than building single family residences. Think about it, townhomes in our area are going for as much as any single family home. Therefore, why not sell 170 of them rather than 125 single family residences?

I ask for two things from you. First, I request that my comments in this email along with my opposition to this change of plans be read into the record at the next commission meeting in which you discuss this issue. Secondly, I ask that each of you seriously consider the negative impacts of this change and vote against it. This is a money grab by the developer, pure and simple. Should you have any questions for me, please feel free to call at the cell phone number listed below.

Sincerely,

Wayne Zimmerman  
16293 NW 15 Street  
Pembroke Pines, Fl. 33028

[Wzimme9312@bellsouth.net](mailto:Wzimme9312@bellsouth.net)  
(305) 788-3890 - cell (preferred form of phone contact)  
(954) 436-1439 - home

**Graham, Marlene**

*Stamm*

*Item 19*

**From:** hunniebunifl <hunniebunifl@gmail.com>  
**Sent:** Wednesday, November 04, 2020 5:47 PM  
**To:** Public Comments  
**Cc:** Siple, Iris; Castillo, Angelo; Ortis, Frank; Good, Tom; Schwartz, Jay  
**Subject:** Proposed changes at Pines Village Market

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Good evening Mr. Mayor, Commissioners,

I want to ask that you include my statement below in the public comments regarding the proposed change in number of approved homes at Pines Village Market .

That land was sold based on a plan - 125 single family homes. That was the deal. There is no reason to allow the developer to come 'back to the well' for more. If we wanted to allow more homes there, then I trust that the sale price would have been higher when the city sold the land.

But that is not the deal that was made because the commission understood that less is more. We are over crowded as it is, the traffic is infuriating as it is. Even 125 homes means over 250 additional cars in an already crazy busy intersection.

A deal is a deal. 125 was the deal; no bait and switch please!

Thank you for your attention.

Laura Santiago  
631 NW 182 Way  
Pembroke Pines, FL 33029



Graham, Marlene

Mike Stamm

To be read into the record

**From:** Alan Snyder <alanjays@aol.com>  
**Sent:** Tuesday, November 03, 2020 9:27 PM  
**To:** Ortis, Frank; Schwartz, Jay; Castillo, Angelo; Siple, Iris; Good, Tom  
**Cc:** Public Comments; Alan Snyder  
**Subject:** No Further Expansion of Townhome Build at Dykes and Pines

Item 19

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Dear Mayor, Vice Mayor and Pembroke Pines City Commissioners: I request my comments be read at the City Commissioner's meeting on Wednesday, November 4, 2020.

I am voicing my strong objection to increasing the previously agreed upon build of 125 townhomes at the corner of Dykes (aka NW 160th Ave.) and Pines Blvd. in West Pembroke Pines.

- When the property was first put out to bid, the developer winning the bid committed to build up to 125 townhomes, in addition to building Commercial locations. *The 125 townhomes was a promise and commitment made to the residents of West Pembroke Pines, and to the City Commissioners of Pembroke Pines.*
- At a recent Planning and Zoning meeting, the developer requested an expansion of the 125 townhomes to include up to 170 townhomes.
- The Planning and Zoning commission rejected the increase to 170 townhomes, but did agree to the 125 promised units with what I understand was a flex number of 15 units, thereby increasing the potential total number of units to 140 townhomes.
- *The 125 townhomes will already stress our city resources and increase the density of population in the area, impacting traffic, schools, and resources. By allowing the developer to increase the number of units to 140 in spite of his promise and commitment to Pembroke Pines' residents and City Commissioners would further damage the quality of life, the environment, the ecosystem and city/school resources.*

PLEASE VOTE NO to any further increase in the number of townhomes to be built, and honor and demonstrate the integrity the City Commissioners have committed to toward the residents of this wonderful city. It sounds like the residents of West Pembroke Pines are overwhelmingly opposed to this requested increase.

Respectfully yours,

Alan Snyder  
730 SW 191 Avenue.  
Pembroke Pines, FL 33029  
Board of Directors: Rotary Club of Miramar Pines  
Member: Miramar-Pines Chamber of Commerce  
Cell: 917-855-7977; email: alanjays@aol.com

**Graham, Marlene**

*Read into  
the record Item 19*

**From:** Siple, Iris  
**Sent:** Wednesday, November 04, 2020 5:33 PM  
**To:** Graham, Marlene  
**Cc:** Dodge, Charles; Lakosky, Julie  
**Subject:** FW: Pines and Dykes Housing  
  
**Importance:** High

City Clerk: I received this email from a resident regarding Item #19 on tonight's agenda. They requested that their email be read into the record. Please confirm. Thanks

Iris A. Siple, Commissioner  
District 3 – Pembroke Pines  
954-309-0889  
isiple@ppines.com

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

**From:** E perlegas [mailto:enikkip@hotmail.com]  
**Sent:** Wednesday, November 04, 2020 4:49 PM  
**To:** Siple, Iris <isiple@ppines.com>  
**Subject:** Pines and Dykes Housing

Dear Commissioner Siple,

Please do not accept the request from the developer of the housing property at Pines and Dykes. Your commission was very specific in the sale of this property that a high density would not impact our city. Others asked to buy the property with plans for many more units but were refused. This developer was awarded the sale because his acceptable plans were modest. Now he is asking that he be allowed to enlarge his development to 170 townhouses. Our city should not have to contend with the higher traffic or the infrastructure pressures of high density housing. I respectfully ask that you refuse his request.

Please read my message at the meeting.

Thank You,

Nikki Perlegas

Spring Valley Resident

Sent from my iPhone

**Graham, Marlene**

Item 19

**From:** hunniebunifl <hunniebunifl@gmail.com>  
**Sent:** Wednesday, November 04, 2020 5:47 PM  
**To:** Public Comments  
**Cc:** Siple, Iris; Castillo, Angelo; Ortis, Frank; Good, Tom; Schwartz, Jay  
**Subject:** Proposed changes at Pines Village Market

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But that is not the deal that was made because the commission understood that less is more. We are over crowded as it is, the traffic is infuriating as it is. Even 125 homes means over 250 additional cars in an already crazy busy intersection.

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Thank you for your attention.

Laura Santiago  
631 NW 182 Way  
Pembroke Pines, FL 33029



## Rogers, Debra

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**Sent:** Tuesday, November 03, 2020 9:27 PM  
**To:** Ortis, Frank; Schwartz, Jay; Castillo, Angelo; Siple, Iris; Good, Tom  
**Cc:** Public Comments; Alan Snyder  
**Subject:** No Further Expansion of Townhome Build at Dykes and Pines

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- *The 125 townhomes will already stress our city resources and increase the density of population in the area, impacting traffic, schools, and resources. By allowing the developer to increase the number of units to 140 in spite of his promise and commitment to Pembroke Pines' residents and City Commissioners would further damage the quality of life, the environment, the ecosystem and city/school resources.*

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Respectfully yours,

Alan Snyder  
730 SW 191 Avenue.  
Pembroke Pines, FL 33029  
Board of Directors: Rotary Club of Miramar Pines  
Member: Miramar-Pines Chamber of Commerce  
Cell: 917-855-7977; email: alanjays@aol.com



## Rogers, Debra

---

**From:** Terrie Allison <tallison21@aol.com>  
**Sent:** Wednesday, November 04, 2020 3:48 PM  
**To:** Ortis, Frank; Schwartz, Jay; Siple, Iris; Good, Tom; Castillo, Angelo  
**Cc:** Public Comments  
**Subject:** Fwd: Pines & Dykes new townhomes -

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November 4, 2020

Dear Mayor Ortis and Commissioners,

Re: Pines & Dykes new Townhomes

I am asking you to oppose the proposed expansion of additional 170 townhouses on the corner of Pines and Dykes in the former Post Office location. (Pines Village Market) This project started out as 125 single family homes and if this development is to be developed then I ask that you make sure that there is no more than 125 single family homes with double car garages to be approved. I also feel that you should find out if the streets are going to be deemed public or private streets. Public streets are wider than private streets.

I have lived in SilverLakes in Pembroke Pines since 1994 and have seen many changes in west Pembroke Pines where live. Some of them not so good like the over development that has been happening along Pines Boulevard for many years.

First of all our traffic is unbearable and in the morning and evening it is wall to wall cars. Every time you approve another development out west you create more vehicles, more traffic, more pollution, more people, more hardship on our schools, etc. Trees are cut down and this affects global warming. West Pines is starting to look a lot like West Kendall and you can see how that has turned out. Weston is a well planned community and we should be using them as a model not Kendall.

Please take into consideration how the current tax-paying residents of Pembroke Pines who will be affected by this development and vote against it.

I also request that my letter be read during the commission meeting tonight when you will be discussing this topic.

Thank you in advance,

Terrie Allison  
17848 SW 14 street  
Pembroke Pines, FL 33029

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.