

AGENDA ITEMS 3 AND 4 PROVIDED IN PREVIOUS PACKAGE (11/12/20)

ZC 2020-03 (TRACTOR SUPPLY)

ADDITIONAL DOCUMENTS

Rogers, Debra

From: Dr Michael Price <mjprice1@msn.com>
Sent: Sunday, November 15, 2020 6:57 PM
To: Public Comments
Subject: Tractor Supply

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This email represents my disappointment in learning a Tractor Supply complex is under consideration to be built on 202nd and Pines Blvd. The location is primarily a residential area experiencing heavy traffic specifically due to two schools, is a major artery for trash trucks, and a U. S. Post office. Additionally, a new townhouse complex close to Western High School also added to the traffic burden. Please do not consider or approve the project. We understand the property is zoned commercial; however, a project of this magnitude will cause severe congestion and will not add to the neighborhood. A complex as being considered should be located on US 27, not Pines Blvd. & 202nd Avenue.

Respectfully,

Michael & Caryn Price
20551 N W 6 Street
Pembroke Pines, Florida 33029

954 - 937 - 8578

Rogers, Debra

From: L M <laura.payton.marconi@gmail.com>
Sent: Friday, November 13, 2020 2:43 PM
To: Public Comments
Subject: Re: Zoning Change Hearing - Homeowner Opposition to Zoning Change

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To whom it may concern,

We have read the general information provided yesterday by Michael Stamm. My husband and I own a home in Chapel Trail, and we oppose the zoning change for Tractor Supply Co. The zoning-code change will give Tractor Supply an unfair competitive advantage over existing, local and family-owned lawn & garden businesses like Valdes Gardens and Solaris Garden on Sheridan Street, and Garden Sensation on 160th Avenue. All three entities have been serving the community for over 20 years. They sell lawn, garden, and decorative products and will be affected the most. This change will also negatively impact Burkhard's Tractor on University Blvd. Burkhard's Tractor is family-owned and has served South Florida for over 40 years.

Most concerning is that Tractor Supply Co. is not a good neighbor. Historically, they have a pattern of toxic dumping, environmental and workplace safety violations, fines, and scores of lawsuits related to hazardous waste and environmental violations. The EPA has launched numerous lawsuits against Tractor Supply Co. Most notably, the EPA busted Tractor Supply Co for selling restricted pesticides and neglecting to report storing more than 10,000 pounds of propane. Local fire departments depend on storage records to protect communities from fire and explosion risks during an emergency such, as a flood or hurricane. And 3-years ago, Tractor Supply Co lost a class-action lawsuit against 36 District Attorneys. Their retail stores throughout the State of California improperly handled and disposed of hazardous waste over a five-year period. Tractor Supply Co. has established a 20-year pattern of negligence. Their history is saturated with OSHA and EPA violations.

Our other concern is that traffic plans are not realistic. The Tractor Supply Co on Pines Blvd would be the first and only retail store in all of South Florida. Every grower, farmer, landscaper, and equestrian from Sunrise to Homestead will attend opening week with a trailer and pick-up truck. It will become even more congested on Pines Blvd.

Thank you,
Laura & Mikhail Ramcharan
1219 NW 192nd Way
Pembroke Pines, FL 33029

On Wed, Nov 11, 2020, 11:40 PM L M <laura.payton.marconi@gmail.com> wrote:
To whom it may concern,

My husband and I own a home in Chapel Trail, and we are opposed to a zoning change for a tractor supply company. Our concern is that it's not consistent with the commercial development in the area and will cause

even more congestion on our roads. There are better suited areas elsewhere such as in Kendall or Homestead that will not negatively impact homeowners with night lighting, poor drainage, and congestion on the road.

Thank you,

Laura & Mikhail Ramcharan
1219 NW 192nd Way
Pembroke Pines, FL 33029

Rogers, Debra

From: Ortis, Frank
Sent: Friday, November 13, 2020 1:29 PM
To: Scott Barnett
Cc: Public Comments
Subject: Re: Agenda Item 2020-16 - Pines Village Development in West Pines

Thank you, list Ed to all of the callers that I was told were on the line

Frank C. Ortis

> On Nov 13, 2020, at 11:13 AM, Scott Barnett <scott@fuxionmedia.com> wrote:

>

> Mayor Ortis,

>

> At the last Commission meeting on Nov. 4 about the Post Office site, you voted for the project on the first reading. The result of this means that the project could get approval at the next meeting, correct? Can you enlighten me how a project that was centered on developing 125 single family homes, suddenly became 165 townhomes, taking over an even larger footprint. I think there is a lot of confusion about this project, and while there were people that were looking for an affordable housing option, I don't think they realize that \$350k townhomes do not represent a viable affordable housing option. To be honest there seemed to something really shady about the people calling in approval of this project, personally I think the Commission is being hoodwinked by the lawyers and these developers and you guys seemed to be pushed around quite easily. I do understand that this project has taken many years to come to fruition, and I know this has required major patience on your part, however these quick voting decisions could have serious long term consequences. I understand that this was a proactive contract, but the developers have changed the terms at the last minute with major consequences for the West side of Pines. In the last meeting you were actively trying to call a vote as quickly as possible without listening to the public comments of the residents, please listen to us, you represent us, not City Hall or developers, you represent us.

>

> One traffic light does not solve the potential traffic issues, and with all due respect why would the Commissioners and a Mayor from the East side of Pines disregard the protestations by Siple and Castillo who represent this side of the City. I think if our representatives for this particular area are not in favor of the proceedings, that should be respected. Please consider this, because these poorly planned developments will have even more consequences as highlighted by the recent water woes of this past week. You have been given the mandate to lead this City into a new future, it's time to take a pause and see where we are at, rather than continuing on the perpetual path of "Smart Growth." We are now at the limits of livability, the water has no where to go, the traffic has no viable solutions, we are heading towards a point whereby the mechanizations of the City will soon seize up under these expanding pressures to a point of no return. I know this may be your last go round as Mayor, and I appreciate your service, I have known you since my 15 year old daughter was applauded by you at her Pre-K class when she was 4. You have been a positive force in this community, and now is the time for you to supplant your final legacy. Please reconsider your vote until these issues have viable solutions, because the lack of proper planning for these developments could result in a future quality of life that may become unbearable. It's time for the Commissioners and Mayor to start working together for a better future for its city's residents. You stated that you do not have the responsibility for water management, that belongs to the SFWMD and SBDD, but your votes do have consequences.

>

> Without proper foresight on these rushed developments, we can only look forward to more buildings that will displace more water and more traffic, which will still continue to have a negative effect on these pressures. It's time for the City to adopt a new way forward for the survival of the city, and you are just the person to do that. We need consensus on these important decisions, and consensus is only reached with compromise. Also, please know that we as residents do

not actively go to your web page for updates, the City needs to inform citizens in public forums like Ring Neighbors, NextDoor and Facebook, because that is where we have dialogue, if the police department can do it, so can you. All of our communication on this past week's turmoil came only from Castillo being proactive with these proven social media tools, please engage with us so that we know what is going on and please protect the city in way that will allow our children to have a future here.

>

> Scott Barnett

> producer

> scott@fuxionmedia.com

> 786-395-6930

>

Rogers, Debra

From: Scott Barnett <scott@fuxionmedia.com>
Sent: Friday, November 13, 2020 11:08 AM
To: Ortis, Frank
Cc: Public Comments
Subject: Agenda Item 2020-16 - Pines Village Development in West Pines

Mayor Ortis,

At the last Commission meeting on Nov. 4 about the Post Office site, you voted for the project on the first reading. The result of this means that the project could get approval at the next meeting, correct? Can you enlighten me how a project that was centered on developing 125 single family homes, suddenly became 165 townhomes, taking over an even larger footprint. I think there is a lot of confusion about this project, and while there were people that were looking for an affordable housing option, I don't think they realize that \$350k townhomes do not represent a viable affordable housing option. To be honest there seemed to something really shady about the people calling in approval of this project, personally I think the Commission is being hoodwinked by the lawyers and these developers and you guys seemed to be pushed around quite easily. I do understand that this project has taken many years to come to fruition, and I know this has required major patience on your part, however these quick voting decisions could have serious long term consequences. I understand that this was a proactive contract, but the developers have changed the terms at the last minute with major consequences for the West side of Pines. In the last meeting you were actively trying to call a vote as quickly as possible without listening to the public comments of the residents, please listen to us, you represent us, not City Hall or developers, you represent us.

One traffic light does not solve the potential traffic issues, and with all due respect why would the Commissioners and a Mayor from the East side of Pines disregard the protestations by Siple and Castillo who represent this side of the City. I think if our representatives for this particular area are not in favor of the proceedings, that should be respected. Please consider this, because these poorly planned developments will have even more consequences as highlighted by the recent water woes of this past week. You have been given the mandate to lead this City into a new future, it's time to take a pause and see where we are at, rather than continuing on the perpetual path of "Smart Growth." We are now at the limits of livability, the water has no where to go, the traffic has no viable solutions, we are heading towards a point whereby the mechanizations of the City will soon seize up under these expanding pressures to a point of no return. I know this may be your last go round as Mayor, and I appreciate your service, I have known you since my 15 year old daughter was applauded by you at her Pre-K class when she was 4. You have been a positive force in this community, and now is the time for you to supplant your final legacy. Please reconsider your vote until these issues have viable solutions, because the lack of proper planning for these developments could result in a future quality of life that may become unbearable. It's time for the Commissioners and Mayor to start working together for a better future for its city's residents. You stated that you do not have the responsibility for water management, that belongs to the SFWMD and SBDD, but your votes do have consequences.

Without proper foresight on these rushed developments, we can only look forward to more buildings that will displace more water and more traffic, which will still continue to have a negative effect on these pressures. It's time for the City to adopt a new way forward for the survival of the city, and you are just the person to do that. We need consensus on these important decisions, and consensus is only reached with compromise. Also, please know that we as residents do not actively go to your web page for updates, the City needs to inform citizens in public forums like Ring Neighbors, NextDoor and Facebook, because that is where we have dialogue, if the police department can do it, so can you. All of our communication on this past week's turmoil came only from Castillo being proactive with these proven social media tools, please engage with us so that we know what is going on and please protect the city in way that will allow our children to have a future here.

Scott Barnett
producer
scott@fuxionmedia.com
786-395-6930

Rogers, Debra

From: Arturo Fanjul <arturo@fanjularchitects.com>
Sent: Friday, November 13, 2020 9:29 AM
To: Public Comments
Subject: el car wash meeting Monday Night

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I am the architect of record for the project and may need to speak on behalf of my client below is my contact information

Thank you,

Arturo G. Fanjul, RA
FANJUL & ASSOCIATES, LLC
165 Madeira Ave Suite 7
Coral Gables, FL 33134
Architecture, Planning & Interior Design
305.726.8313

Sent from my Sprint Samsung Galaxy S8.

Rogers, Debra

From: Andrew Persaud <andrew@persauds.com>
Sent: Thursday, November 12, 2020 2:41 PM
To: Public Comments
Subject: Proposed Tractor Supply Development

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To Whom It May Concern,

Please be advised that as a resident of Pembroke Pines, and on behalf of the four voting adults in my home. We are against the Proposed Tractor Supply Development. The City is no capable of further development until our traffic issues are solved

Thank you,

Andrew Persaud | (954) 326-1021 | e: andrew@persauds.com

Rogers, Debra

From: Norman Gelvan <outlook_515C4E64406D6387@outlook.com>
Sent: Thursday, November 12, 2020 2:29 PM
To: Public Comments
Subject: Save our land

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To Pembroke Pines Commissioners,

We've had enough water in our community. Listen to us, the voters, and do not allow the tractor supply company to be built on the land between the firehouse on Pines and 20170 Pines. Every time something is built there's more asphalt paving that comes with it. Asphalt stops the water from percolating back into the earth. There's no place for it to go but into our neighborhoods in West Pines.

We're all suffering from the tropical storm in West Pines and there's no predicting when the next one will hit us. Even worse, a lingering, wet hurricane will cause havoc here. Work for the voters or we will vote you out.

Gail Gelvan
431 NW 200 Avenue
Chapel Trail

Sent from [Mail](#) for Windows 10

Rogers, Debra

From: Jennifer Hawkins <jnhawkins04@gmail.com>
Sent: Thursday, November 12, 2020 1:58 PM
To: Public Comments
Subject: Concerned Alhambra resident

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Good afternoon,

I understand time is money so I will be short. I am saddened to hear of the the plans to change the zone of the property next to the firehouse. Moreover to do so to add a Tractor Supply company. If this last Tropical storm taught us anything it was that grass and undeveloped land makes the difference between some water on the ground and massive flooding. To that, the choice to bring in a tractor company will devalue the land causing good families to leave. I believe it is for the good of all that the land stay preserved.

Thank you for reading this and I hope you will reconsider.

Best regards,
Jennifer

Rogers, Debra

From: HH Lambert <hhlambert@msn.com>
Sent: Thursday, November 12, 2020 12:20 PM
To: Public Comments
Subject: Proposed Tractor Supply Company - Tract A and a portion of Tract B of the PINES 200 East Plat

Gentleman.....please substitute this 'edited version' with 'auto-correct' words corrected(!) in place of my earlier submission which was submitted by noon deadline Thank you very much.

My name is Heather Lambert. I am a resident of Alhambra. Most of our community, our Homeowners Association, and myself are unanimously against the proposal of a TRACTOR SUPPLY Company being built adjacent to the Preserve. The business would be open 7 days a week until 8pm, I understand. If it puts in outdoor perimeter Lighting, it will affect the wildlife and the bordering neighborhood. I believe the commercial nature of this business is better suited elsewhere. I am concerned it will affect our ability to have 'quiet enjoyment of the premises' I would not want this area to become more industrial or commercial Isn't there also an issue with parking on this land? Thank you.

Rogers, Debra

From: EDWARD LEWIS <edwardlewis1248@comcast.net>
Sent: Thursday, November 12, 2020 12:09 PM
To: Public Comments
Cc: edwardlewis1248@comcast.net
Subject: 11/12 Tractor Supply webbed request - Ed Lewis

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Requesting week access for tonights meeting

Ed Lewis

Rogers, Debra

From: HH Lambert <hhlambert@msn.com>
Sent: Thursday, November 12, 2020 12:01 PM
To: Public Comments
Subject: Tractor Supply Company

My name me is Heather Lambert. please send me ain't to the Web Ex Meeting.

Rogers, Debra

From: HH Lambert <hhlambert@msn.com>
Sent: Thursday, November 12, 2020 11:59 AM
To: Public Comments
Subject: Re: Proposed Tractor Supply Company on Tract A and a portion of Tract B of the PINES 200 East Plat

My name it's Heather Lambert. I am a resident of Alhambra. Most of our community, our Homeowners Association, and myself are unanimously against the proposal of a TRACTOR SUPPLY Company being built advance t to the Preserve. The business would be open 7 days a week until 8pm, I understand. If it puts in outdoor perimeter Lighting, it will affect the wildlife and the bordering neighborhood. I believe the commercial nature of the business is better suited elsewhere. I am concerned it will affect our ability to have 'quiet enjoyment of our premises' I would not want this area to become more industrial or commercial Isn't there also an issue with parking on this land? Thank you.

Rogers, Debra

From: Pierre Richard Degand <prichy69@hotmail.com>
Sent: Thursday, November 12, 2020 11:27 AM
To: Public Comments
Subject: NO to Tractor Supply Company/Zoning Change Request

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Planning and Zoning Board of the City of Pembroke Pines,

As an owner at Alhambra Homes, I am strongly opposed to a zoning change to allow HIX Snedeker Companies to develop a Tractor Supply Company store (ZC 2020-03) located at 20170 Pines Boulevard. This new development brings no value to Alhambra Homes and the neighboring communities. If anything, it will decrease the property values with the potential increase in the traffic, the eyesore, noise population, and the constant lighting associated with this type of business. It belongs on US-27. Businesses in our beloved Pembroke Pines should at least bring some kind of values to its residents and not solely be a nuisance. As Pembroke Pines residents, do you think it is logical to have said business in between a multitude of communities? This is a residential area. Not every decision should be based on the potential financial benefits that it may bring. The only one that is sure to benefit from this development is HIX Snedeker Companies. Please take into consideration the wish of this beautiful city's residents. I am urging the Planning and Zoning Board to deny this zoning change request.

Respectfully,

Pierre Degand

Rogers, Debra

From: Mayito Manrique <mayitomanrique@gmail.com>
Sent: Thursday, November 12, 2020 11:16 AM
To: Public Comments
Subject: Encantada owner

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Good morning, as Encantada homeowner I don't approve any plans on re-zoning or any construction on our preserve/wetland. As all of us know we need it the way it is to keep the integrity and value of our properties here. This land is empty for a reason and after the event that we experienced with ETA I hope that all of us learned the lesson.

NO TO ANY RE-ZONING AND/OR CONSTRUCCION.

Maria Elena Manrique
791 SW 191st Ave, Pembroke Pines, FL 33029
Encantada.

Rogers, Debra

From: Susan Snyder <sue@aeideas.com>
Sent: Thursday, November 12, 2020 10:52 AM
To: Public Comments
Cc: Laura Fronczek; Alan Snyder; Maguana; Scott Barnett
Subject: Please read - Proposed rezoning on Pines Boulevard near 20170

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From: Susan Snyder, 730 SW 191st Avenue, Pembroke Pines, FL 33029.

Please read these comments into the record during the Planning and Zoning meeting on November 12, 2020, regarding the proposed change in zoning for the land between the firehouse on Pines Blvd and the Plaza at 20170 Pines Blvd.

To the Planning and Zoning Board:

I am strongly opposed to changing the zoning of this land. Why?

1. Because it is part of wetlands that protect the homes in West Pines from flooding and other damages caused by the increasingly frequent weather events paired with overbuilding in the area;
2. Because there is a plan to build a huge tractor supply company that will be selling ATVs among other things, and this type of building will bring noise, traffic, and land degradation to a residential area and surrounding green spaces. It is better suited to an industrial park or along 27; and
3. Because building in the few existing open, green spaces in West Pines is short sighted when we can preserve those natural spaces that scientists tell us are required to keep our ecology healthy, rather than lining someone's pockets in the short term.

As you make decisions, please remember that I voted for the governmental leadership in this city. This is my neighborhood. Thank you for respecting my voice and those of other residents, rather than builders and developers whose plans will negatively impact our quality of life and our environment. Please vote no to changing the zoning status of this land.

Rogers, Debra

From: Mariana Canto <mariananereydc@gmail.com>
Sent: Thursday, November 12, 2020 10:46 AM
To: Public Comments
Subject: Regarding Tractor Supply Co.

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To Whom It May Concern:

There are very little areas left in pembroke pines for the animals to freely roam unbothered and untouched. I understand that the preserve will not be touched in order to create this new store however although not directly being touched, the preserve will indirectly face many disturbances. The store is being said to remain open 7 days a week until 8pm, this means that from dawn to dusk animals will have to deal with the noise of traffic from people constantly coming to the store as well as the bright lights of the store. With a large traffic of people come many other things such as litter and oil leakages from cars and motorcycles and trucks.

For this reason I do not agree with the making of this new store in this area.

Please do not build this new store for the sake of the preserve and its inhabitants!

Thank you,

Mariana and Ileana Canto

Rogers, Debra

From: Laura Nieves <lauranieves@comcast.net>
Sent: Thursday, November 12, 2020 9:46 AM
To: Public Comments
Cc: lauranieves@comcast.net
Subject: Development on Pines BLVD.

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Dear commissioners and Mayor,

I've been a resident of West Pembroke Pines/ Chapel Trail since 2002. I'm deeply troubled by the ongoing development out here. I moved out here from Miami because I wanted a safe, nice, beautiful, and serene area filled with green spaces, parks and great schools for my children. Your continuous approval for townhomes, new retail stores, and storage facilities is very upsetting! We don't need an ATV store on Pines Blvd. Traffic is getting worse and schools are getting over crowded! Please vote No on this new proposed building on Pines BLVD. Additionally, We don't need 170 new townhomes on Dykes road either! The residents who elected you don't want it!!! We want more green spaces! The native animals have nowhere to go! I want to see some nature not concrete buildings. West Pines is becoming over developed. You are ruining the appeal of this neighborhood! Put a stop to this overdevelopment! We don't need new buildings! There are empty stores all over town! Fill those first! We don't want our beautiful community to turn into another Kendall. Tropical Storm ETA shows that maybe we don't have the infrastructure to handle all this new construction. My neighborhood is a flooded mess and my toilet didn't work for 3 days. You should focus on that! And not more building out here! Your taxpayers don't want anymore overdevelopment out here! Please vote NO!!

Sincerely a concerned resident,
Laura Nieves

Sent from XFINITY Connect Mobile App

Rogers, Debra

From: Bibiana Agudelo <bibiagu@gmail.com>
Sent: Thursday, November 12, 2020 9:43 AM
To: Public Comments
Subject: Developing a Tractor Supply Company Store - Bibiana Agudelo

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Good morning to all,

I am writing this email to express my concern and to oppose the building of a Tractor Supply Company store, we have lived in Chapel trail for 12 years and the Eagle nest very close to the proposed area is a precious area that our community does not want to lose, their presence is important to us, and to be honest with you they are more important then an investor that is only here today and gone tomorrow with his profit money (the wild area land), our community does not need this kind of business or their "noisy" tryouts. One of the main reasons I moved to this area is because it offered peace and quiet but we have lost some of that with all of the new construction happening these recent years, we experience a lot of traffic in the mornings. We don't need more of this. There is also a similar business on Sheridan and US 27, why build another one?

Thank you for your time.

Best Regards,
Bibiana Agudelo
Chapel Trail

Rogers, Debra

From: AAbnR <jamesgwijr@gmail.com>
Sent: Thursday, November 12, 2020 9:28 AM
To: Public Comments
Subject: Development of a Tractor Supply Company /store (ZC 2020-03) at 20170 Pines Boulevard

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My name is James G Williams Jr. and I'm a resident at Alhambra. It was brought to my attention the plan to do a zoning change in order to develop a tractor supply company nearby on 201170 Pines Boulevard.

I urge you to vote NO to this proposal as it will have several negative effects on our community:

- Decrease our property value.
- Disrupt the peaceful and family environment of our local community.
- Cause a negative impact to the animals and local vegetation living and thriving in the local preserve next to the proposed site.

Sincerely,

James G. Williams
resident of Alhambra

Att: City of Pembroke Pines, Planning and Zoning Department

TO WHOM IT MIGHT CONCERN

I (we), James and Rachel Aufer, am (are) Carlos & Siulil Decembirale's neighbor, located at 1627 NW 144th Way, Pembroke Pines, FL 33028.

I am (we are) aware of the zoning variance they are trying to obtain in order to build a pool with 5' setback instead of the 7' currently required. I (we) have nothing against their project and hope it gets approved.

Thank you in advance for your time and attention.

Sincerely,

Rachel Aufer

Address: 1624 NW 144 Way

Att: City of Pembroke Pines, Planning and Zoning Department

TO WHOM IT MIGHT CONCERN

I (we), TODD EVERHART, am (are) Carlos & Siulil Decembirale's neighbor, located at 1627 NW 144th Way, Pembroke Pines, FL 33028.

I am (we are) aware of the zoning variance they are trying to obtain in order to build a pool with 5' setback instead of the 7' currently required. I (we) have nothing against their project and hope it gets approved.

Thank you in advance for your time and attention.

Sincerely,



Address: 1619 NW 144TH WAY
PEMBROKE PINES, FL 33028

Att: City of Pembroke Pines, Planning and Zoning Department

TO WHOM IT MIGHT CONCERN

I (we), Tiffany and Victor Mendez, am (are) Carlos & Siulil Decembirale's neighbor, located at 1627 NW 144th Way, Pembroke Pines, FL 33028.

I am (we are) aware of the zoning variance they are trying to obtain in order to build a pool with 5' setback instead of the 7' currently required. I (we) have nothing against their project and hope it gets approved.

Thank you in advance for your time and attention.

Sincerely,

Tiffany Mendez

Address: 1630 NW 144th Way
Pembroke Pines, FL 33028