

October 29, 2020

**VIA EMAIL**

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

Re: Tractor Supply Rezoning Application

Dear Joe:

The proposed rezoning to C-1 Commercial with flexibility allocation and A-1 Agriculture is consistent with the employment center-low land use designation and the following goals, policies, and objectives of the City's Comprehensive Plan, without limitation:

- **OBJECTIVE I**  
Continue to utilize land development standards and design guidelines that provide a framework by which high quality development can be established, sustained, and protected.
- **Policy 1.6** - Continue to implement land development regulations providing for all residential densities to be properly buffered from non-residential activities.
- **OBJECTIVE II**  
A variety of employment opportunities should continue to be encouraged to balance the City's tax base, provide jobs and employment centers in close proximity to affordable housing, and improve economic stability and mobility by giving special attention to the neediest and disadvantaged populations.
- **Policy 2.5** - Continue to encourage the location of commercial, industrial and employment centers near public transportation facilities to improve access to employment opportunities.
- **Policy 18.2** - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

Sincerely,

GREENSPOON MARDER LLP

/s/ Elizabeth Adler

Elizabeth S. Adler, Esq.