

October 20, 2020

Joseph Yaciuk, AICP
Planning Administrator, Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

Re: Plat Note Amendment – Pines 200 East Plat

Dear Joe:

On behalf of Hix Snedeker Companies, LLC (the "Applicant"), please accept this request for consideration of the proposed plat note amendment to the Pines 200 East Plat as described below. The Plat is recorded in Plat Book 174, Page 27. In conjunction with a proposed residential development we are requesting an amendment to the restrictive note on the Pines 200 East Plat note to allow for commercial use, as well as a delete the finding of adequacy requirement contained on the Plat.

Note 5. on the Plat currently is as follows:

This plat is restricted to 21,635 square feet of office use, and 20,785 square feet of commercial use. The commercial uses must be restricted to retail within the office buildings, and must comprise less than 50 percent (50%) of the total square footage.

Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Tract "B" is restricted to wetland mitigation per Broward County Department of Planning and Environmental Protection, License No. DF98-1016.

Tract "C" is restricted to drainage area.

The Applicant is requesting that note 5. on the Plat be amended as follows:

This plat is restricted to 24,000 square feet of commercial use.

Tract "B" is restricted to wetland mitigation per Broward County Department of Planning and Environmental Protection, License No. DF98-1016.

Tract "C" is restricted to drainage area.

Note 4. On the Plat currently is as follows:

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by March 16, 2009, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County land development code. The owner of the property shall be responsible for providing evidence

to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced timeframe; and/or

If project water lines, sewer lines, drainage and the rock base for internal roads are not installed by March 16, 2009, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County land development code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

The Applicant is requesting that note 4. be deleted from the Plat.

We respectfully request that you consider this proposed plat note amendment.

Please contact me should you have any questions relating to this request.

Sincerely,

GREENSPOON MARDER LLP

/s/ Elizabeth Adler

Elizabeth Adler, Esq.