



Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

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Town Council
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Andy Berns, Town Administrator
Keith M. Poliakoff, Town Attorney
Russell Muñiz, Assistant Town Administrator
Emil Lopez, CPM, MAcc, Town Financial Administrator

May 10, 2022

Ms. Karina Da Luz, Planning Section Supervisor
Resilient Environment Dept., Urban Planning Div.
1 North University Dr. Suite 102A
Plantation, FL 33324

***Re: Delegation Request for Replat of Portion of West Broward Industrial Park Plat
Book 157, Page 39, BCR; Broward County Reference Number:069-MP-93***

Dear Ms. Da Luz:

The Town of Southwest Ranches hereby transmits its application for amending the restrictive use note on the above-captioned plat as it pertains to approximately 24 acres the Town owns, shown on the attached location map. The property was initially planned to be a holding facility for the U.S. Immigration and Customs Department, as reflected in the current restrictive note. The facility was not built because Pembroke Pines reneged on its water and sewer agreement (the Town does not operate potable water or sanitary sewer utilities). Accordingly, the property is not currently served by municipal water and sewer. The Town purchased the property in 2012 and is under contract to sell the property to a developer for spec warehouse and distribution. The developer will construct an onsite well and sanitary sewage treatment unit.

The current note for the entire plat reads as follows:

Lot 46 is restricted to industrial use and one 2,000 square foot residential unit to be used by the manager or caretaker of the Industrial Park, which residential unit shall be constructed within the same structure as the industrial uses. Lots 43 through 45 are restricted to industrial use. Lots 60 through 62 and the vacated right of way of Sylvan Pass are restricted to a fifteen hundred (1,500) bed correctional facility with a maximum of 237,615 square feet of gross floor area. Stand-alone office and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses of the effective land use plan.

The proposed note for the entire plat is as follows:

Lot 46 is restricted to industrial use and one 2,000 square-foot residential unit to be used by the manager or caretaker of the Industrial Park, which residential unit shall be constructed within the same structure as the industrial uses. Lots 43 through 45 are restricted to industrial use. Lots 60 through 62 and the vacated right-of-way of Sylvan Pass are restricted to 530,600 square feet of industrial use.

Should you have any questions during your review or if you required additional information, please do not hesitate to Jeff Katims, our Town Planner at jkatims@sepiinc.com or (954) 554-8894.

Sincerely,



Andy Berns
Town Administrator

Attachment

Plat note history for Replat of a Portion of the West Broward Industrial Park, as recorded on February 2, 1995 in Plat Book 157, Page 39.

Original note:

"This plat is restricted to industrial use"

June 12, 2000 amendment (O.R.B. 30574, P. 1979):

"This plat is restricted to industrial use and a 12,500 square foot fire station."

January 26, 2001 amendment (O.R.B. 31220, P. 0005):

"This plat is restricted as follows: Lot 46 is restricted to industrial use and one, 2,000-square foot residential unit to be used by the manager or caretaker of the Industrial Park, which residential unit shall be constructed within the same structure as the industrial uses. Lot 33 and 34 are restricted to a 24,000 square foot United States Post Office facility, Lots 1 and 2 are restricted to industrial use and a 12,500 square foot fire station facility, Lots 39 and 40 are restricted to 45,600 square feet industrial use and 26,400 square feet of commercial use (Exhibit A land), Lots 41 and 42 are restricted to 48,900 square feet of commercial use, Lot 47 is restricted to 12,000 square feet of (no restaurant) commercial use, Lot 48 is restricted to 38,000 square feet of office use and Lots 3 through 32, 35 through 38, 43 through 45 and 60 through 62 are restricted to industrial use. Additional commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address those uses for increased impacts. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by the approval of the Broward County Board of County Commissioners."

December 6, 2001 amendment (O.R.B. 32452, P. 1472):

"This plat is restricted as follows: Lot 46 is restricted to industrial use and one 2,000 square-foot residential unit to be used by the manager or caretaker of the Industrial Park, which residential unit shall be constructed within the same structure as the industrial uses. Lots 43 through 45 and 60 through 62 are restricted to industrial use. Additional commercial/retail uses are not permitted without the approval of the Board of County Commissioners."

June 23, 2006 amendment (O.R.B. 42279, P. 732):

“Lot 46 is restricted to industrial use and one 2,000 square foot residential unit to be used by the manager or caretaker of the Industrial Park, which residential unit shall be constructed within the same structure as the industrial uses. Lots 43 through 45 are restricted to industrial use. Lots 60 through 62 and the vacated right of way of Sylvan Pass are restricted to a fifteen hundred (1,500) bed correctional facility with a maximum of 237,615 square feet of gross floor area. Stand alone office and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses of the effective land use plan.”