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June 13, 2022

Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, FL 33324

RE: Replat of Portion of West Broward Industrial Plat (Plat No.:069-MP-93)

To Whom It May Concern:

This letter is to provide comments concerning the replat of a Portion of the West Broward Industrial Plat (Plat No.:069-MP-93). Generally the City of Pembroke Pines does not oppose the amendment to the plat note, nonetheless, the City does have concerns about the following:

1. **Access.** Based on the application, it is not clear as to which roadways will be used as primary ingress and egress points. The conceptual plan included in the application has a note for *NW 202nd Avenue*, however, *SW 202nd Avenue* currently does not connect or align with the subject parcels. Per BCPA, folio 513902020030 (legal description of Broward Correctional Institution 90-12 B Road Right of way dedicated per plat), appears to run adjacent to the subject parcels, but is east of the existing driveway utilized by the South Florida Distribution Center on folio 513902020011 on the Broward Correctional Institution plat. The current driveway and ROW do not align.
2. **Adjacent Roadway Improvements.** The City is interested in understanding the roadway improvements within the City limits that would be required for a development of this magnitude. It should be noted that significant improvements were required on Sheridan Street for the redevelopment on the Broward Correctional Institution parcel.

The City may have additional comments related to access to the subject parcel (Portion of the West Broward Industrial Plat) as more details are provided and reserves it's right to comment further as this matter progresses. Thank you for the opportunity to participate in the review.

Regards,

Michael Stamm Jr.
Director/ Assistant City Manager
Planning and Economic Development Department
City of Pembroke Pines

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July 21, 2022

Karina Da Luz, Planning Section Supervisor
Broward County Resilient Environment Dept.
Urban Planning Division
1 University Drive, Room 102A
Plantation, FL 33324

Re: Proposed note amendment to Replat of Portion West Broward Industrial
Park Plat

Dear Ms. Da Luz:

This letter is in response to comments dated June 13, 2022 from Michael Stamm Jr, City of Pembroke Pines, regarding the Town of Southwest Ranches application to amend the restrictive use note on the above-captioned plat.

City of Pembroke Pines comment no. 1:

Access. [1] Based upon the application, it is not clear as to which roadways will be used as primary ingress and egress points. The conceptual plan included in the application has a note for NW 202nd Avenue, however, [2] SW 202nd Avenue currently does not connect or align with the subject parcels. Per BCPA folio 513902020030 (legal description of Broward Correctional Institution 90-12 B Road Right of way dedicated per plat), appears to run adjacent to the subject parcels, but is east of the existing driveway utilized by the South Florida Distribution Center on folio 513902020011 on the Broward Correctional Institution Plat. The current driveway and ROW do not align.

Town of Southwest Ranches response:

[1] The "NW" 202nd Avenue on the conceptual plan is a typo, and should read "SW" 202nd Avenue, which is the intended access to the property covered in the application for plat note amendment.

[2] Pursuant to the Replat of a Portion of West Broward Industrial Park (157-39), Broward Correctional Institution Plat (90-12 B), the Alta Survey prepared for the





property, and the county’s section maps, the right-of-way you refer to, dedicated by Broward Correctional Institution (90-12 B) with BCPA folio 513902020030, comprises the east 40 feet of the 80-foot SW 202nd Avenue corridor. The east 40 feet are platted dedications. The existing SW 202nd Avenue improvements (which appear to be a street, not driveway, as evidenced by the SW 202nd Avenue street sign) is located within the west 40 feet of the corridor. The west 40 feet of the corridor is not depicted on BCPA because it is a “right-of-way easement” according to the replat and a “right-of-way and easement” according to the Broward Correctional Institution Plat. BCPA aerials do not typically depict road easements. In summary, SW 202nd Avenue appears to have been constructed within the west 40 feet of an 80-foot corridor that runs north from Sheridan Street to the property that is the subject of the proposed plat note amendment. There do not appear to be any alignment issues.

City of Pembroke Pines comment no. 2

Adjacent roadway improvements. The City is interested in understanding the roadway improvements within the City limits that would be required for a development of this magnitude. It should be noted that significant improvements were required on Sheridan Street for the redevelopment on the Broward Correctional Institution parcel.

Town of Southwest Ranches response:

It is anticipated that the developer would extend SW 202nd Avenue north from its then-terminus to the property that is the subject of the plat note amendment. It is understood that road improvements for 202nd Avenue will need to occur within Pembroke Pine’s jurisdiction, and that they will be subject to permitting through the City. Since this is an application for plat note amendment, it is noted that the proposed note amendment results in a decrease in trips from the current note, and that matters such as drainage, logistics and the need to devote land to onsite potable water and sanitary sewer facilities will result in less development than the maximum allowed under the proposed plat note.

Please contact me with any questions.

Jeff Katims, AICP, CNU-A
SEPI Senior Planning Manager
Town of Southwest Ranches Town Planner

