



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	Replat of Portion of West Broward Industrial Park	Number:	069-MP-93
Application Type:	Note Amendment	Legistar Number:	22-1070
Applicant:	Town of Southwest Ranches	Commission District:	1
Agent:	SEPI Engineering and Construction.	Section/Twn./Range:	02/51/39
Location:	West side of Southwest 196 Avenue, between Stirling Road and Sheridan Street	Platted Area:	171 Acres
Municipality:	Town of Southwest Ranches	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	September 20, 2022		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached as **Exhibit 9**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	April 19, 1994	Plat Book and Page Number:	157-39
Date Recorded:	February 22, 1995	Current Instrument Number:	106194729
Plat Note Restriction			
Original Note:	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.		
Proposed Note:	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.		
Waiver:	Not Applicable		

1. Land Use

Planning Council has reviewed this application and determined that the Town of Southwest Ranches Comprehensive Plan is the effective land use plan, that plan designates the area covered by Lots 60-62 of this plat for the uses permitted in the "Industrial" land use category. The proposed industrial use on Lots 60-62 is in compliance with the permitted uses of the effective land use plan, see **Exhibit 3**.

2. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

3. Municipal Review

The Town of Southwest Ranches has submitted a letter of no objections dated May 10, 2022, supporting the application, see **Exhibit 4**.

4. Adjacent Municipal Reviews

The City of Pembroke Pines inquired on access concerns from Northwest 202 Avenue, and possible road improvements on Sheridan Street within the limits of the City of Pembroke Pines, the Town of Southwest Ranches responded and is attached as **Exhibit 5**. Also, the plat is adjacent to a Broward Municipal Service Districts of which they responded with a no objection, **Exhibit 6**.

5. Concurrency – Transportation

This plat is located within the Southwest Regional Transportation Concurrency Standard, which is subject to Road Impact fees, as defined in Section 5-182.1(a)(1)b) of Land Development Code. The proposed note amendment generates a decrease of 83 trips per PM peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	0	0
Non-Residential	465	382
TOTAL	465-382 = 83	
Difference	Decrease of 83 Trips per PM Peak Hour	

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	N/A	N/A
Plant name:	N/A	N/A
Design Capacity:	Well	Septic Tank
Annual Average Flow:	Well	Septic Tank
Estimated Project Flow:	Well	Septic Tank

The Town of Southwest Ranches does not operate potable water or sanitary utilities. As a result, the property is not currently served by municipal water and sewer. An agreement between the Town of Southwest Ranches and the adjacent City of Pembroke Pines was not resolved, therefore the developer must construct an onsite well and sanitary sewage treatment plant, see explanation letter from the Town of Southwest Ranches, **Exhibit 4**.

7. Impact Fee Payment

This plat is in the Southwest Standard District, which is subject to road impact fees. The road impact fees previously assessed for this plat were covered by a Master Road Impact Fee Agreement among Broward County, Bergeron Properties and Investments Inc., Big Sky Lake Corporation and Ronald M. Bergeron, Sr. The Security Lien Agreement recorded by instrument No. 106194235 was replaced by Resolution No. 2019-041 providing a security of \$321,717.00 for the construction and improvements of Northwest 202 Avenue.

All Road Impact Fees and administrative fees for additional trips associated with the industrial use will be calculated by the Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

8. Environmental Review

The plat note amendment application has been reviewed by Environmental Permitting Division. **Exhibit 7** provides recommendations to the developer regarding environmental permitting for the future development.

8. Historic Resources

This plat has been reviewed the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. See the attached Archaeological Comments, see **Exhibit 8**.

10. Aviation

The Broward County Aviation Department has no objections to this plat. However, the applicant is advised that any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Airport Zoning Ordinance. Based on the location, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Broward County review, please contact AirspaceReview@broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

11. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

12. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Southwest Standard District. This district meets the regional standard concurrency specified in Section 5-182.1(a)(1)b) of the Land Development Code.

2. This plat satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **September 20, 2023**.
2. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

DP