



PEMBROKE PINES  
CITY COMMISSION

Frank C. Ortis  
MAYOR  
fortis@ppines.com

Jay D. Schwartz  
VICE MAYOR - DISTRICT 2  
jschwartz@ppines.com

Thomas Good, Jr.  
DISTRICT 1  
tgood@ppines.com

Iris A. Siple  
DISTRICT 3  
isiple@ppines.com

Angelo Castillo  
DISTRICT 4  
acastillo@ppines.com

Charles F. Dodge  
CITY MANAGER  
cdodge@ppines.com

Planning and Economic  
Development Department  
954-392-2100

Charles F Dodge City Center  
601 City Center Way  
Pembroke Pines FL 33025  
www.ppines.com

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 202<sup>nd</sup> Avenue*, however, *SW 202<sup>nd</sup> 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



Resilient Environment Department

**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

e-COMMENTS for  
**Request to Amend the Plat Note**



TO: Review Agency University

PLAT NAME: Replat of portion of west Broward industrial park plat PLAT NO.: 069-MP-93

COMMENT DUE DATE: **June 13, 2022**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.

**Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdmdinfo@broward.org](mailto:pdmdinfo@broward.org).** Your cooperation is greatly appreciated!

\_\_\_\_\_ NO OBJECTION TO THE PLAT AS SUBMITTED.

\_\_\_\_\_ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

☒ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided below, please type/print your name, agency and phone number:*

COMMENTS:

Michael STAMM Jr.

Print Name

CITY OF PEMBROKE PINES

Agency

954-392-2100

Phone Number



WWW.SEPIINC.COM

**RALEIGH**

1 Glenwood Ave  
Suite 600  
Raleigh, NC 27603  
O: 919.789.9977  
F: 919.789.9591

**CHARLOTTE**

11020 David Taylor Dr  
Suite 300  
Charlotte, NC 28262  
O: 704.714.4880  
F: 704.714.4885

**WILMINGTON**

5030 New Centre Dr  
Suite B  
Wilmington, NC 28403  
O: 910.523.5715  
F: 910.523.5716

**CHARLESTON**

176 Croghan Spur Rd  
Suite 208  
Charleston, SC 29407  
O: 843.804.8486  
F: 843.203.9049

**BEAUFORT**

2015 Boundary St  
Suite 233  
Beaufort, SC 29902  
O: 843.929.6854

**PALMETTO**

503 8<sup>th</sup> St  
West Palmetto, FL  
34221  
O: 941.722.4562

**FORT LAUDERDALE**

3350 NW 53<sup>rd</sup> St  
Suite 101  
Fort Lauderdale, FL  
33309  
O: 954.475.3070

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 202<sup>nd</sup> Avenue, however, [2] SW 202<sup>nd</sup> 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" 202<sup>nd</sup> Avenue on the conceptual plan is a typo, and should read "SW" 202<sup>nd</sup> 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 202<sup>nd</sup> Avenue corridor. The east 40 feet are platted dedications. The existing SW 202<sup>nd</sup> Avenue improvements (which appear to be a street, not driveway, as evidenced by the SW 202<sup>nd</sup> 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 aeriels do not typically depict road easements. In summary, SW 202<sup>nd</sup> 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 202<sup>nd</sup> 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 202<sup>nd</sup> 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.

A handwritten signature in blue ink, appearing to read 'Jeff Katims', written over a light blue rectangular background.

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

