



Public Works Department  
**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**  
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

## MEMORANDUM

**DATE:** April 6, 2026

**TO:** Darby Delsalle, Director  
Housing and Urban Planning Division

**FROM:** David (D.G.) McGuire, Manager  
Plat Section, Highway Construction and Engineering Division

Jason McKoy, Staff Engineer  
Capital Programs Division, Broward County Transportation  
Department

**SUBJECT:** Delegation Request: Modify Conditions of Plat Approval  
(Delete Conditions of Approval)  
REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL  
PARK, (069-MP-93)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat.

On December 13, 2005 (Item No. 66), the Board of County Commissioners approved a Note Amendment to the REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL PARK (OR BK 157, Page 39), subject to certain conditions to ensure the protection of public health and safety. Six (6) Secure and Construct roadway improvements were included as a part of that approval.

On June 23, 2006, CCA Properties of America, LLC (now known as CoreCivic, Inc.) which owned the correctional facility/detention center property at the time, entered into a Security/Lien Agreement (OR BK 42278 Page 1365) with the County for Installation of Required Improvements and provided a Letter of Credit in the amount of \$321,717 to secure construction of the improvements.

On April 5, 2016, the Town of Southwest Ranches (Town) purchased the property from CoreCivic, Inc. and assumed the obligations for the project including the construction of the roadway improvements.

Delegation Request: Modify Conditions (NVAL)  
POMPANO INDUSTRIAL PARK THIRD ADDITION (069-MP-93)  
Page 2 of 2

---

On August 27, 2020, the Town entered into an improvement agreement (Instrument Number 116686069) with the County to provide for the construction, funding, and security via Resolution of the required roadway improvements.

The site was not constructed as previously contemplated. As such, the applicant has requested modifications to the access requirements and as listed below:

**ROADWAY IMPROVEMENTS (Provide Security for and Construct)**

3. Two (2) lanes on Southwest 202 Avenue from the site south to Sheridan Street.

**\*\*\* Requested for Deletion. \*\*\***

4. Pavement based on a 100-foot diameter on the cul-de-sac at the northern terminus of Southwest 202 Avenue.

**\*\*\* Requested for Deletion. \*\*\***

**TURN LANE IMPROVEMENTS (Provide Security for and Construct)**

5. A westbound right turn lane on Sheridan Street at Southwest 202 Avenue with 150 feet of storage and 100 feet of transition.

6. An eastbound left turn lane on Sheridan Street at Southwest 202 Avenue with 200 feet of storage and 100 feet of transition.

7. A southbound left turn lane on Southwest 202 Avenue at Sheridan Street with 200 feet of storage and 100 feet of transition.

**\*\*\* Requested for Deletion. \*\*\***

**SIDEWALK REQUIREMENTS (Provide Security for and Construct)**

8. Construct a sidewalk along Southwest 202 Avenue from the site driveway to Sheridan Street.

**\*\*\* Requested for Deletion. \*\*\***

As a result of our review, staff determined that deletion of the specific requirements noted will not impact the safe and adequate access between the adjoining Trafficway and plat and complies with the adequacy standards of the Broward County Land Development Code. Staff recommends DELETION of Conditions 3,4,7, and 8.

**STAFF COMMENT**

- IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS**
- 1 As previously noted, this request is to release certain obligations related to the development of subject plat. At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in OR BK 42278 Page 1365; and posted security in the amount of \$321,717 for construction of certain improvements. The property was not developed as anticipated under the Note Amendment and some of the improvements have not been completed. Those improvements not completed and as noted above are no longer necessary. Approval of this delegation request shall include board authorization for Highway Construction and Engineering Division staff to process a release of a portion of the previous Agreement and security. All other conditions shall remain.  
dgm