



Public Works and Environmental Services Department

**HOUSING AND URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR MODIFICATIONS TO CONDITIONS OF PLAT APPROVAL**

Project Description			
Plat Name:	Replat of Portion of West Broward Industrial Park	Application Number:	069-MP-93
Application Type:	Modifications of Plat Approval	Legistar Number:	26-461
Owner/Applicant:	Town of Southwest Ranches	Commission District:	1
Authorized Agent:	Greenberg Traurig, P.A.	Section/Twn./Range:	02/51/39
Location:	West side of Southwest 196 Avenue, between Stirling Road and Sheridan Street	Folio Number (s):	5139-02-04-0510
Municipality:	Town of Southwest Ranches	Platted Area:	171 acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
Meeting Date:	May 26, 2026		

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

The Application and narrative are attached **(Exhibit 3)**. The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Plat 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:	116686069
Existing Plat Approval Conditions:	<p>The Installation Improvement Agreement recorded in 2020 required the following improvement requirements.</p> <ol style="list-style-type: none"> <li>1. Two lanes on Southwest 202 Avenue from the site south to Sheridan Street.</li> <li>2. Pavement based on a 100-foot diameter on the Cul de sac at the Northern terminus of Southwest 202 Avenue.</li> <li>3. A westbound right turn lane on Sheridan Street at Southwest 202 Avenue with 150 feet of storage# and 100 feet of transition.</li> <li>4. An eastbound left turn on Sheridan Street at Southwest 202 Avenue with 200 feet of storage# and 100 feet of transition.</li> <li>5. A southbound left turn lane on Southwest 202 Avenue at Sheridan Street with 200 feet storage# and 100 feet of transition.</li> </ol>		

	<p style="text-align: center;">6. Construct a sidewalk along Southwest 202 Avenue from the site driveway to Sheridan Street.</p> <p style="text-align: center;">7. Installation of pavement markings and signs.</p>
Modification Request:	Delete conditions 1, 2, 5, and 6 listed above and release of any associated security, the remaining conditions have been constructed or are to be completed.

**1. Request to Modify Conditions**

On June 23, 2006, CCA Properties of America, LLA entered into a Security/Lien Agreement for the Installation of Required Improvements (the “2006 Improvement Agreement” – Instrument # 106194235) related to future development of Lot 60, 61, 62, and the Vacated Right -Of-Way of Sylvan Pass of the Replat of Portion of West Broward Industrial Park plat. In 2016, the Town of Southwest Ranches purchased the property and assumed the obligations of the 2006 Improvement Agreement.

In 2020, the Town of Southwest Ranches entered into a new Installation of Required Improvement Agreement (the “2020 Improvement Agreement” – Instrument #1166886069) with the required improvements listed above.

As of January 28, 2025, the original 2006 Improvement Agreement and subsequent modifications have been terminated as recorded in the Broward County Official Records, Instrument Number 120019681.

This site and surrounding areas were not developed as previously contemplated; therefore, certain requirements are no longer necessary. The applicant is requesting the deletion of certain improvement requirements and release of associated security.

**2. Access**

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum, (**Exhibit 4**).

**3. Adjacent Municipality**

The City of Pembroke Pines was notified of this application and did not provide a response.

**4. Municipal Review**

The Town of Southwest Ranches have submitted a narrative dated March 9, 2026, supporting the modifications.

**RECOMMENDATIONS**

Staff recommends that the Board authorize the Mayor to sign an order approving this agenda item.

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 results in a violation of state or federal law.

[CLD]