



Application Number 069-MP-93

Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

Application to Change or Waive Requirements of the Broward County Land Development Code

<p>This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance. This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. Please select the applicable change or waiver requested:</p>	
<p>ROADWAY RELATED</p> <p><input type="checkbox"/> Non-Vehicular Access Lines</p> <p><input checked="" type="checkbox"/> Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)</p> <p><input type="checkbox"/> Right-of-Way Dedications</p> <p><input type="checkbox"/> Sidewalks and Paved Access</p> <p><input type="checkbox"/> Design Criteria</p>	<p>NON-ROADWAY RELATED</p> <p><input type="checkbox"/> Design Criteria</p> <p><input type="checkbox"/> Waste Water Disposal/Source of Potable Water</p> <p><input type="checkbox"/> Fire Protection</p> <p><input type="checkbox"/> Parks and/or School Dedications</p> <p><input type="checkbox"/> Impact/Concurrency Fee(s)</p> <p><input type="checkbox"/> Environmental Impact Report</p> <p><input type="checkbox"/> Other Changes</p>

Project Information			
<small>Plat/Site Plan Name</small> Replat of Portion of West Broward Industrial Park			
<small>Plat/Site Number</small> 069-MP-93	<small>Plat Book - Page (if recorded)</small> Plat Book 157, Page 39		
<small>Owner/Petitioner Name</small> Town of Southwest Ranches			
<small>Address</small> 201 East Las Olas Blvd., Suite 1900	<small>City</small> Fort Lauderdale	<small>State</small> FL	<small>Zip</small> 33301
<small>Phone</small> 954.343.7469	<small>Email</small> rmuniz@southwestranches.org		
<small>Agent for Owner/Petitioner</small> Greenberg Traurig, P.A.	<small>Contact Person</small> Dan Nahon		
<small>Agent Address</small> 333 SE 2nd Avenue #4400	<small>City</small> Miami	<small>State</small> FL	<small>Zip</small> 33131
<small>Agent Phone</small> 305.579.0641	<small>Agent Email</small> dan.nahon@gtlaw.com		
<small>Folio(s)</small> 513902040510			

Location <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> East <small>north side/corner north</small> </div> <div style="text-align: center;"> <small>side of</small> 202 Avenue <small>street name</small> </div> <div style="text-align: center;"> <small>at/between/and</small> Sheridan Street <small>street name / side/corner</small> </div> <div style="text-align: center;"> <small>and/of</small> Sterling Road <small>street name</small> </div> </div>
Proposed Changes Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).
Staff Recommendation No(s).
Land Development Code citation(s)
Have you contacted anyone in County Government regarding this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate name(s), department and date Jennifer Lu-Chong, AICP, and D.G. McGuire, BCHED - February 27, 2026
Brief narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): Applicant is requesting the deletion of certain required improvements listed on Exhibit B to the Installation of Required Improvements Agreement recorded as Instrument No. 116686069. For further details, see attached cover letter.

REQUIRED DOCUMENTATION A pre-application meeting is required with the Housing and Urban Planning Division to discuss the request and the submittal requirements. To schedule a meeting, send an email to PDMDinfo@broward.org. Pre-application meetings are held every Wednesday and Fridays, between 2pm and 330pm, subject to availability. Submit one (1) original and one (1) digital copy of the documents listed below. <ol style="list-style-type: none"> 1. A pre-application meeting receipt. 2. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc. 3. Letter from the applicable municipality, dated within six (6) months of formally submitting the application, stating the city's position on this request. 4. Opinion of Title with a search date within thirty (30) days of formal submittal. 5. A copy of the approved or recorded plat. 6. A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. 7. Any other relevant documentation, as deemed necessary.
For ROADWAY RELATED changes or waivers, the following additional documents are required: <ol style="list-style-type: none"> 1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale. 2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale. 3. A valid Pre-Application letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

1/28/2026
Date

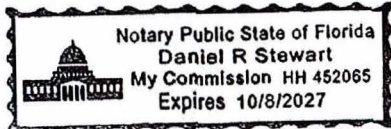
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 28th day of JANUARY, 2026, who is personally known to me | has produced _____ as identification.

DANIEL R STEWART
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

Change or Waive Requirements

Application Date 3/13/2026	Acceptance Date 3/23/2026	Fee \$1,731
Comments Due 4/6/2026	Report Due 4/16/2026	CC Meeting Date TBD
Adjacent City or Cities Pembroke Pines, BMSD		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Site Plans	<input type="checkbox"/> City Letter
<input type="checkbox"/> Other: Title work, approved plat, traffic analysis		
Distribute To <input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Traffic Engineering	<input type="checkbox"/> Mass Transit
<input type="checkbox"/> Other: N/A		
Comments		
Received By Christian Dumay		



Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628
(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Steve Breitkreuz, Mayor
Gary Jablonski, Vice Mayor
Jim Allbritton, Council Member
Bob Hartmann, Council Member
David S. Kuczanski, Council Member

Russell Muniz, Town Administrator
Keith M. Poliakoff, Town Attorney
Emil Lopez, CPM, MAcc, Town Financial Administrator

March 9, 2026

Darby Delsalle, AICP, Director
Housing and Urban Planning Division
Broward County
1 N. University Drive, Box 102
Plantation, FL 33324

Re: Application to Change or Waive Requirements of the Broward County Land Development Code – Lots 60, 61 and 62, Replat of Portion of West Broward Industrial Park (PB 157, Page 39; Plat Number 069-MP-93)

Dear Jennifer:

Enclosed for your review is the application package for the proposed modification of the *Installation of Required Improvements Agreement*, recorded as Instrument No. 116686069 in the Official Records of Broward County (the **“2020 Improvement Agreement”**), for the FRP Southwest Ranches Industrial Site located at Lots 60, 61, and 62 of the Replat of Portion of West Broward Industrial Park, Plat Number 069-MP-93 (Folio Nos. 513902040510, 513902040500, and 513902040490) (the **“Property”**).

This request is submitted pursuant to the **Application to Change or Waive Requirements of the Broward County Land Development Code**, executed by the Town Manager for the Town of Southwest Ranches (the **“Town”**). Specifically, we seek modification of the 2020 Improvement Agreement to remove the following required improvements listed on Exhibit B thereto:

1. Two lanes on Southwest 202 Avenue from the site south to Sheridan Street.
2. Pavement based on a 100-foot diameter on the cul de sac at the northern terminus of Southwest 202 Avenue.
3. A southbound left turn lane on Southwest 202 Avenue at Sheridan Street with 200 feet of storage and 100 feet of transition.
4. Construct a sidewalk along Southwest 202 Avenue from the site driveway to Sheridan Street.

Improvements 1, 3 and 4, above should be deleted, as the existing roadway is not within the Southwest 202 right-of-way, per the 1976 Broward Correctional Institutional Plat (Plat Book 90, Page 12). When the South Florida Distribution Center was developed by Core5 Industrial Partners (**“Summit”**), the approvals and permits for that project included

construction of this private roadway. The As-Built Plans on file with the County reflect that the roadway was reviewed and permitted by both Broward County and the City of Pembroke Pines; however, the roadway and the property are located within the jurisdictional limits of the City of Pembroke Pines, not Broward County.

Improvement 2, above, should be deleted, as this improvement is no longer feasible or necessary given the Property's current use. The cul-de-sac requirement was drafted twenty years ago, in 2006, in connection with the previously contemplated detention center to be developed by CCA Properties of America, LLC ("**CoreCivic**"). That parcel is now owned by the State of Florida, and it has been developed in a manner that makes construction of a cul-de-sac prohibitively disruptive, as it would require the removal of the State's parking lot and significant heritage trees. Further, the cul-de-sac is no longer necessary, as the Property's developer, FRP Development Corporation, intends to use the property for an industrial warehouse, a use which does not require a cul-de-sac. Further, access to the warehouse has already been contemplated by the *Roadway and Utility Agreement* with the owner of the neighboring parcel, SFDC Owners' Association. A copy of the Roadway and Utility Agreement is attached hereto as Item 4.

Still further, the expected traffic patterns have been forecasted by Lisa S. Bernstein, P.E. in the attached *Traffic Statement – Trip Generation and Synchro Analysis*. Ms. Bernstein's study shows that the assumptions underlying the original traffic impacts are no longer valid given the significant change in the Property's intended use from a large-scale detention center to a simple industrial use, which generates far less traffic than a detention center and is consistent with surrounding development on the same roadway.

The road improvements listed on Exhibit B of the 2020 Improvements Agreement (the "**Required Improvements**") originate from a June 23, 2006 agreement, when CoreCivic, then owner of the Property, entered into a *Security/Lien Agreement for the Installation of Required Improvements* (the "**2006 Improvements Agreement**").¹ The Town purchased the Property from CoreCivic in 2016 and assumed the obligations of the 2006 Improvements Agreement. In 2020, the Town recorded the 2020 Improvement Agreement now at issue, as a modification of the 2006 Improvements Agreement. It appears the focus of the amendment to the 2006 Improvements Agreement was on the financial surety, since no adjustments to the Required Improvements were made. Now, twenty years later from the original agreement, most of the Required Improvements are outdated or no longer applicable.

The following are the required improvements that would remain in the modified 2020 Improvement Agreement:

1. A westbound right turn lane on Sheridan Street at Southwest 202 Avenue with 150 feet of storage and 100 feet of transition.
2. An eastbound left turn lane on Sheridan Street at Southwest 202 Avenue with 200 feet of storage and 100 feet of transition.
3. Installation of pavement markings and signs.

The westbound right turn lane and eastbound left turn lane on Sheridan Street have been completed, with evidence of completion shown on the *Annotated Exhibit B to the 2020 Required*

¹ Dated June 23, 2006, and recorded in Broward County Official Records Book 42278, Page 1365.

Improvements Agreement, included in this submission. Improvement 3, regarding the installation of pavement markings and signs, will remain after the requested modification of the agreement. The current pavement markings and signage at the corner of Sheridan Street and Southwest 202 Avenue will be modified.

This cover letter satisfies Items 1 and 2 under “Required Documentation” on page 2 of the application. All remaining required documentation is enclosed in the submission package:

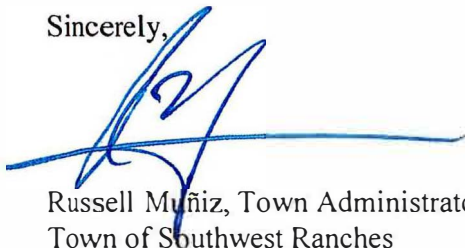
1. Executed Application Form
2. Pre-Application Conference Receipt
3. Executed Agent Affidavit
4. Annotated Exhibit B to the 2020 Required Improvements Agreement
5. Roadway and Utility Agreement with SFDC Owners’ Association
6. Traffic Statement and Synchro Analysis, prepared by Lisa S. Bernstein, P.E.
7. 2020 Installation of Required Improvements Agreement
8. Opinion of Title
9. Site Plan for the FRP Southwest Ranches Industrial Site
10. Access Road Exhibit for the FRP Southwest Ranches Industrial Site
11. Replat of Portion of West Broward Industrial Park, recorded in Plat Book 157, Page 39, as modified by Instrument No. 119109542
12. Application fee (\$1,731.00)

Please note that the following documentation requirements from page 2 of the application have been intentionally omitted, as they are not applicable to this request:

- A valid pre-application approval letter from the Florida Department of Transportation: *Not applicable, as the roadway does not abut a State Road.*
- Signed and sealed drawings illustrating proposed changes: *Not applicable, as we are requesting deletion of a previously proposed improvement, not approval of new construction removal.*

Given the limited scope of this request and the supporting data provided, we respectfully ask that the County expedite its review and approval of the application. Please don’t hesitate to let us know if any additional information, clarification, or documentation is needed to facilitate your review. We appreciate your attention to this matter and look forward to your response.

Sincerely,



Russell Muñiz, Town Administrator
Town of Southwest Ranches

Enclosures as noted.