

**RESOLUTION NO. 2025-004**

**A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING SITE PLAN APPLICATION NO. SP-86-24 BY ALTMAN LOGISTICS PROPERTIES, LLC F/K/A BBX LOGISTICS PROPERTIES, LLC FOR APPROXIMATELY 335,000 SQUARE FEET OF WAREHOUSE ON THE PARCEL GENERALLY KNOWN AS THE CCA PROPERTY, INCLUSIVE OF ALL OR PARTS OF LOTS 60, 61 AND 62 OF THE REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL PARK; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Altman Logistics Properties, LLC F/K/A BBX Logistics Properties, LLC ("Petitioner") has submitted Site Plan Application No. SP-86-24 for a 335,617 square-foot warehouse building on the parcel generally known as the "CCA Property" (the "Property"), legally described in Exhibit "A" to this Resolution; and

**WHEREAS**, the Petitioner is under contract to purchase the Property from the Town of Southwest Ranches ("Town"); and

**WHEREAS**, the Property is zoned Manufacturing and Industrial District ("M District"); and

**WHEREAS**, the M District allows warehouse and distribution centers by right; and

**WHEREAS**, the Property is platted with a restrictive plat note that allows up to 530,600 square feet of industrial use; and

**WHEREAS**, the Town Council of the Town of Southwest Ranches, Florida ("Town Council") finds that the proposed site plan will comply with the requirements of the Town's Unified Land Development Code ("ULDC") upon implementation of the conditions set forth herein.

**NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1. Ratification.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

**Section 2. Approval of Site Plan.** That, upon reviewing the application, analysis of the Town Staff, testimony and the evidence submitted at a duly noticed public hearing held on October 24, 2024, the Town Council hereby approves Site Plan Application No. SP-86-23 for the Property as legally described in Exhibit "A" attached hereto and made a part hereof, in accordance with the following stipulated conditions:

1. The Town Administrator is authorized to administratively approve modifications to the approved site plan that the Administrator deems necessary and appropriate to comply with any ULDC or fire department access requirement, site photometrics, dumpster enclosure details, architectural details, signage, and/or other ULDC requirements, provided that no such modification increases the area, height or plot coverage of the building, nor overall site configuration.
2. Permits for construction of SW 202<sup>nd</sup> Avenue must be obtained from the applicable jurisdictions prior to issuance of a building permit for vertical construction. Construction of SW 202<sup>nd</sup> Avenue must be completed and accepted on final inspection by the respective permitting jurisdictions prior to issuance of a Certificate of Occupancy.
3. Prior to issuance of a building permit for vertical construction, an agreement with the City of Pembroke Pines must be executed and recorded for its provision of municipal potable water and sanitary sewer services to the Property or larger area of the Town that includes the Property.
4. The use of the Property shall be limited to storage and distribution warehouse.
5. Pursuant to the Town's Unified Land Development Code, the approved site plan shall control the construction of improvements on the Property, notwithstanding any provision in the Profit Participation Plan Agreement.

**Section 3. Effectuation of Resolution.** The Mayor, Town Administrator, and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED** by the Town Council of the Town of Southwest Ranches, Florida, this 24<sup>th</sup> day of October, 2024, on a motion by COUNCIL MEMBER HARTMANN and seconded by COUNCIL MEMBER JABLONSKI.

Breitkreuz YES  
Kuczenski YES  
Allbritton YES  
Hartmann YES  
Jablonski YES

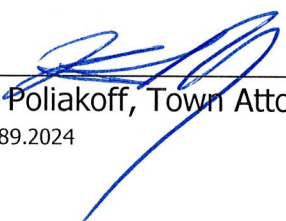
Ayes 5  
Nays 0  
Absent 0  
Abstaining 0

  
\_\_\_\_\_  
Steve Breitkreuz, Mayor

ATTEST:

  
\_\_\_\_\_  
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

  
\_\_\_\_\_  
Keith Poliakoff, Town Attorney  
1001.089.2024

## **Exhibit "A"**

### **Legal Description**

LOTS 60, 61, AND 62, AND THE VACATED RIGHT-OF-WAY OF SYLVAN PASS, OF REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE PROPERTY CONVEYED FOR ROAD EASEMENT BY WARRANTY DEED RECORDED ON APRIL 11, 2012 IN OFFICIAL RECORDS BOOK 48658, PAGE 890 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND

LESS AND EXCEPT THE PROPERTY CONVEYED FOR RIGHT OF WAY DEDICATION BY QUIT CLAIM DEED RECORDED ON APRIL 24, 2012 IN OFFICIAL RECORDS BOOK 48692, PAGE 1978, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA