



January 24, 2020

Amanda Martinez, Land Planner
Dunay, Miskel & Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432

Dear Ms. Martinez:

Re: Platting requirements for a parcel legally described as Lots 1-13, together with a portion of Parcel A, Block 10, "Cresthaven No. 8", according to the Plat thereof, as recorded in Plat Book 44, Page 8, of the Public Records of Broward County, Florida. This parcel is generally located between Federal Highway and Northeast 17 Avenue, and between Northeast 31 Street and Northeast 33 Street, in the City of Pompano Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on June 6, 1957.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Pompano Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality, or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Diego Munoz, Planner, at your convenience.

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Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBM

cc: Gregory P. Harrison, City Manager
City of Pompano Beach

David Recor, Director, Development Services
City of Pompano Beach



AAC

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12/07/21