



May 20, 2025

George Rembos
LT 20, LLC
790 East Broward Boulevard, Unit 2200
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Rembos:

Re: Platting requirements for a parcel generally described as a portion of the North 200 feet of the South 225 feet of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the north side of Northwest 16 Street, between Dixie Highway and Northwest 3 Avenue, 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 attached addition to an existing non-residential development on the above referenced parcel.

You have indicated that the current proposal is to construct an attached addition to an existing warehouse and remodel the interior space of the existing building. Information provided by you indicates that said existing warehouse consists of approximately 7,920 square feet, and the proposed attached addition is approximately 4,848 square feet.

Information acquired from the Broward County Property Appraiser's office indicates the square footage of the existing building is 8,174 square feet and was built prior to the effective date of the Broward County Land Use Plan (BCLUP) platting requirements (i.e. November 22, 1978).

Based on this information, Planning Council staff has determined that platting **would not be required** by Policy 2.13.1 of the BCLUP, since the proposed attached addition and interior renovation would not constitute a "principal building," pursuant to the *Administrative Rules Document: BrowardNext*, which states that a "principal building" does not include an attached addition to the existing building, which additions or cumulative additions are less than one hundred percent (100%) of the gross floor area of the original building to which the addition is to be attached. For the purpose of this guideline, "original building" means the total gross floor area devoted to the principal use on a parcel as of November 22, 1978. Conversely, if a principal building is constructed on the subject site, platting would be required by Policy 2.13.1.

DRC

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301

954.357.6695 • Broward.org/PlanningCouncil

PZ25-12000014

07/02/2025

George Rembos

May 20, 2025

Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. 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 State or local vehicular access provisions, 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 BCLUP, including concurrency requirements.

If you have any additional questions regarding the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

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

David Recor, Director, Development Services
City of Pompano Beach



DRC

PZ25-12000014

07/02/2025