



June 1, 2021

Andrew J. Schein, Esquire
Lochrie & Chakas, P.A.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Schein:

Re: Platting requirements for a parcel legally described as Parcels A, B and C, "John Knox Village Amended," according to the Plat thereof, as recorded in Plat Book 179, Page 186, of the Public Records of Broward County, Florida; together with a portion of Government Lot 7, Section 2, Township 49 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located between Southwest 3 Street and Southwest 6 Court and between South Dixie Highway and Interstate 95, in the City of Pompano Beach.

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

You have indicated that the current proposal is to create a master plan for the future redevelopment of the referenced property, which will include multi-family residential, office and commercial uses located within the "John Knox Village Amended" plat, and that construction of a "principal building" on the unplatted land is not contemplated.

Regarding the portion of the proposed development located within the "John Knox Village Amended" plat, 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 August 5, 2011. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting.

Regarding the unplatted portion of the proposed development (i.e. a portion of Government Lot 7), Planning Council staff has determined that platting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan, since you have indicated that the proposed development would not include the construction of a "principal building" on this portion of the subject parcel.

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Conversely, Planning Council staff notes that platting **would be required** by Policy 2.13.1 of the Broward County Land Use Plan, if any portion of a proposed principal building is constructed on this portion of the subject site. Planning Council staff notes that although the unplatted portion of the subject parcel is a minority, the entire development parcel is greater than ten (10) acres (approximately 69.7 acres) and does not meet any additional platting exemptions.

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 plat note modifications, 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 regarding the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME

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

David Recor, Director, Development Services
City of Pompano Beach

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