



July 1, 2025

Christina Bilenki, Esquire
Miskel Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432

Via Email Only

Dear Ms. Bilenki:

Re: Platting requirements for a parcel generally described as a portion of the West ½ of the West ½ of the West ½ lying South of Government Lot 5, Section 2, Township 49 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the east side of Andrews Avenue/Southwest 12 Avenue, between Southwest 8 Street and Southwest 13 Court, in the City of Pompano Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's (BCLUP) platting requirements for the proposed landscaping and parking lot to serve the existing industrial building on the above referenced parcel.

Planning Council staff has determined that platting **would not be required** by Policy 2.13.1 of the BCLUP, since the proposed landscaping and parking improvements would not constitute a "principal building," pursuant to the guidelines of the *Administrative Rules Document: BrowardNext*.

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 concerning the BCLUP's platting requirements, please contact Alicia Joseph at your convenience.

PZ25-12000010
10/01/2025
Christina Bilenki
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Respectfully,

A handwritten signature in blue ink, appearing to read 'BBB', is positioned above the printed name of the sender.

Barbara Blake Boy
Executive Director

BBB:ACJ

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

David Recor, Director, Development Services
City of Pompano Beach

