

January 4, 2024

Paola A. West, AICP, ISA-CA, Principal
PlanW3st, LLC
10152 Indiantown Road, Unit 159
Jupiter, Florida 33478

Via Email Only

Dear Ms. West:

Re: Platting requirements for a parcel legally described as all of Lot 3, "A Resubdivision of Warrington," according to the Plat thereof, as recorded in Plat Book 16, Page 34, of the Public Records of Broward County, Florida; together with Lots 13 and 14, Block 3, "Warrington," according to the Plat thereof, as recorded in Plat Book 14, Page 20.5, of the Public Records of Broward County, Florida. This parcel is generally located on the east side of Northwest 4 Avenue, between Northwest 10 Street and Northwest 11 Street, 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 residential 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 (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement. This interpretation is based on our understanding that construction of the proposed twelve (12) single-family homes will be conducted under a unified development plan, and that the subject parcel **will not** be subdivided prior to the completion of the construction of the single-family homes.

As per the criteria of Policy 2.13.1, platting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 1.9 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Further, if a unified development plan is not feasible, Planning Council staff notes that replatting would be required by Policy 2.13.1 of the BCLUP for the proposed construction of the twelve (12) single-family dwelling units. However, replatting would not be required for the construction of up to two (2) single-family dwelling units, so long as this exemption has not been utilized for property under the same ownership, within 500 feet of property exempted within the past twelve (12) months.

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

David Recor, Director, Development Services
City of Pompano Beach

