



March 20, 2020

Leopoldo Bellon, AIA, Principal
Bellon Architecture, Inc.
12930 Southwest 128 Street, Suite 203
Miami, Florida 33186

Dear Mr. Bellon:

Re: Platting requirements for a parcel legally described as Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A and 4B, Block 1, "Annie Laurie Courts," according to the Plat thereof, as recorded in Plat Book 72, Page 13, of the Public Records of Broward County, Florida. This parcel is generally located on the northeast corner of Northwest 8 Street and Northwest 9 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 multi-family 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. 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 December 14, 1970.

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 Leny Huaman, Planner, at your convenience.

Leopoldo Bellon

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Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

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

David Recor, Director, Development Services
City of Pompano Beach



DRC

PZ21-12000005
7/7/2021