

November 6, 2023

Jose Gomez  
Logica Real Estate Investments  
8180 Northwest 36 Street, Suite 409  
Doral, Florida 33166

*Via Email Only*

Dear Mr. Gomez:

Re: Platting requirements for a parcel generally described as a portion of unplatted land in Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida; together with all of Parcel A, "Raysor Plat," according to the Plat thereof, as recorded in Plat Book 109, Page 33, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Northwest 6 Street between Northwest 3 Avenue and Northwest 4 Avenue, 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 a proposed mixed-use development on the above referenced parcel.

Regarding the unplatted portion of the proposed development located within "Section 35, Township 48 South, Range 42 East" Planning Council staff has determined that platting **would be required** by Policy 2.13.1 of the BCLUP for the proposed development, if any portion of the proposed principal buildings are to be located on this portion of the subject parcel.

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 0.52 acres), but it does not meet the specifically delineated requirement. A lot or parcel which has been specially delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. The description of "a portion of unplatted land in Section 35, Township 48 South, Range 42 East" is an example of a parcel which is not specifically delineated.

Regarding the portion of the proposed development located within "Raysor Plat," Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the BCLUP, subject to compliance with any applicable Broward County Trafficways Plan requirement. 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 May 14, 1981. 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. The City of Pompano Beach's platting requirements should be investigated.

According to Article 4.5(A)(2) of the *Administrative Rules Document: BrowardNext*, compliance with the Broward County Trafficways Plan is required for all proposed development, but parcels that have been platted subsequent to June 4, 1953, are excepted and are subject to BCLUP Policy 2.17.6, which states:

In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, regarding the platting process and/or to inquire about whether additional County review, such as a plat note modification, may be required.

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 Dawn Teetsel at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:DBT

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

David Recor, Director, Development Services  
City of Pompano Beach

