



July 23, 2019

Mike Vonder Meulen, AICP, Director of Planning
Keith
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Dear Mr. Vonder Meulen:

Re: Platting requirements for a parcel legally described as Lots 6-13, "Pompano Beach Blount Bros. Realty Co.'s Subdivision," according to the Plat thereof, as recorded in Plat Book 2, Page 43, of the Public Records of Broward County, Florida, together with adjacent unplatted lands in Section 5, Township 49 South, Range 43 East, less dedicated right-of-way. This parcel is generally located on the north side of Southeast 4 Street, between State Road A1A and Briny Avenue, in the City Pompano Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use 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 for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family 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. 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.

Mike Vonder Meulen

July 23, 2019

Page Two

The subject parcel is less than 10 acres (approximately 1.35 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.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 6-13) is combined with unplatted lands (i.e. a portion of Section 5, Township 49 South, Range 43 East), Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

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 Diego Munoz, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBM

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

David Recor, Director, Development Services
City of Pompano Beach



DRC

PZ21-12000043

2/2/2022