



March 16, 2022

Adam Adache, Managing Partner
Cavache Properties
2125 East Atlantic Boulevard
Pompano Beach, Florida 33062

Via Email Only

Dear Mr. Adache:

Re: Platting requirements for a parcel legally described as the West ½ of Lot 2 and all of Lots 3-10, Block 2, Lots 1-10, Block 3 and Lots 1-5, Block 6, together with the 14 foot vacated alley bifurcating Block 3, "Campbell and Saxon Addition Pompano, Fla.," according to the Plat thereof, as recorded in Plat Book 1, Page 125, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida; together with Lots 16-17, Block 1 and Lots 1-3 and 19-21, Block 2, together with the 14 foot vacated alley between said Lots in Block 2, "Smoaks Addition to Pompano," according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida; less portions of said Lots for right-of-way purposes. This parcel is generally located on the west side of Northeast 3 Avenue, between Northeast 1 Street and Northeast 4 Street, 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 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 unified residential development, unless 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.

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The subject parcel is less than 10 acres (approximately 5.3 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. It is further noted that lands dedicated for right-of-way purposes do not negatively impact the determination of whether or not a subject property meets the specifically delineated requirement.

Planning Council staff notes that when a specifically delineated parcel (i.e. all of Lots 3-10, Block 2, Lots 1-10, Block 3, Lots 1-5, Block 6, Lots 16-17, Block 1 and Lots 1-3 and 19-21, Block 2) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. West ½ of Lot 2, Block 2) or vacated rights-of-way (i.e. the adjacent 14 foot vacated alleys), Policy 2.13.1 of the Broward County Land Use Plan does not require platting 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 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 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 Leny Huaman at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

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

David Recor, Director, Development Services
City of Pompano Beach



DRC

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