



December 28, 2021

Melissa Sullam, Agent
Property Outlaws, LLC
1201 Federal Highway, #4345
Fort Lauderdale, Florida 33305

Via Email Only

Dear Ms. Sullam:

Re: Platting requirements for a parcel legally described as Lots 105-106, "Country Club Isles Replat," according to the Plat thereof, as recorded in Plat Book 54, Page 38, of the Public Records of Broward County, Florida. This parcel is generally located on the southwest corner of Northeast 14 Street Causeway and Northeast 27 Way, 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 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 June 8, 1961. 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.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, 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 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 Christina Evans, Planner, at your convenience.

Melissa Sullam
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Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME

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

David Recor, Director, Development Services
City of Pompano Beach



DRC

PZ21-12000034
3/2/2022