



February 18, 2021

Matthew Giani, P.E., Project Manager  
Shah, Drotos and Associates, P.A.  
3410 North Andrews Avenue Extension  
Pompano Beach, Florida 33064

*Via Email Only*

Dear Mr. Giani:

Re: Platting requirements for a parcel generally described as the South 180 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying east of the Intracoastal Waterway, less the East 25 feet and the South 50 feet thereof for right-of-way purposes, in Section 31, Township 48 South, Range 43 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the north side of Atlantic Boulevard, between North Riverside Drive and the Intracoastal Waterway, 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 non-residential development on the above referenced parcel.

Information provided by you indicates that the parcel currently contains two (2) non-residential buildings consisting of a total of 14,134 square feet (2,460 square feet in existing Building 1 and 11,674 square feet in existing Building 2). You have also indicated that the current proposal is to construct an attached addition of 3,221 square feet onto Building 1, which will increase the overall development to 17,355 square feet.

Information acquired from the Broward County Property Appraiser's (BCPA) office indicates the information you provided is generally accurate, and that the square footage for each existing building was built prior to the effective date of the Broward County Land Use Plan platting requirements (i.e., November 22, 1978). Further, it is Planning Council staff's understanding that the two (2) existing buildings were simultaneously constructed on one (1) parcel as a unified development by one (1) property owner. The parcel boundaries remain the same as they existed at the time of the construction of the original buildings in 1962 and continue to remain under one (1) ownership.

Based on this information, Planning Council staff has determined that platting **would not be required** by the Broward County Land Use Plan, since the proposed attached addition would not constitute a "principal building," pursuant to the guidelines of the *Administrative Rules Document: BrowardNext*, which states that a "principal building" does not include an attached addition to the existing building which additions or cumulative additions are less than one hundred (100%) of the gross floor area of the original building to which the addition is to be attached. For the purpose of this guideline, "original building" means the total gross floor area devoted to the principal use on a parcel as of November 22, 1978.

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**This platting interpretation is based on the understanding and condition that the City of Pompano Beach is in concurrence with the same.**

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.

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**

**PZ20-12000051**  
**3/17/21**