



November 17, 2020

Giovanni Campusano  
Barranco Gonzalez Architecture  
1915 Southeast 4 Avenue  
Fort Lauderdale, Florida 33316

*Via Email Only*

Dear Mr. Campusano:

Re: Platting requirements for a parcel legally described as Tract A, "Southern Sanitation, Southeast," according to the Plat thereof, as recorded in Plat Book 134, Page 35, of the Public Records of Broward County, Florida, together with the West ½ of vacated Northwest 12 Avenue. This parcel is generally located on the northwest corner of Atlantic Boulevard and Northwest 12 Avenue, 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 non-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 May 13, 1988.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, 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 concerning the Broward County Land Use Plan's platting requirements, please contact Leroy Gammon, Planner, at your convenience.

**DRC**

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Respectfully,

A handwritten signature in blue ink, appearing to read 'BBB', with a stylized flourish at the end.

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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**12/16/2020**