

BROWARD COUNTY
Planning Council



October 29, 2020

Bryan Lutz, Senior Project Manager
FSMY Architects + Planners
888 South Andrews Avenue, Suite 300
Fort Lauderdale, Florida 33316

Via Email Only

Dear Mr. Lutz:

Re: Platting requirements for a parcel legally described as Parcel A, "744 Plat," according to the Plat thereof, as recorded in Plat Book 178, Page 37, of the Public Records of Broward County, Florida; together with a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 48 South, Range 43 East. This parcel is generally located on the southeast corner of Federal Highway and Northeast 8 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 non-residential development on the above referenced parcel.

Regarding the portion of the proposed development located within the "744 Plat," 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 does 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 October 16, 2008.

Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. Parcel A, "744 Plat") is combined with unplatted lands (i.e. a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 48 South, Range 43 East), Policy 2.13.1 of the Broward County Land Use Plan **would not require platting** of the unplatted portion if the post-1953 portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case, the post-1953 portion constitutes a majority of the enlarged parcel and the development parcel is less than 10 acres total (3.23 acres).

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.

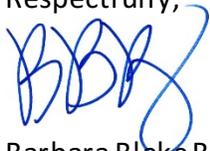
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The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development 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 Christina Evans, Planner, at your convenience.

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

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