

AAC

PZ21-12000031
06/04/2024



February 3, 2022

Thuy Turner, AICP
Turner Planning Solutions, LLC
62 Wimbledon Lake Drive
Plantation, Florida 33324

Via Email Only

Dear Ms. Turner:

Re: Platting requirements for a parcel legally described as Parcel A, "NW 27th Avenue Plat," according to the Plat thereof, as recorded in Plat Book 178, Page 99, of the Public Records of Broward County, Florida, together with a portion of the Southeast $\frac{1}{4}$ of Section 33, Township 48 South, Range 42 East. This parcel is generally located on the east side of Northwest 27 Avenue, between Atlantic Boulevard and Northwest 2 Street, 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.

Regarding the portion of the proposed development located within the "NW 27th Avenue 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 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 February 11, 2009. 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.

Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. NW 27th Avenue Plat) is combined with unplatted lands (i.e. a portion of the Southeast $\frac{1}{4}$ of Section 33, Township 48 South, Range 42 East), Policy 2.13.1 of the Broward County Land Use Plan **would not require platting** 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 (1.81 acres) and the development parcel is less than 10 acres total (2.67 acres).

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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. 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 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 concerning the Broward County Land Use Plan's platting requirements, please contact Julie M. Bernal, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

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

David Recor, Director, Development Services
City of Pompano Beach

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