



September 5, 2023

Paola A. West, AICP, ISA-CA, Principal
PlanW3st, LLC
10152 Indiantown Road, Unit 159
Jupiter, Florida 33478

Via Email Only

Dear Ms. West:

Re: Platting requirements for a parcel generally described as the West 200 feet of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 48 South, Range 43 East, said lands situate, lying and being in Broward County, Florida; together with the South 15 feet of Lot 13, Block 5, "Collier Manor First Addition," according to the Plat thereof, as recorded in Plat Book 35, Page 28 of the Public Records of Broward County, Florida. This parcel is generally located at the terminus of Northeast 26 Street, between Federal Highway/U.S. 1 and Northeast 16 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.

You have indicated that the current proposal is to construct a passive park including a plaza, stage and play area with shade structures, gazebo, benches, walkways, parking and landscaping.

Planning Council staff has determined that (re)platting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP), since the proposed improvements 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 a building which is an accessory use to property devoted solely to a recreational principal use.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. 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 BCLUP, including concurrency requirements.

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If you have any additional questions concerning the BCLUP's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

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

David Recor, Director, Development Services
City of Pompano Beach



AAC

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