



August 17, 2020

Lynn Zolezzi, AICP
10833 Paperbark Place
Boynton Beach, Florida 33437

Dear Ms. Zolezzi:

Re: Platting requirements for a parcel generally described as the South 100 feet of the North 2,035 feet of the East 248 feet of that part of the West ½ of the West ½ of the West ½ lying South of Government Lot 5, Section 2, Township 49 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the east side of Andrews Avenue/Southwest 12 Avenue, between Southwest 8 Street and Southwest 13 Court, 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 referenced property was previously improved with a 14,000 square foot building which was destroyed by a fire and subsequently demolished. You have also indicated that the current proposal is to replace the original building with a new 6,000 square foot building within the same general footprint.

Records obtained from the Broward County Property Appraiser's Office indicate that the original principal building consisted of approximately 15,315 square feet, which was built prior to the effective date of the Broward County Land Use Plan's platting requirements (i.e., November 22, 1978). Therefore, based on the information you provided, Planning Council staff has determined that platting **would not be required** to construct a new principal building provided that such a building is limited to no more than 15,315 square feet, located within the same general footprint and utilized for the same general use as the previous principal building.

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.

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.

Lynn Zolezzi
August 17, 2020
Page Two

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully,

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

Barbara Blake Boy
Executive Director

BBBLRH

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

David Recor, Director, Development Services
City of Pompano Beach

