



April 1, 2025

Edwin Muller, AICP, CNU-A, CS
4211 N FED, LLC
6001 Broken Sound Parkway NW
Boca Raton, Florida 33487

Via Email Only

Dear Mr. Muller:

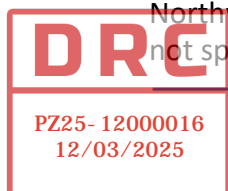
Re: Platting requirements for a parcel generally described as a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 48 South, Range 43 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the west side of Federal Highway/U.S. 1, between Northeast 41 Street and Northeast 48 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 multi-family residential development on the above referenced parcel.

Planning Council staff has determined that **platting would be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). As per the criteria of Policy 2.13.1, platting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 2.7 acres) but it **does not** meet the specifically delineated requirement, or any other platting exceptions. A lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. The description of "a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 48 South, Range 43 East" is an example of a parcel which is not specifically delineated.





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It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, regarding the platting process.

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.

If you have any additional questions regarding the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:HHA

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

David Recor, Director, Development Services
City of Pompano Beach



DRC

PZ25-12000016

10/01/2025