



July 28, 2021

Paola A. West, ISA-CA, CFM, Senior Land Planner  
PlanW3st, LLC  
10152 Indiantown Road, Unit 159  
Jupiter, Florida 33478

*Via Email Only*

Dear Ms. West:

Re: Platting requirements for a parcel legally described as Parcel A, "Kendall Green Section A," according to the Plat thereof, as recorded in Plat Book 43, Page 49, of the Public Records of Broward County, Florida, together with a portion of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 26, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida, less a portion for right-of-way purposes. This parcel is generally located on the northwest corner of Northwest 16 Street and Dixie Highway, 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 proposed development located within the "Kendall Green Section A" 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 May 31, 1957. 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.

Regarding the unplatted portion of the proposed development (i.e. North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 26, Township 48 South, Range 42 East), Planning Council staff notes that platting **would be required** by Policy 2.13.1 of the Broward County Land Use Plan, if any portion of a proposed principal building is constructed on this portion of the subject site. Conversely, if the principal building(s) is constructed solely on the "Kendall Green Section A" portion of the subject site, then platting would not be required.

Planning Council staff notes that although the entire development parcel is less than ten (10) acres, the unplatted portion of the subject parcel is a majority and does not meet any additional platting exemptions.

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It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, regarding the platting process and/or 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 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 Julie M. Bernal 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

BBB:JMB

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

David Recor, Director, Development Services  
City of Pompano Beach





PlanW3st LLC  
10152 Indiantown Road  
Unit 159  
Jupiter, Florida 33478  
954-529-9417  
[pwest@planw3st.com](mailto:pwest@planw3st.com)

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July 21, 2021

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

Via Electronic Mail: [bblakeboy@broward.org](mailto:bblakeboy@broward.org)

RE: Platting Determination for 484226060010, 484226000350, 484226000360,  
484226000370, & 484226000340 (1621 N DIXIE HY)

Ms. Blake Boy,

The purpose of this letter is to request platting determination for the above referenced properties, located at the southwest corner of NW 16<sup>th</sup> Street and Dixie Highway in Pompano Beach, Florida.

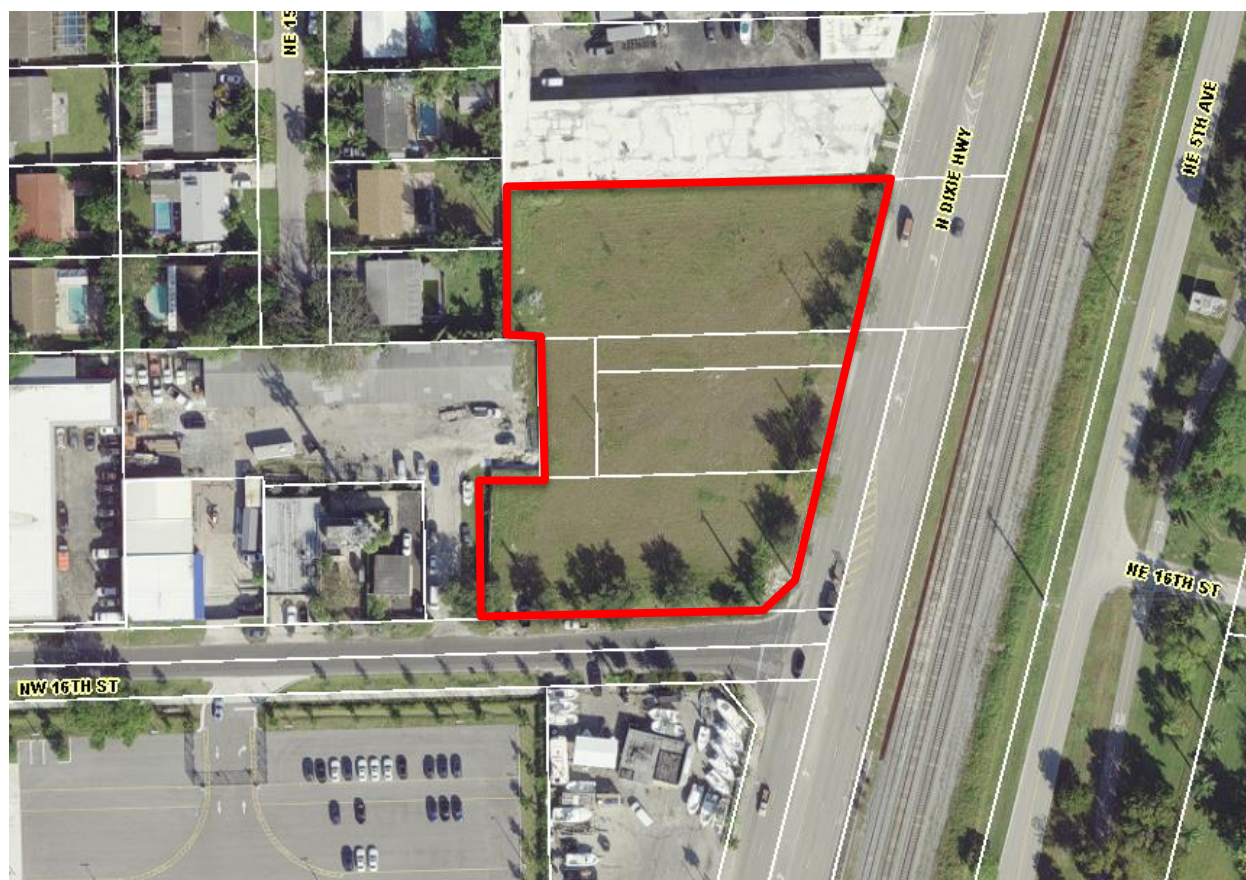
I am assisting the future owner with site plan approval and platting if needed. The legal description of 4 of the properties referenced above is Section 26, unplatted, but one of the parcels has a legal description of KENDALL GREEN SEC A 43-49 B PARCEL A. The properties are currently vacant and owned by SEYMOUR REALTY 1601 LLC. The future owner will be unifying the properties for the development of a combined 10,800 sq. ft. office and 29,937 sq. ft. warehouse building, which will encompass all parcels with one building. The building is proposed to be 2 stories.

I am including a snapshot of the BCPA aerial to assist you in your determination (Exhibit "A"), copies of the property surveys, and will be mailing the application fee of \$414. Be advised that the westernmost property is not included in the survey but will be included in the proposal. If you have any questions, please do not hesitate to contact me directly.

Thank you for your consideration.

Paola A. West, ISA-CA, CFM  
*Senior Land Planner*

## Exhibit "A"



Parcel Id: [484226060010](#)

Owner: SEYMOUR REALTY 1601 LLC

Situs Address: 1621 N DIXIE HWY POMPANO  
BEACH FL 33060

Legal: KENDALL GREEN SEC A 43-49 B  
PARCELA

Parcel Id: [484226000350](#)

Owner: SEYMOUR REALTY 1601 LLC

Situs Address: 1621 N DIXIE HWY POMPANO  
BEACH FL 33060

Legal: 26-48-42 THAT PT OF N 25 OF S  
225 OF N1/2 OF SE1/4 LYING 80'  
W OF FEC R/W, LESS W 1840.4

Parcel Id: [484226000370](#)

Owner: SEYMOUR REALTY 1601 LLC

Situs Address: NW 16 ST POMPANO BEACH FL  
33060

Legal: 26-48-42 N 100 OF S 225 OF E  
340.4 OF W 1840.4 OF N1/2 OF  
SE1/4 LESS W 100 OF S 6 DESC  
IN OR 35924/895 & LESS PT  
DESC IN INSTR # 116779350

Parcel Id: [484226000360](#)

Owner: SEYMOUR REALTY 1601 LLC

Situs Address: 1621 N DIXIE HWY POMPANO  
BEACH FL 33060

Legal: 26-48-42 N 100 OF S 225 OF  
N1/2 OF SE1/4 W OF FEC R/W  
LESS W 1840.4 & LESS N 25 &  
LESS PT INC'D IN OR 21576/935  
FOR DIXIE HWY R/W

Parcel Id: [484226000340](#)

Owner: SEYMOUR REALTY 1601 LLC

Situs Address: 1621 N DIXIE HWY POMPANO  
BEACH FL 33060

Legal: 26-48-42 N 100 OF S 125 LESS  
W 1715 OF N1/2 OF SE1/4 W OF  
FEC R/W, LESS PT THEREOF  
INCL IN INSTR # 116779350 &  
LESS PT INC'D IN 21576/935  
FOR DIXIE HWY R/W