

September 9, 2025



City of Pompano Beach
Attn: Development Review Committee
& Planning and Zoning Department

Letter Response for Plat
ATLANTICO
2217, 2219, & 2233 E ATLANTIC BLVD
Pompano Beach, FL 33062
DRC Application No.: PZ25-12000020

To Max Wemyss, Principal Planner

Below is our formal response to the following comment we received during our Pre-Application Meeting:

4. The Pinehurst Plat, Subdivision of Block 15 (Recorded 1978; PB 5 pg. 13) does not contain any use information or restrictions. Obtain a Plat Determination Letter from the BCPC for the proposed use on the subject Plat or provide Platting Rules and Narrative.

Response:

In accordance with Policy 2.13.1, platting is not required for the subject property. The parcel is less than ten (10) acres in size, has already been legally platted, and all necessary conveyances have been provided. Additionally, the proposed development has been designed in full compliance with the applicable land development regulations. Based on these conditions, the project satisfies the criteria under which platting is not required.

DRC

PZ25-12000020
11/05/2025



Austin Fox, RA, AIA, NCARB