

December 13, 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 legally described as Lots 16-19, "Tuxedo Park," according to the Plat thereof, as recorded in Plat Book 18, Page 19, of the Public Records of Broward County, Florida; together with Lots 3, 4 and 22-28, "Nelson Park," according to the Plat thereof, as recorded in Plat Book 2, Page 95, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida; less the South 42 feet of Lots 22-24, "Nelson Park" for right-of-way purposes. This parcel is generally located on both sides of Northwest 7 Avenue, between Northwest 3 Street and Northwest 6 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 mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting 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 1.53 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above. It is noted that lands dedicated for right-of-way purposes do not negatively impact whether or not a subject property meets the specifically delineated requirement.

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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.

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

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:DBT

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

David Recor, Director, Development Services  
City of Pompano Beach

