



January 13, 2020

Dennis D. Mele, Esquire  
Greenspoon Marder, LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301

Dear Mr. Mele:

Re: Platting requirements for a parcel legally described as the South 35 feet of Lots 7-8, together with all of Lots 9-18 and Lots 23-28, Block 16 and Lots 11-22, Block 17, "Pinehurst," according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida, less a portion of said Lots for right-of-way purposes. This parcel is generally located on the north side of Atlantic Boulevard, between Northeast 23 Avenue and Northeast 25 Avenue, 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 replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan 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 multi-family 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. 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.

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The subject parcel is less than 10 acres (approximately 3.9 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.

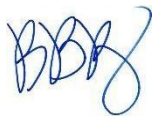
Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 9-18 and Lots 23-28, Block 16 and Lots 11-22, Block 17) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the South 35 feet of Lots 7-8, Block 16) or vacated rights-of-way, Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

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 Leny Huaman, Planner, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:LRH

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

David Recor, Director, Development Services  
City of Pompano Beach

**P&Z**

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**12/16/2020**



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**PZ19-12000047**  
**11/18/2020**