



September 12, 2024

Vince Wooten  
Community Redevelopment Agency  
City of Pompano Beach  
501 Dr. Martin Luther King Jr. Boulevard, Suite 1  
Pompano Beach, Florida 33060

*Via Email Only*

Dear Mr. Wooten:

Re: Platting requirements for a parcel generally described as Lot 1, Block 1, "J. J. Hogan's Subdivision," according to the Plat thereof, as recorded in Plat Book 5, Page 5, of the Public Records of Broward County, Florida; together with a portion of Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located north of Martin Luther King Boulevard/Northwest 3 Street, between Northwest 6 Avenue and Northwest 7 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 non-residential development on the above referenced parcel.

You have indicated that the current proposal is to construct a new access road and parking lot to serve the existing adjacent municipal park.

Planning Council staff has determined that platting **would not be required** by Policy 2.13.1 of the BCLUP, since the proposed access road and parking improvements would not constitute a "principal building," pursuant to the guidelines of the *Administrative Rules Document: BrowardNext*.

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.



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

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:HHH

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

David Recor, Director, Development Services  
City of Pompano Beach

