



March 18, 2025

Patrick Flack
Flack's Painting and Waterproofing
1220 Southwest 12 Avenue
Pompano Beach, Florida 33060

Via Email Only

Dear Mr. Flack:

Re: Platting requirements for a parcel legally described as the South 100 feet of the North 2,935 feet of the West ½ of the West ½ of the West ½ of Section 2, Township 49 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the east side of Andrews Avenue/Southwest 12 Avenue, between Southwest 8 Street and Southwest 13 Court, 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 attached addition to an existing non-residential development on the above referenced parcel.

You have indicated that the current proposal is to construct an attached addition to an existing warehouse for the purpose of adding office space and tool storage. Information provided by you indicates that said existing warehouse consists of approximately 5,000 square feet, and the proposed attached addition is approximately 1,500 square feet.

Information acquired from the Broward County Property Appraiser's office indicates the information you provided is generally accurate, and that the square footage of the existing 5,000 square foot building was built prior to the effective date of the Broward County Land Use Plan (BCLUP) platting requirements (i.e. November 22, 1978).

Based on this information, Planning Council staff has determined that platting **would not be required** by Policy 2.13.1 of the BCLUP, since the proposed attached addition would not constitute a "principal building," pursuant to the *Administrative Rules Document: BrowardNext*, which states that a "principal building" does not include an attached addition to the existing building, which additions or cumulative additions are less than one hundred percent (100%) of the gross floor area of the original building to which the addition is to be attached. For the purpose of this guideline, "original building" means the total gross floor area devoted to the principal use on a parcel as of November 22, 1978. Conversely, if a principal building is constructed on the subject site, platting would be required by Policy 2.13.1.

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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 Huda Ashwas at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

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

David Recor, Director, Development Services
City of Pompano Beach

