February 27, 2023

Amanda Martinez, Land Planner
Dunay, Miskel & Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432

Via Email Only

Dear Ms. Martinez:

Re: Platting requirements for a parcel legally described as Parcel B, "Mini Mart Development Corp. Subdivision," according to the Plat thereof, as recorded in Plat Book 81, Page 49, of the Public Records of Broward County, Florida, together with Parcel A, "441 South, LTD., II," according to the Plat thereof, as recorded in Plat Book 124, Page 41, of the Public Records of Broward County, Florida, together with a portion of Parcel A, "The Forest," according to the Plat thereof, as recorded in Plat Book 129, Page 16, of the Public Records of Broward County, Florida. This parcel is generally located on the west side of State Road 7/U.S. 441, between Southwest 7 Street and Anderson Road, in the City of Margate.

This letter is in response to your request 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 (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plats were recorded on January 25, 1974, August 16, 1985, and November 3, 1986, respectively. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Margate's platting requirements should be investigated.

According to Article 4.4(A)(2) of the *Administrative Rules Document: BrowardNext*, compliance with the Broward County Trafficways Plan is required for all proposed development, but parcels that have been platted subsequent to June 4, 1953, are excepted and are subject to BCLUP Policy 2.17.6, which states:

> In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

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 concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: Cale Curtis, City Manager
City of Margate

Elizabeth Taschereau, Director, Development Services
City of Margate