



November 28, 2022

Esteban Ortiz, PLSM  
5102 Southwest 131 Avenue  
Miami, Florida 33175

*Via Email Only*

Dear Mr. Ortiz:

Re: Platting requirements for a parcel legally described as Lot 20, Block 1, "Orange Grove Manors," according to the Plat thereof, as recorded in Plat Book 30, Page 50, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Northwest 29 Street, at the terminus of Northwest 29 Avenue, in the City of Oakland Park.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for the proposed construction of up to two (2) single-family homes 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 construction of up to two (2) single-family dwelling units, so long as this exemption has not been utilized for property under the same ownership, within 500 feet of property exempted within the past twelve (12) months.

Further, Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the 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. 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 0.10 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.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Oakland Park'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 concerning the BCLUP's platting requirements, please contact Dawn Teetsel at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:DBT

cc/email: David Hebert, City Manager  
City of Oakland Park

Peter Schwarz, AICP, Director, Community and Economic Development Department  
City of Oakland Park

