

**BROWARD COUNTY PLANNING COUNCIL**

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

July 28, 2015

Keven R. Klopp, Director, Development Services
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, Florida 33009

Dear Mr. Klopp:

Re: Platting requirements for parcel legally described as a portion of Lot 3, Block 11, and all of Lot 4, Block 12, "Map of the Town of Hallandale (27-51-42)," according to the Plat thereof, as recorded in Plat Book "B," Page 13, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, together with Tract "A," "601 Old Federal Highway," according to the Plat thereof, as recorded in Plat Book 174, Page 132, of the Public Records of Broward County, Florida. This parcel is generally located on both sides of Old Federal Highway, between Southeast 5 Street and Southeast 7 Street, in the City of Hallandale Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for the proposed demolition of existing structures and the subsequent construction of a community center and park amenities on the above referenced parcel.

Planning Council staff has determined that re-platting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan, since the proposed development would not constitute a "principal building," pursuant to the guidelines of Article 7.5 of the Administrative Rules Document: Broward County Land Use Plan, which states that a "principal building" does not include a building which is an accessory use to property devoted solely to a recreational principal use (i.e. Bluesten Park), subject to the City making the determination that the building is an accessory use.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Ivan Cabrera, Associate Planner, at your convenience.

Keven R. Klopp
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Respectfully,

A handwritten signature in black ink, appearing to read 'BBB', written over a faint, illegible background.

Barbara Blake Boy
Executive Director

BBB:IJC

cc: Renee C. Miller, City Manager
City of Hallandale Beach