



REQUEST: Plat Review: Gitta-Ganpat Plat

Case Number	UDP-P21002
Property Owner/Applicant	AMU Corporation
Agent	Jim McLaughlin, McLaughlin Engineering Company
Plat Name	Gitta-Ganpat Plat
Location	2731 N. Federal Highway
Legal Description	Coral Ridge Properties, PB 28, PG 8, South 150 feet of Lot 7 of PRBC
Property Size	56,250 square feet / 1.29 acres
Zoning	Boulevard Business District (B-1)
Existing Use	Hotel
Future Land Use Designation	Commercial
Applicable Unified Land Development Regulations (ULDR) Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements
Notification Requirements	Sign notice prior to meeting (Sec. 47-27.4.A.1.)
Action Required	Recommend approval or denial of the Plat to the City Commission
Project Planner	Yvonne Redding, Urban Planner III <i>ymr</i>

PROJECT DESCRIPTION:

The applicant, AMU Corporation, proposes to plat 56,250 square feet (approximately 1.29 acres) of land located at 2731 N. Federal Highway. The parcel to be platted abuts North Federal Highway to the east and the north fork of the Middle River to the west. Currently, the site contains an existing 50-room hotel.

The applicant is platting the site in anticipation of future development which will consist of a 110-room hotel. The proposed plat includes the following plat note restriction: "This plat is restricted to 110-room hotel." A site plan (DRC Case Number UDP-R19047) for the associated hotel development was reviewed at the October 8, 2019, Development Review Committee (DRC) meeting.

The application, plat, and narrative responses to criteria are attached as **Exhibit 1**. A location map is provided as **Exhibit 2**.

PRIOR REVIEWS:

The plat was reviewed by the DRC on April 27, 2021. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of right-of-ways, blocks, and lots. If the proposed plat is approved, only uses permitted pursuant to ULDR Section 47-6.11, List of Permitted and Conditional Uses for Boulevard Business (B-1) District, could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 3 Objective FLU 3.1 which requires the plat to comply with Broward County Land Use Plan and to meet the level of service standards in the City's

Comprehensive Plan. The underlying land use designation of Commercial allows for the proposed development indicated in the plat note.

PUBLIC NOTICE:

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of two signs on the property, one facing each public right-of-way (Federal Highway and the Middle River) and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of posted signs are included as part of **Exhibit 3**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

The Planning and Zoning Board shall consider the application, the record, and recommendations forwarded by the DRC and shall hear public comment on the application.

If the Planning and Zoning Board determines that the proposed plat meet the standards and requirements of the ULDR criteria for plat review, the Planning and Zoning Board shall approve or approve with conditions necessary, to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed plat and shall forward its recommendation to the City Commission.

If the Planning and Zoning Board determines that the proposed plat does not meet the standards and requirements of the ULDR and criteria for the proposed plat, the Planning and Zoning Board shall recommend denial of the plat request.

EXHIBITS:

1. Application, Plat, and Narrative Responses to Criteria
2. Location Map
3. Sign Affidavit and Photographs of Posted Signs