



REQUEST: Plat Review; Gummakonda

Case Number	PL19002
Property Owner/Applicant	3001 N Ocean, LLC.
Agent	McLaughlin Engineering
Location	3001 N Ocean Boulevard
Legal Description	A portion of Lots 94 and 95, Block 1, Lauderdale Beach, according to the plat thereof, as recorded in Plat Book 4, Page 2, of the Public Records of Broward County, Florida Lauderdale
Property Size	18,110 square feet / 0.41 acres
Zoning	Community Business (CB)
Existing Use	Vacant Service Station
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 15 days prior to meeting (Section 47-27.4.A.1.)
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by resolution
Project Planner	Nicholas Kalargyros, Urban Planner II <i>EP NGK</i>

PROJECT DESCRIPTION:

The applicant, 3001 N Ocean, LLC., proposes to plat 18,110 square feet, approximately 0.41 acres, of land located at 3001 N Ocean Boulevard. The parcel is on the north side of NE 30th Street and the west side of N Ocean Boulevard and is currently the site of a vacant 2,190 square-foot automotive service station. The applicant is re-platting the site to allow for the future development of a 106-room hotel. The associated development is also scheduled on the May 20, 2020, Planning and Zoning Board agenda as Case #R19035. The proposed plat includes the following plat note restriction: "This plat is restricted 108-Rooms Hotel". The Application, Plat and Applicant's Narrative are provided as **Exhibit 1**.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on June 11, 2019. 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. The proposed plat will allow for a development of up to 108-room hotel per the plat note. Criteria specific to the proposed development plan has been applied through site plan review process. If approved as submitted, only uses permitted pursuant to ULDR Section 47-6.10, List of Permitted and Conditional Uses, Community Business (CB) 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 is consistent with the City's Comprehensive Plan in that the proposed hotel use is allowed in the Commercial land use category. Staff has determined the proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and Policy 1.5.1 which

requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document.

PUBLIC NOTICE:

The plat request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of 2 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted signs reflecting the meeting date of March 18, 2020 are provided as **Exhibit 2**.

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

If the Planning and Zoning Board determines that the proposed plat meet the standards and requirements of the ULDR and 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 deny the plat request.

The applicant has submitted narratives outlining how the plat complies with the applicable sections of the ULDR as described herein and attached as **Exhibit 1**, to assist the Board in determining if the plat meets these criteria.

EXHIBITS:

1. Application, Plat and Applicant's Narrative Responses to Criteria
2. Public Notice Signs and Affidavit