



REQUEST: Plat Review; Boutique Hotel Plat

Case Number	PL17004
Applicant	GraniteFL, LLC
General Location	441 S. Fort Lauderdale Beach Boulevard
Legal Description	A portion of lots 7 and 8, block 2, "re-amended plat of Las Olas by the Sea", according to the plat thereof, as recorded in plat book 1, page 16, of the public records of Broward county, Florida.
Property Size	26,549 square feet. / 0.61 acres
Zoning	A-1-A Beachfront Area District (ABA)
Existing Use	Two-story commercial multi-tenant building
Future Land Use Designation	Central Beach Regional Activity Center
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements 47-12.6.F, Application for Plat Approval for Beach Development Permit outside of the PRD District but within the Central Beach Area (CBA)
Notification Requirements	Sign notice 15 days prior to meeting (Sec.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	Tyler Laforme, Planner I E.L. T.L.

PROJECT DESCRIPTION:

The applicant proposes to plat 26,549 square feet (0.61 acres) of land generally located at 441 S. Fort Lauderdale Beach Boulevard. The parcel is located on the north side of SE 5th Street between South Fort Lauderdale Beach Boulevard and Seabreeze Boulevard, and is currently the site of a two-story retail/office building. The applicant is re-platting the site in order to redevelop the property with the "Boutique Hotel" project, Case Number R16012.

The proposed plat includes the following plat note restriction:

"This plat is restricted to 213 hotel units and 10,000 square feet of commercial use. Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the board of county commissioners who shall review and address these uses for increased impacts".

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on May 9, 2017. All comments have been addressed and are available on file with the Department of Sustainable Development. The Planning and Zoning Board recommended approval of the associated "Boutique Hotel" development project on October 19, 2016 and the City Commission approved the site plan for the project on December 20, 2016.

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 a 213 room boutique hotel and 10,000 square feet

of commercial uses. Criteria specific to the proposed development plan will be applied at the time of site plan review. The applicant is not proposing new roadways or a new street network with the plat, but rather platting to develop the parcel as part of the Boutique Hotel project which includes replacing the existing commercial retail building and constructing associated site and right-of-way improvements.

Pursuant to ULDR Section 47-12.6.F., Application for Plat Approval for Beach Development Permit outside of the PRD District but within the Central Beach Area (CBA) the request is also subject to the following criteria:

1. No plat of property or beach development permit for development of property located outside of the PRD district but within the CBA shall be approved nor ACTs designated for development of property unless a finding of adequacy that traffic capacity is adequate to support the proposed development is made. Upon submission of an application for development, a concurrency evaluation shall be conducted and a finding of adequacy made in accordance with the Adequacy Requirements, Section 47-25.2. In the event that the impact of a proposed development necessitates the designation of ACTs, upon issuance of a finding of adequacy, ACTs will be reserved for the proposed development. The ACTs will continue to be reserved as long as the finding of adequacy and beach development permit are valid;
2. Upon issuance by the city of a certificate of occupancy within the time provided in Section 47-12.8, the City will designate the ACTs, the county shall be advised of the designation of the ACTs to the development and the designated ACTs shall be subtracted from the total ACTs available for development;
3. The city may designate RCTs for development outside of the PRD, but within the CBA and may designate ACTs within the PRD district if such designation is found to promote the revitalization and redevelopment goals of the city.

The trip analysis for the Boutique Hotel associated development proposal concluded that the proposed development would result in a reduction of 163 new daily trips and 10 new peak our trips. The analysis also indicated that the proposed development does not warrant further study as it generates less than 1,000 net new daily trips and less than 20% of the daily traffic is generated during the peak hours, which is below the City's traffic study requirement thresholds. Currently 471 pm peak hour vehicular trips remain in the Central Beach Regional Activity Center.

Comprehensive Plan Consistency:

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. The underlying land use is Central Beach Regional Activity Center. Hotel and commercial uses are permitted.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.5, Subdivision Regulations;

ULDR Section 47-25.2, Adequacy Requirements;

ULDR Section 47-12.6 (F), Application for plat approval or beach development permit outside of the PRD district but within the central beach area (CBA).

The applicant has provided a narrative response to applicable criteria, to assist the Board in making a determination, included as part of Exhibit 2. Staff concurs with the applicant's assessment.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning & Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.

EXHIBITS:

1. Plat Application
2. Plat Submission with responses to Criteria
3. Sign Postings