



REQUEST: Plat Review; "New River Sound" Plat

Case Number	PL19001
Applicant	Summit Hospitality 134, LLC
General Location	425 Seabreeze Blvd
Legal Description	A Portion of Lots 2, 3 And 4, Block 2 laying Westerly of the Westerly Right-of-Way Line of Seabreeze Boulevard, "Re-Amended Plat of Blocks "A" And "2" of the 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, and a portion of New River Sound (Florida East Coast Canal) In Section 12, Township 50 South, Range 42 East, Lying West of Said Lots 2, 3 And 4
Property Size	37,676 square feet / 0.8649 acres
Zoning	South Beach Marina and Hotel Area District (SBMHA)
Existing Use	Parking Lot
Future Land Use Designation	Central Beach Regional Activity Center
Applicable ULDR Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements
Notification Requirements	Sign notice 15 days prior to meeting
Action Required	Recommend approval or denial of the plat to the City Commission
Other Required Approvals	City Commission by Resolution
Project Planner	Tyler Laforme, Urban Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat 37,676 square feet (0.8649 acres) of land located at 425 Seabreeze Boulevard. The parcel is generally located west of Seabreeze Boulevard between East Las Olas Boulevard and Hall of Fame Drive and is currently a parking lot. The applicant is re-platting the site to construct the "Residence Inn" hotel project, a proposed 150-room hotel (Case Number R18054), which was reviewed by the Development Review Committee (DRC) on August 28, 2018 and is also scheduled on the October 16, 2019 Planning and Zoning Board agenda.

The proposed plat includes the following plat note restriction: "This plat is restricted to 150 room hotel."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on February 26, 2019. All comments have been addressed and are available on file with the Department of Sustainable Development. The plat application is attached as **Exhibit 1**.

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 the development of a 150-room hotel. Criteria specific to the proposed development plan are applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Section 47-12.4.F.5, List of Permitted Uses, South Beach Marina and Hotel Area (SBMHA) zoning district could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network as part of this plat application, but rather platting to develop the parcel on the existing vacant lot and constructing associated site and right-of-way improvements.

Comprehensive Plan Consistency:

The proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including 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 of Central Beach Regional Activity Center allows for the development of the proposed hotel use.

STAFF FINDINGS:

Staff recommends the Board consider the request, subject to the following criteria:

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

The applicant has addressed all applicable criteria and provided narrative responses to assist the Board in making a recommendation, which are attached to the plan sets as **Exhibit 2**.

Public Participation

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed one sign on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted sign are included as part of **Exhibit 3**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and the Department and shall hear public comment on the application. The Planning and Zoning Board shall then determine whether the proposed plat meets the provisions of Section 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.

EXHIBITS:

1. Plat Application
2. Narrative Responses to Criteria
3. Sign Affidavit and Photographs of Sign Postings