

2. [LN-289](#) LEASEFLORIDA PLAT

Request: Plat
P&Z# 22-14000006
Owner: 499 Ocean Blvd LLC
Project Location: 499 N. Ocean Blvd
Folio Number: 484331080070; 484331000081
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: RM-45/HR (Multi-Family Residences 45/ High Rises)
Agent: Elizabeth Tsouroukdissian
Project Planner: Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the applicant is requesting plat approval for the “LEASEFLORIDA” Plat. The property is located on the southwest corner of NE 5th Street and N. Ocean Blvd. The agent, Jane Storm, of Pulice Land Surveyors, Inc. is representing the owner of the property, 499 Ocean Blvd., LLC. The existing site is vacant. The proposed development is a 4-story building with 4 townhouse units. Most of the subject property has never been platted. The proposed Plat, totaling 0.235 of an acre, will create 4 parcels and provide for a 5-foot right-of-way dedication along NE 5th Street. The Plat is restricted to the 4 townhouse units. The subject property has a land use designation of Residential High and the Zoning is RM-45 (Multi-Family Residence). The main entrance for the project is on NE 5th Street. A Minor Site Plan was approved on August 11, 2022.

She stated that an application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and
2. Vacation or abandonment of the right-of-way or easement is consistent with the comprehensive plan.

She noted Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. The following shall be added as a note listed on page two of the Plat: “All facilities for the distribution of electricity, telephone and cable shall be installed underground.”
3. The applicant must submit a Title Opinion less than 6 months old and must be addressed to the City.

Chair Stacer asked the Board if there were any questions for staff.

Elizabeth Tsouroukdissian (5381 Nob Hill Road, Sunrise) introduced herself to the Board on behalf of the applicant and confirmed the applicant agrees to the three conditions.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

(14:08)

MOTION by Tundra King and seconded by Darlene Smith that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, and move approval of the item, subject to the three (3) conditions provided by staff. All voted in favor. The motion was approved.