



Staff Report

File #: LN-370

PLANNING AND ZONING BOARD

Meeting Date: FEBRUARY 22, 2023

JALI PLAT (HOMEWOOD SUITES HOTEL)

Request: Plat
P&Z# 22-14000013
Owner: Macmillan Real Estate LLC
Project Location: 505-599 N. Federal Highway
Folio Number: 484236000440 & 484236000442
Land Use Designation: ETOC (East Transit Oriented Corridor)
Zoning District: TO-EOD (Transit Oriented - East Overlay District)
Commission District: 3 (Alison Fournier)
Agent: Andrea Harper (954-788-3400)
Project Planner: Maggie Barszewski (954-786-7921 / Maggie.Barszewski@copbfl.com)

Summary:

A. Plat Background

A plat is a map, drawn to scale, showing the divisions of a piece of land. It can delineate blocks, streets, alleys and easements. Further refinement often splits blocks into individual lots, usually for the purpose of selling the described lots, this has become known as subdivision. The statutory definition of subdivision according to Chapter 177.031(18), F.S. is “the division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and re-subdivisions.” Upon the filing of a plat, legal descriptions can then refer to block and lot-numbers rather than portions of sections. In order for plats to become legally valid, a local governing body must review and approve them.

In Broward County, such legal authority is bestowed upon the Broward County Commission as stipulated within Article 7 of the Broward County Administrative Rules Document. Section 7.2 - ‘Countywide Platting Authority’ states that “No plat of lands lying within Broward County, either in the incorporated or unincorporated areas, may be recorded in the Official Records prior to approval by the County Commission.” Section 7.4 provides for the input of each local government within Broward County, whereby a plat application must first be approved by the local jurisdiction before final approval with the County Commission. That section states that “local Jurisdictions shall require platting at least in those circumstances where the Broward County Land Use Plan requires platting.”

B. Request

The applicant is requesting plat approval for the “Jali” Plat. The 1.1-acre property is located at the southwest corner of NW 6th Street and Federal Highway and has an address of 505-599 N. Federal Hwy. The agent Andrea Harper of Keith, Inc. is representing the owner of the property, MacMillan Real Estate LLC. The

subject property consists of two parcels each having a structure, however both will be torn down for proposed redevelopment of the site.

The proposed development is a 9-story Homewood Suites Hotel, with a total of 163 rooms over lobby and common areas. The building footprint includes 3 levels of parking garage with Pool Amenity Deck on Level 3. The property will be platted as one parcel labeled "A," with the main entrance on NE 6th Street and Federal Highway. The plat note restriction is for 163 hotel rooms. The subject property has a land use designation of ETOC (East Transit Oriented Corridor) and the Zoning is TO-EOD (Transit Oriented-East Overlay District). A conceptual site plan was submitted with this plat corresponding to the Major Site Plan submitted and currently proceeding through the DRC process.

C. Section 155.2410. PLAT - A. Purpose

The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's platting requirement and to ensure subdivisions of land within the city:

1. Provide for the orderly growth and development of the city;
2. Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
3. Provide rights-of-way for streets and utility easements;
4. Avoid congestion and overcrowding of streets;
5. Ensure there is adequate access to development;
6. Ensure there are adequate utility facilities to serve development;
7. Ensure there is adequate open space and recreation facilities to serve development; and
8. Ensure there is proper recordation of land ownership or property owner association records, where applicable.

D. Plat Review Standards

An application for a plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;
2. The development complies with all other applicable standards in this Code;
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);
4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;
5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

E. Staff Analysis

The subject property has a Land Use designation of ETOC (East Transit Oriented Corridor) and the Zoning is TO-EOD (Transit Oriented-East Overlay District). The requested 163 hotel rooms is a permitted intensity. The proposed plat was reviewed by the DRC on November 8, 2022, and found to be in compliance with the City's Land Development Regulations. The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat. Furthermore, all applicable Development Standards in Part 7 of Article 5 have

been met.

Staff Recommendation:

Since the Plat meets the Development Standards cited above, the Development Services staff recommends approval of this plat with the following condition 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.

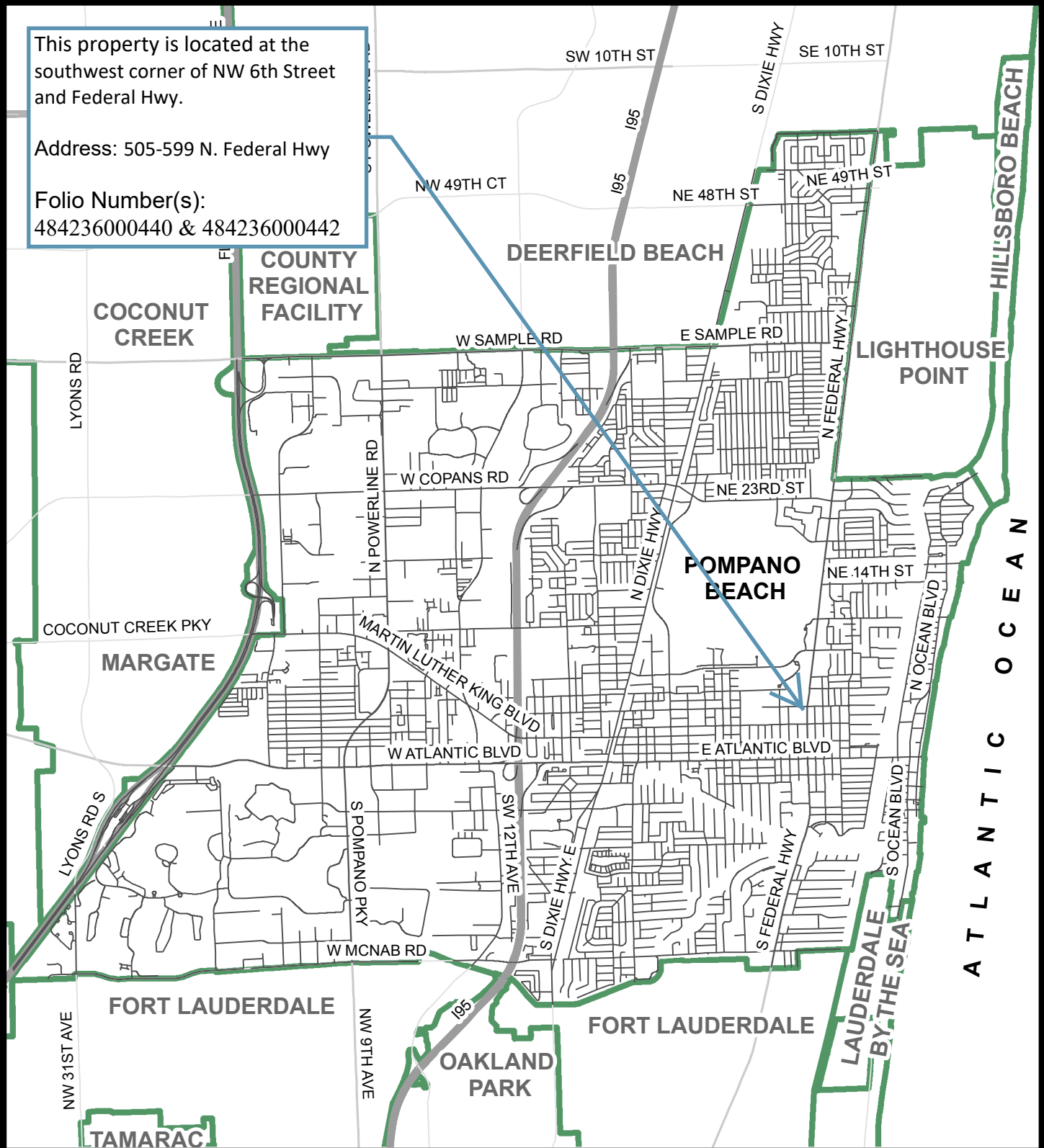
CITY OF POMPANO BEACH LOCATION MAP



This property is located at the southwest corner of NW 6th Street and Federal Hwy.

Address: 505-599 N. Federal Hwy

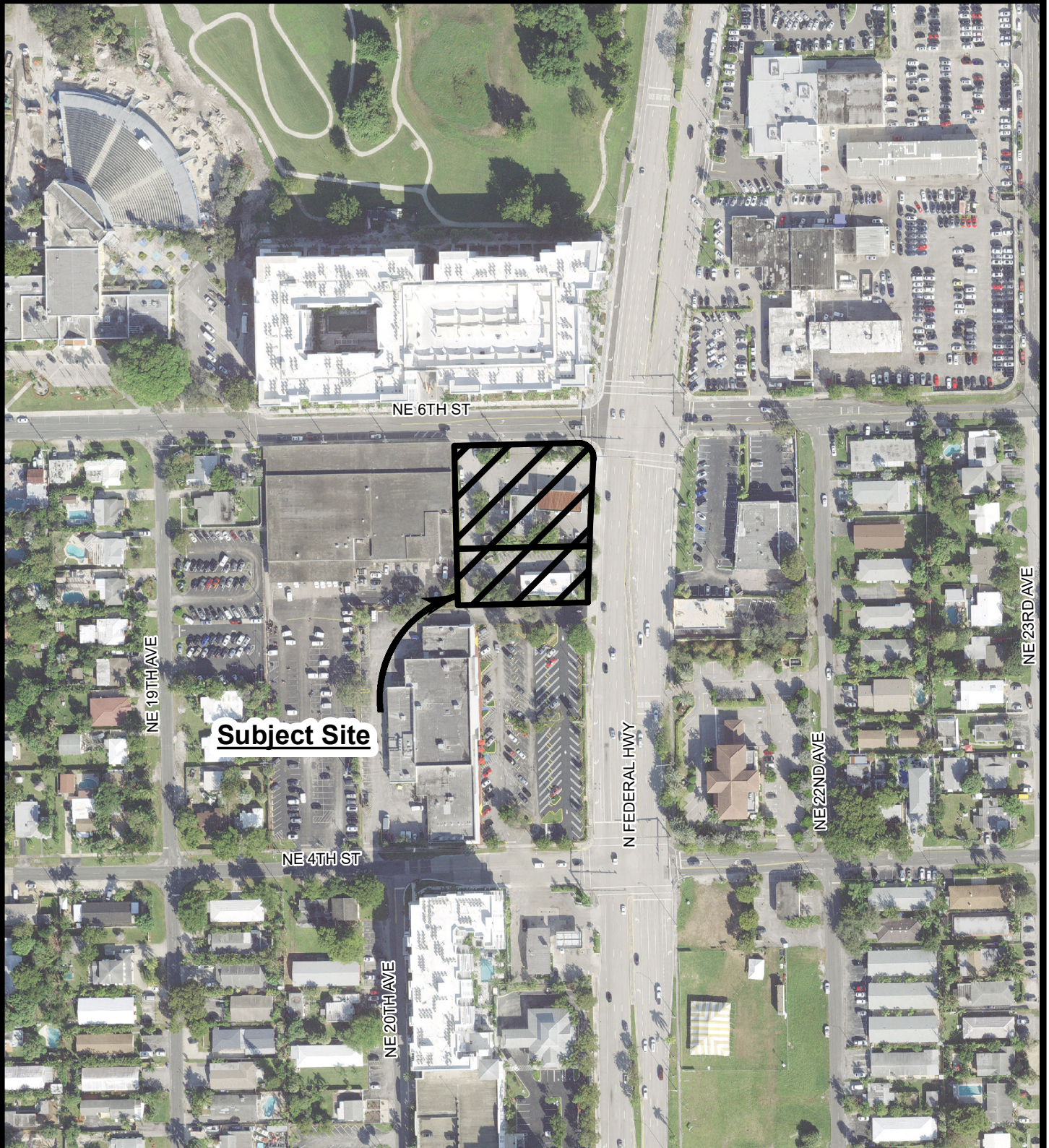
Folio Number(s):
484236000440 & 484236000442



1 in = 1 miles

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DEPARTMENT OF
DEVELOPMENT SERVICES

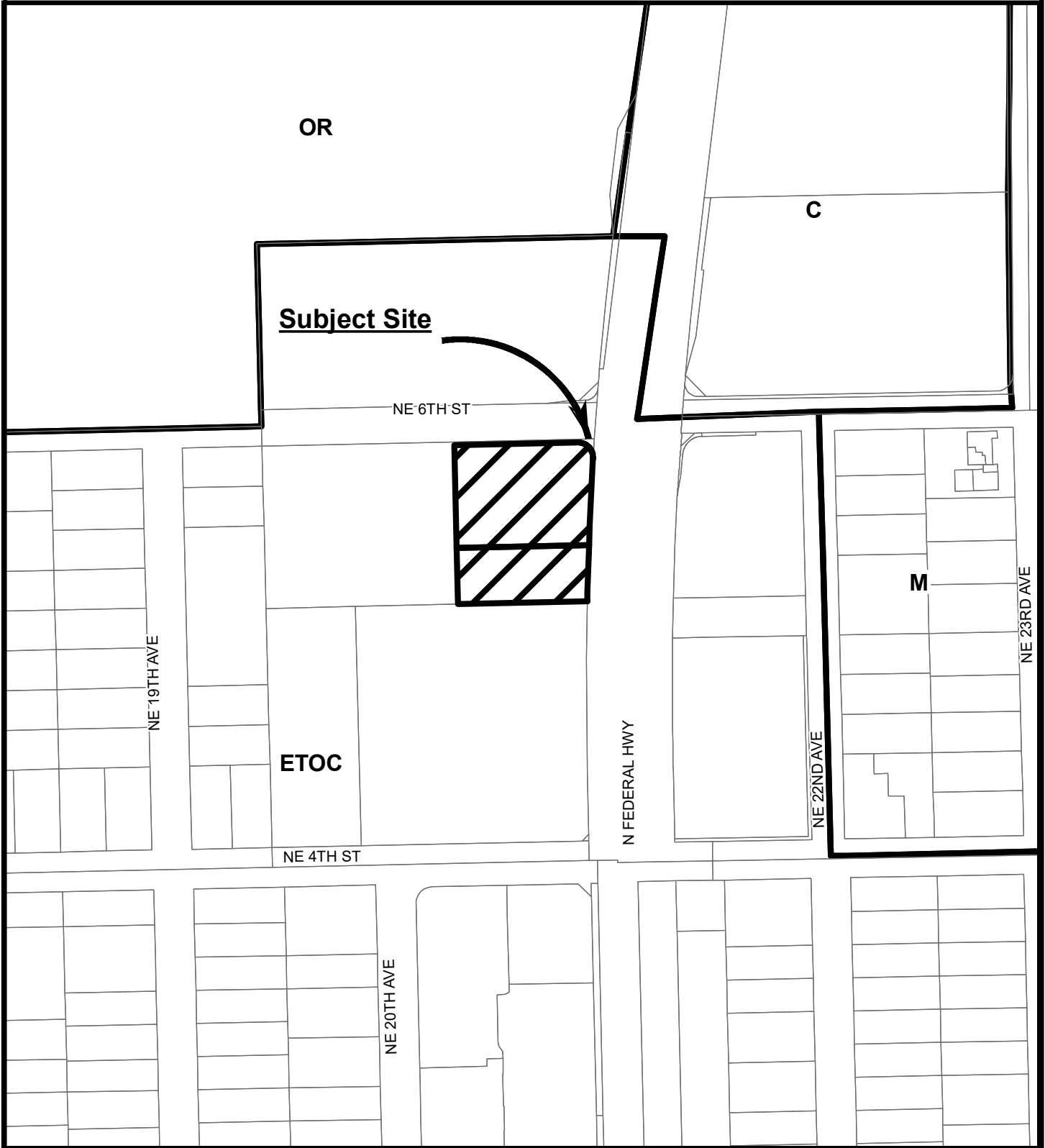
CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft

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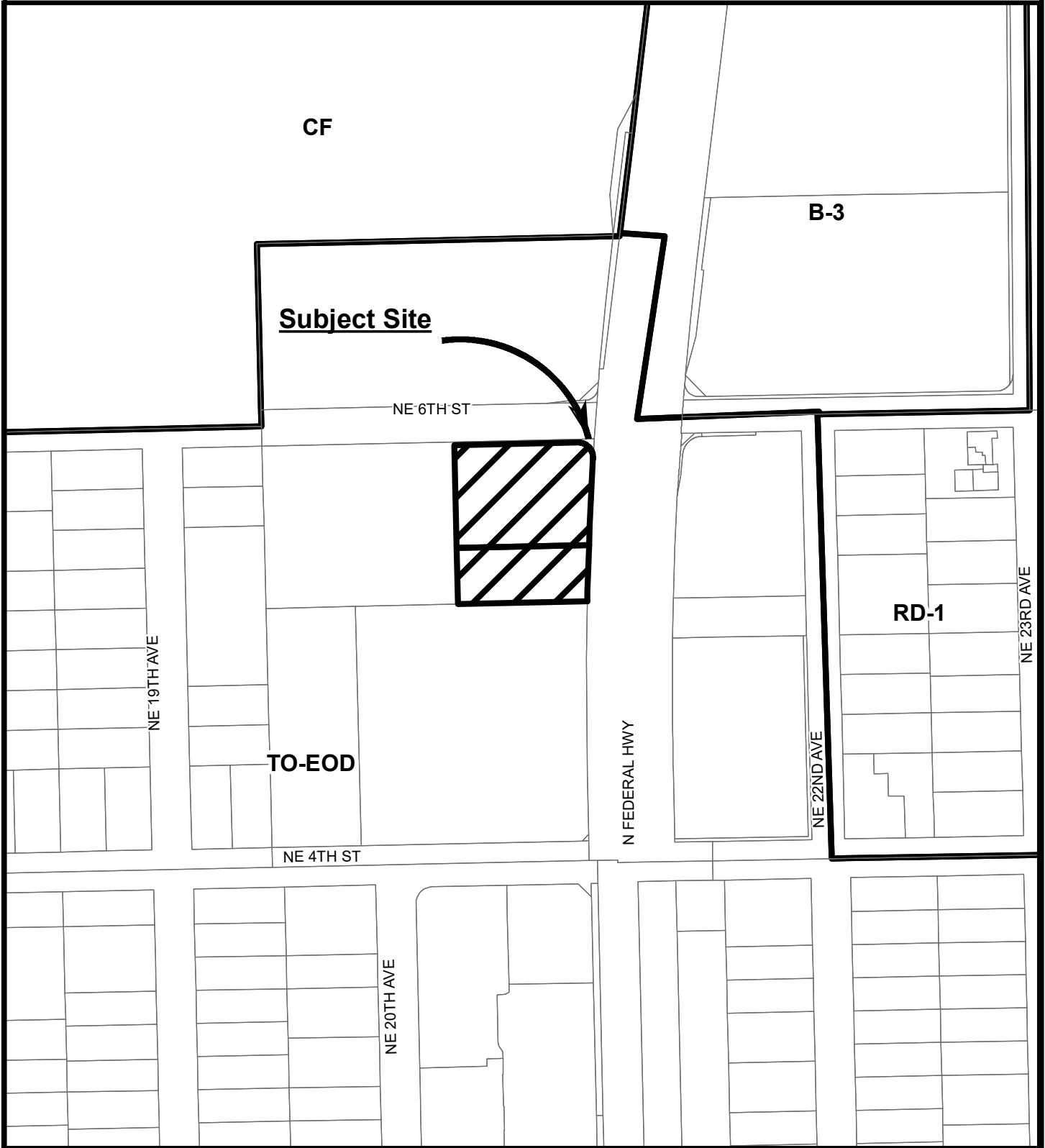
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 208 ft

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 208 ft

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LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
IRR	Irregular Density	RD-1	Two- Family Residence
MUR-H	Mixed Use Residential (High)		
		RM-7	Multiple-Family Residence 7
C	Commercial	RM-12	Multiple-Family Residence 12
CR	Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
I	Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		B-3	General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		I-1X	Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		*	TO
	Transit Oriented Corridors:		PR
DPTOC	Downtown Pompano		CF
* ETOC	East Atlantic Blvd		PU
			T
			BP
			LAC
			<i>Planned Developments</i>
			RPUD
			PCD
			PD-TO
			PD-I
			<i>Overlay Districts</i>
			RM-45 HR
			DPOD
		*	EOD
			AOD