REQUEST: Plat Review; "Beach Boys Plaza" Plat

<table>
<thead>
<tr>
<th>Case Number</th>
<th>PL18010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Beach Boys Plaza, Inc.</td>
</tr>
<tr>
<td>Location</td>
<td>401 S. Atlantic Boulevard</td>
</tr>
</tbody>
</table>

**Legal Description:**
LAS OLAS BY THE SEA RE-AMEN PLAT 1-16 B LOT 1 LYING E OF SEABREEZE AVE LESS E 10 FOR RD & LESS W 10 M/L FOR ST TOGETHER WITH 1/2 OF VAC ALLEY LYING N OF LOT 1:LOT 2 & 3 LESS PARTS LYING W OF SEABREEZE AVE & LESS E 10 FOR RD & LESS PAR 3 CASE #90-5913 BLK 2

| Property Size | 72,441 sq. ft. / 1.663 acres |
| Zoning        | A-1-A Beachfront Area (ABA) |
| Existing Use  | Retail Plaza |

**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 (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:** Yvonne Redding, Urban Planner III

**PROJECT DESCRIPTION:**
The applicant proposes to plat 72,441 square feet (1.663 acres) of land located at 404 South Atlantic Boulevard. The parcel is located between Seabreeze Boulevard and Atlantic Boulevard (A1A), immediately south of the City's Oceanfront Park, and is currently the site of the "Beach Boys Plaza", a retail plaza containing 6,114 square feet of retail use and 4,076 square feet of restaurant use with outdoor dining. The applicant is re-platting the site to allow for the Beach Boys Plaza Hotel and Parking Garage development (R18011). The site plan was reviewed and approved by the Planning and Zoning Board on February 20, 2019.

The proposed plat includes the following plat note restriction: "This plat is restricted to 205 Hotel Rooms and 28,000 square feet of commercial use".

**PRIOR REVIEWS:**
The plat was reviewed by the Development Review Committee (DRC) on February 13, 2018. 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 the development of a 205-room hotel, 5,310 square feet of commercial/retail use and a 381-space parking garage. Criteria specific to the proposed development plan has been applied at the time of site plan review. The existing restaurant and retail plaza will remain and additional outdoor dining area will be added. If the plat is approved as submitted, only uses permitted pursuant to ULDR Section 47-12.4, List of Permitted and Conditional Uses in the A-1-A Beachfront Area (ABA) zoning district can 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 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.

**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

The applicant has provided a narrative response to the criteria, which are attached to the plan sets as part of Exhibit 1. Staff concurs with 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 and Applicant’s Narrative Responses to Criteria.
### INSTRUCTIONS:
The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

#### Case Number
- **PL18010**

#### Date of complete submittal

#### NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>BEACH BOYS PLAZA, INC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td>If a signed agent letter is provided, no signature is required on the application by the owner.</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>405 S. ATLANTIC BOULEVARD, FORT LAUDERDALE, FLORIDA, 33316</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:ROCUTT@FSMYARCH.COM">ROCUTT@FSMYARCH.COM</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>(954) 764-6575 x241</td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>Warranty Deed or Tax Record</td>
</tr>
</tbody>
</table>

#### NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Applicant / Agent's Name</th>
<th>McAULHIN ENGINEERING CO. / James McLaughlin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant / Agent's Signature</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>400 N.E. 3rd AVENUE, FORT LAUDERDALE, FLORIDA 33301</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:MEO4000@AOL.COM">MEO4000@AOL.COM</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>(954) 763-7611</td>
</tr>
<tr>
<td>Letter of Consent Submitted</td>
<td>YES</td>
</tr>
</tbody>
</table>

#### Development / Project Name
- **BEACH BOYS PLAZA**

#### Development / Project Address
- **Existing:** 405 S. ATLANTIC BOULEVARD  
- **New:** 405 S. ATLANTIC BOULEVARD

#### Legal Description
- Lots 1, 2, 3 and the S 1/2 of Palm Drive in Block 2, RE-AMENDED PLAT OF LAS OLAS BY THE SEA (P.B. 1, PG. 16, B.C.R.), Less Right-of-Way.

#### Tax ID Folio Numbers
- 5042 125 01 0060

#### Request / Description of Project
- Record Plat

#### Applicable ULDR Sections
- 47.24.5 and 47.25.2

#### Total Estimated Cost of Project
- **$ 20,000,000** *(Including land costs)*

#### Future Land Use Designation
- Activity Center

#### Proposed Land Use Designation
- Activity Center

#### Current Zoning Designation
- ABA

#### Proposed Zoning Designation
- ABA

#### Current Use of Property
- 10,950 square feet of Commercial

#### Residential SF (and Type)
- None

#### Number of Residential Units
- 205 Hotel Rooms

#### Non-Residential SF (and Type)
- 28,000 SQ. FT. (TOTAL) of Commercial Use.

#### Total Bldg. SF (include structured parking)
- 315,770 square feet

#### Site Adjacent to Waterway
- Yes

#### Dimensional Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>72,441 SQ. FT. / 1.6630 +/- ACRES</td>
<td>72,441 SQ. FT. / 1.6630 +/- ACRES</td>
</tr>
<tr>
<td>Lot Density</td>
<td>Mixed Use</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Lot Width</td>
<td>235.45 feet</td>
<td>235.45 feet</td>
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**Page 2: Required Documentation**

**One (1) copy of the following documents:**

- Original Pre-PZB signed-off plat and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)

**Two (2) original sets, signed and sealed, of Pre-PZB plans at 24” x 36”**

**Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12” x 18”**

- **Narrative** describing specifics of plat. Narratives must be on letterhead, dated, and with author indicated.
- **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- **Proposed plat**, with site highlighted.
- **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

**Note:**
- All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.
- Plans must be bound, stapled and folded to 8 1/2” x 11”. All non-plan documents should be 8 1/2” x 11” and stapled or bound.
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.
- For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the “Submittal Reference Book” available at Urban Design & Planning office.

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**Applicant’s Affidavit**

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>JAMES MCLAUGHLIN</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Received By</th>
</tr>
</thead>
<tbody>
<tr>
<td>JAMES MCLAUGHLIN</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>Tech. Specs Reviewed By</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-9-2019</td>
<td></td>
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</tbody>
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**Staff Intake Review**

For Urban Design & Planning staff use only:

- Date: ______________________
- Received By: ______________________
- Tech. Specs Reviewed By: ______________________
- Case No.: ______________________
DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

IN WITNESS WHEREOF, I, the party hereto, set my hand and the City of Fort Lauderdale, County of Broward, State of Florida, this day of

BEACH BOYS PLAZA, INC.
A Florida corporation

NEW HAVEN TOWNHALL

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this day of

BEACH BOYS PLAZA, INC.
A Florida corporation

My name is
[ ] personally known to me or
[ ] has produced , as identification,
and
[ ] did take and oath.
[ ] did not take an oath.

STATE OF FLORIDA

My Commission Expires:

NOTARY PUBLIC

By

City of Fort Lauderdale Planning and Zoning Board

This is to certify that the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat day of

City of Fort Lauderdale Planning and Zoning Board

By

Chairman

city

Mayor of the City of Fort Lauderdale

By

City Engineer

Florida P.E. Registration No. 50207

Broward County Environmental Protection and Growth Management Department

This plat is approved and accepted for record this day of

By

Director / Designee

Broward County Highway Construction and Engineering Division

This plat has been reviewed for conformity with Chapter 177, Part I, Florida Statutes. This plat has been approved and accepted for record by

Robert Legg, Jr.
Professional Surveyor and Mapper
Florida Registration Number: 345330

Richard Turner
Professional Engineer
Florida Registration Number: 40283

Broward County Planning Council

This is to certify: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways that day of

By

Chairperson

Executive Director / Designee

Broward County Finance and Administrative Services Department - County Records Division - Map Section

This is to certify: That this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this day of

By

Mayor - County Commission

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that the plat attached is true and correct representation of the lands recently surveyed, substituted and plotted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Florida Statutes, and furthet that the PERMANENT REFERENCE MONUMENTS (PRM'S) were set in accordance with Section 177.041 of said chapter. This plat complies with all applicable sections of Chapter 5-177.03, Florida Administrative Code. This plat dated of Fort Lauderdale, Florida, this day of

By

James M. McLaughlin, Jr.
Registered Land Surveyor No. 4497

For McGUINNESS ENGINEERING COMPANY
1700 N.W. 64th Street Suite 200
Fort Lauderdale, Florida 33309
Certificate of Authorization Number: LR 285