



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**DATE:** July 28, 2015

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director *[Signature]*

**FROM:** Corinne Lajoie, AICP, LEED G. A., Principal Planner *[Signature]*

**SUBJECT:** **PL-37-15** - The applicant, Leigh R. Kerr, on behalf of the property owner DS Realty Inc., is requesting plat approval on property located at 2800 S. Federal Highway (FIRST READING)

**PLAT**

To plat a property for the construction of a 210-room hotel.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Port Everglades Development District (PEDD)  
**LAND USE DESIGNATION:** Transportation

The subject property is located on the east side of Federal Highway, north of the airport. The property is currently being used as temporary parking for the airport and seaport. The property has Port Everglades to the north, east and south. To the west is Federal Highway, which is approximately 150 feet wide adjacent to the property.

The applicant is preparing the land for future hotel construction. Prior to such construction a site plan will have to be submitted for review by the Development Review Committee (DRC) and approval by the City Commission.

**PLAT**

Development Review Committee (DRC)

The plat was reviewed by the Development Review Committee, which includes representatives from the Fire Marshal's office, Public Services, the City's landscape consultant and the Planning Division. Each discipline reviewed the plans for consistency with regulatory requirements. The following DRC comments remain:

1. Per Section 640-20 provide location of off-site water & sewer lines, proposed connection location and route the lines will take. 2<sup>nd</sup> time requested.

This item requires two (2) readings by the City Commission.

**CITY COMMISSION ACTION**

The plat application meets all applicable regulations, as determined by the DRC, provided the staff comments are addressed prior to recordation. Approval of the plat on first reading.

**PLANNING AND ZONING BOARD RECOMMENDATION**

On July 15, the Planning and Zoning Board will hear this item request. The Board's recommendation will be presented at the City Commission meeting.