



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Subdivision: Preliminary Plat
 Premier Subdivision – Metal Drive & Reynolds Drive
 6505 Metal Drive**

DATE: June 20, 2017

STAFF REPORT

Owner: Premier Hospitality Inc
 1500 SE 5th Ave
 Dania Beach, FL 33004

Applicant: Richard Laventure, PE,
 Laventure & Associates, Inc.
 774 W. Midway Rd.
 Fort Pierce, FL. 34982

Requested Action: Approval of a Preliminary Plat to subdivide a 5.28 acre parcel of land into four (4) tracts.

Location: 6505 Metal Drive

Parcel ID: 2324-341-0002-000-3

Current Zoning: General Commercial, C-3

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size: 5.28 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Chapter 18 of the City Code, the applicant is requesting approval of a preliminary plat for a proposed subdivision to be known as "Premier", located at 6505 Metal Drive. The parcel of land presently contains a 4-Story, 41,000 Square Foot Comfort Suites Hotel and a private segment of Reynolds Drive which connects Crossroads Parkway to Metal Drive. The existing hotel was completed in 2004, with the extension of Reynolds Drive wrapping up in 2005 to provide additional access to the Comfort Suites, and facilitate access to the Hampton Inn & Suites and Best Western hotels, in 2006, situated to the south.

The current proposal seeks to separate two tracts from the Comfort Suites site for future commercial development. The tract (3) proposed to the west of Comfort Suites is 1.99 acres in size, with the tract (2) to the north considered at 1.37 acres. A 1.52 acre tract is designed to be retained with the Comfort Suites to ensure compliance with landscape buffering, lot coverage, and green/open space requirements. The noted parcels would retain the General Commercial, C-3, zoning designation. The proposal retains a .91 acre tract designated for Reynolds Drive, to be owned and maintained by the applicant, or subsequent owner.

Sidewalks exist along both sides of Reynolds Drive and in front of Comfort Suites along Metal Drive. Tract 2, abutting Metal Drive, is undeveloped and does not feature a sidewalk. The Final Plat would require installation of, or a surety for, a sidewalk to further the connection along Metal Drive.

The Preliminary Plat encompasses established utility easements, shared access, and drainage agreements affecting the subject property and those immediately abutting to the north and south. The plat seeks to preserve established access and water management arrangements in place.

Technical Review Committee

All affected departments have reviewed and approved the proposed Preliminary Plat for consistency with the requirements of the applicable City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation

The Planning Board, at their June 13th, 2017 meeting, voted unanimously to recommend approval of the request with the condition the Final Plat incorporates the installation of, or a renewable surety for, a sidewalk connection along Metal Drive within 24 months, as required pursuant to City Code Section 22-62 (b) & (d).

Staff Recommendation:

Staff recommends approval of the request with the condition the Final Plat incorporates the installation of, or a renewable surety for, a sidewalk connection along Metal Drive within 24 months, as required by City Code Section 22-62 (b) & (d).