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Letter of Request
July 31, 2018

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

Re: Plat Note Amendment, Renewal of Findings of Adequacy, & Modification of Conditional Agreement – Kevin Thomas Scot Greve Plat, Book 177, Page 80

To Whom it May Concern,

SMAX LLC, (“Applicant”), as developer of the real property located on the Southwest corner of MLK Blvd. and NW 12th Ave (approx. 291 NW 12 Avenue, Pompano Beach, FL 33060), (the “Property”). Applicant hereby requests the following:

1. A plat note amendment for the Kevin Thomas Scot Greve Plat, recorded in Plat Book 177, at Page 80 of the public records of Broward County, Florida, (the “Plat”).
2. Renewal of the Findings of Adequacy
3. Approval from the City of Pompano Beach by plat note amendment to delete improvements 8, 9, & 11 of the Security/Lien Agreement - Installation of Required Improvements, recorded in the Broward County Record, CFN # 107348777, OR BK 44555 Page 708, Page 1 of 16 thru Page 16 of 16 (the “Conditions”). These deletions concern the construction of a turn lane, sidewalk displaced by the turn lane, and pavement markings for the turn lane.

Plat Note Amendment (note #3)

From:

This plat is restricted to 5,000 square feet of industrial use.

To:

This plat is restricted to 14,000 square feet of industrial use. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees.

Findings of Adequacy

Renew findings of adequacy which expired August 15th, 2011

Modification of Conditions

Via plat note amendment, approve of the deletion of items 8, 9 & 11 from “Exhibit B” contained in the conditions. This agreement is found in B-II Copies, PDF page 16-31, with Exhibit B being on page 31. The agreement is between Broward County and the “Developer” but Broward is requesting that this is included in the note amendment. See below for requested deletions:

EXHIBIT “B”

LIST OF IMPROVEMENTS AND SCHEDULES

<u>Improvements</u>	<u>Completion Date</u>
7- The removal of all existing driveways in those locations not consistent with the approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.	Prior to C.O.
8- An eastbound right turn lane on Hammondville Road (Martin Luther King, Jr. Boulevard) at Northwest 12 Avenue with 100 feet of storage* and 75 feet of transition.	Prior to C.O.
9- Sidewalk Along Hammondville Road (Martin Luther King, Jr. Boulevard) adjacent to this plot, displaced by turn lane construction.	
10- An 8-foot wide by 40-foot long expanded sidewalk for a bus landing pad (the design must extend to the face of curb and gutter) on Hammondville Road (Martin Luther King, Jr. Boulevard). This design is subject to review by the Mass Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.	Prior to C.O.
11- A PAVEMENT MARKING AND SIGNING PLAN, three copies, including a COST ESTIMATE shall be provided to the Traffic Engineering Division. All pavement markings shall be THERMOPLASTIC. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. NO SECURITIES shall be released without a field inspection and final approval by the Division of all materials, installations and locations.	Prior to C.O.

Very truly yours,

Julian M Stein
SMAX LLC