

Legislation Text

File #: 18-218, **Version:** 1

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE LANIER PLAT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(**Staff Contact:** Maggie Barszewski/David Recor)

Summary Explanation/Background:

The Applicant, James Kahn of Keith & Associates on behalf of MLEFI-2, LLC, wishes to amend the plat note and the Non-Vehicular Access Line (NVAL) on the Lanier Plat. The plat note change is as follows:

From: This plat is restricted to 10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); and 75,000 square feet of commercial use on Parcel C. No freestanding banks or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To: Parcel C is restricted to 75,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No freestanding office uses or commercial uses permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is also requesting that the NVAL be changed on NW 31st Avenue to permit emergency access in accordance with the site plan (the proposed NVAL description & sketch is included with the attached Letter of No Objection).

There is a Rezoning request also being heard on this agenda for second reading regarding this property. This Plat Note amendment can only be approved if that rezoning request from B-3 (General Business) to B-4 (Heavy Business) is approved.

Staff has no objection to these amendments.

Origin of request for this action: James Kahn of Keith & Associates on behalf of MLEFI-2, LLC

Fiscal impact and source of funding: N/A

