

Legislation Text

File #: 18-528, **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 PLAT NOTE AMENDMENT, RENEWAL OF FINDINGS OF ADEQUACY AND MODIFICATION OF CONDITIONAL AGREEMENT ON THE KEVIN THOMAS SCOT GREVE PLAT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Maggie Barszewski/David Recor)

Summary Explanation/Background:

The applicant and developer, Julian M Stein on behalf of SMAX, LLC, wishes to amend a note on an approved plat to change the use, update the findings of adequacy and modify conditions of an agreement for the Kevin Thomas Scot Greve Plat in order to be construct a maximum of 14,000-square foot building for industrial use with some commercial/office use. The property is located on the southwest corner of Martin Luther King Jr Blvd and NW 12th Avenue (291 NW 12 Avenue). The plat note use change is as follows:

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.

The applicant is also requesting to modify conditions of an agreement related to the Plat. The original agreement is solely between the applicant and Broward County; however, since the property is within the City of Pompano Beach the County has requested the municipality be aware and consent to the changes. The Community Redevelopment Agency staff and the Capital Improvements Manager are satisfied that the applicant has provided sufficient Traffic Analysis documentation (attached) to prove that the agreement amendment of eliminating a turn lane is appropriate (see attached Email from Horacio Donovich).

Staff has no objection to these amendments.

Origin of request for this action: Julian M Stein on behalf of SMAX, LLC

Fiscal impact and source of funding: N/A

