



## Legislation Details (With Text)

**File #:** 20-220      **Version:** 1      **Name:**

**Type:** Request      **Status:** Passed

**File created:** 3/4/2020      **In control:** City Commission

**On agenda:** 5/5/2020      **Final action:** 5/5/2020

**Title:** ACCEPTANCE OF A TOTAL OF 623 SQUARE FOOT EASEMENT DEED FOR PEDESTRIAN CLEAR ZONE LOCATED AT A PORTION OF LOTS 15, 16, 17, BLOCK 117 MAP OF THE TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FROM PR-RE I, LLC, "THE GRANTOR", FOR THE SUBJECT PROPERTY LOCATED AT 640 E. ATLANTIC AVENUE (PROJECT APPROVED AS "HAWKERS ASIAN STREET FARE")

**Sponsors:** Development Services Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Agenda Cover Report, 2. Easement Deed for Pedestrian Clear Zone - 640 E. Atlantic Avenue, 3. Simple Legal Review PSE PR RE I LLC

Date	Ver.	Action By	Action	Result
5/5/2020	1	City Commission	approved	

**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** George Gretsas, City Manager  
**DATE:** May 5, 2020

ACCEPTANCE OF A TOTAL OF 623 SQUARE FOOT EASEMENT DEED FOR PEDESTRIAN CLEAR ZONE LOCATED AT A PORTION OF LOTS 15, 16, 17, BLOCK 117 MAP OF THE TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FROM PR-RE I, LLC, "THE GRANTOR", FOR THE SUBJECT PROPERTY LOCATED AT 640 E. ATLANTIC AVENUE (PROJECT APPROVED AS "HAWKERS ASIAN STREET FARE")

### **Recommended Action:**

Acceptance of a Easement Deed for Pedestrian Clear Zone for Hawkers Asian Street Fare located at 640 E. Atlantic Avenue.

### **Background:**

At its meeting on June 12, 2019, the Site Plan Review and Appearance Board (SPRAB) approved a Class II Site Plan Modification (2019-028) for Hawkers Asian Street Fare associated with minor changes to the site plan, architectural elevations, landscaping and the addition of a sidewalk. The code requires a pedestrian clear zone at least six feet wide be provided on all streetscapes.

Pursuant to 4.4.13(E)(2)(a) a sidewalk easement in a form acceptable to the City Attorney, over any portion of the pedestrian clear zone located within the front setback shall be granted to the City. The code requires that portion of the pedestrian clear zone located within the front setback area must be

designed as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition.

This item is the acceptance of a Easement Deed for a Pedestrian Clear Zone for Hawkers Asian Street Fare located at 640 E. Atlantic Avenue. The Grantor is proposing to dedicate 623 square feet located at a portion of Lots 15, 16, 17, Block 117 Map of the Town of Linton, according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

N/A

**Timing of Request:**

Easement Deed must be recorded prior to issuance of a Certificate of Occupancy.