



Legislation Text

File #: 17-669, Version: 1

TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning, Zoning and Building Director
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: August 15, 2017

APPROVAL OF A 10' X 330' PUBLIC GREENWAY EASEMENT AGREEMENT FOR 3185 SOUTH CONGRESS AVENUE

Recommended Action:

Motion to Approve the Public Greenway Easement along the east property line of 3185 South Congress Avenue.

Background:

The subject property is located on the east side of South Congress Avenue, more specifically two lots to the north of the C-15 Canal. The property, which consists of 2.99 acres, is located within the Mixed Residential, Office, and Commercial (MROC) zoning district. At its meeting of August 10, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan for the construction of a three-story, 23,271 square foot office building for the Corporate Headquarters of Kaufmann Lynn Construction at the front of the property adjacent to South Congress Avenue, and construction of a six-story, 134,460 square foot self-service storage facility (SSSF) building containing 1,100 climate controlled storage units in the rear. The SSSF is permitted to increase to more than 50% of the office building as a bonus by providing community benefits such as the Public Greenway Easement along the rear of the property, the commitment of the Office Headquarters located on the site for at least three years, Civic Open Space, a contribution to the Mobility/Transit Fund, and Green Building Certification for the new development.

The proposed easement is for a future greenway trail along the eastern edge of the project's property adjacent to the railway right-of-way. The proposed easement is required for the project to satisfy the community benefits requirements to achieve a greater development entitlement.

City Attorney Review:

Approved as to form and legal sufficiency.

Finance Department Review:

N/A

Funding Source:

N/A

Timing of Request:

The easement must be approved and recorded prior to the project receiving its first certificate of

occupancy.