



Legislation Text

File #: 17-749, Version: 1

TO: Mayor and Commissioners
FROM: Timothy R. Stillings, Director of Planning, Zoning and Building
THROUGH: Mark R. Lauzier, City Manager
DATE: November 7, 2017

ACCEPTANCE OF A 6 FOOT PEDESTRIAN EASEMENT BEGINNING AT THE SW CORNER OF PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 28423 PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. THENCE 36 DEGREES W A DISTANCE OF 20 FEET; THENCE N 90 DEGREES E A DISTANCE OF 6 FEET; THENCE S 36 DEGREES E A DISTANCE OF 20 FEET; THENCE N 90 DEGREES W A DISTANCE OF 6 FEET TO THE POINT OF BEGINNING.

Recommended Action:

Motion to approve the foot pedestrian agreement located at 183 NE 2nd Avenue which begins at the SW corner of parcel of land recorded in official records book 28423 of the public records of Palm Beach County.

Background:

At its meeting of August 9, 2017, the Site Plan Review and Appearance Board Approved (6-0, Shannon Dawson absent) a Class III site plan modification for The Grove Side Bar to allow a change of use from commercial to restaurant (1,354 square feet). Also approved were architectural elevations for the Class III site plan modification (6-0, Shannon Dawson absent). The architectural changes included enclosing the front facade to add symmetry along NE 2nd Avenue with the neighboring storefront and the addition of a decorative retractable garage style door system in aluminum with transparent glass. A bronze-coated aluminum pergola projects 14' and will be 9'6" high. Pursuant to LDR 4.4.13(E)(2)(a)(2) [Streetscape Standards Pedestrian Clear Zone] a pedestrian clear zone at least six feet wide shall be provided on all streetscapes. Any portion of the pedestrian clear zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition. The 6 feet of the pedestrian clear zone is in the front setback, therefore requiring a sidewalk easement for this area.

City Attorney Review:

Approved as to form and legal sufficiency.

Finance Department Review:

N/A

Funding Source:

N/A