

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: July 21, 2020

DEPARTMENT: Legal

TITLE:

2nd Agreement Extension Request from 14 S East Coast, LLC for property located at 14 S. East Coast Street, Lake Worth Beach, Florida

SUMMARY:

The property owner, Bhavin Shah, is requesting a second extension regarding the deadline to demolish the existing structure and replace it with a surface parking lot.

BACKGROUND AND JUSTIFICATION:

Bhavin Shah, as principal for 14 S East Coast, LLC, is developing property at 14 S. East Coast. He received an extension to demolish the property from the City as required by a settlement agreement entered into between the City and the previous owner of the property, Viva Verde South, LLC. The City granted the extension on April 9, 2020, due to the National emergency caused by COVID-19. The extension was also granted to give Mr. Shah an opportunity to bring a vendor to the site. Mr. Shah has not been able to accomplish his goals in the 90 day timeframe and is requesting an additional 90 day extension. During this extension, the City and Mr. Shah will continue to negotiate an amendment to the Declaration of Covenants and Restrictions which will include timelines for development of the property. The Amendment will be brought back for commission consideration, and if negotiations fail, the conditions of the Declaration of Covenants and Restrictions will be enforced.

MOTION:

Move to approve/disapprove the request from 14 S East Coast, LLC, granting a second extension until October 8, 2020, to demolish the building on the Subject Property and replace it with a surface parking lot as required by the Declaration of Covenants and Restrictions, with the understanding that staff will negotiate, in the 90 day timeframe, an amendment to the Declaration of Covenants and Restrictions which will include timelines for development of the property.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A