

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF BREW TEAM KY, LLC, (APPLICANT) FOR MASSIVE 2.0, LLC (OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN AND VARIANCES IN A COMMERCIAL SERVICES (C-3) DISTRICT, FOR AN APPROXIMATE 0.56 ACRE AREA LOT LOCATED AT 7303 TURFWAY ROAD, FLORENCE, KENTUCKY. THE REQUEST IS FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN TO ALLOW THE DEVELOPMENT OF A 543 SQUARE FOOT DRIVE-THROUGH ONLY COFFEE SHOP AND A 277 SQUARE FOOT REMOTE STORAGE/COOLER ACCESSORY STRUCTURE. THE VARIANCES ARE TO: (1) REDUCE THE FRONT YARD SETBACK FROM FIFTY (50) FEET TO THIRTY-SEVEN (37) FEET; AND (2) REDUCE THE BUFFER YARD WIDTH FROM TEN (10) FEET TO SEVEN (7) ALONG THE WEST PROPERTY LINE, FIVE (5) FEET ALONG THE SOUTH PROPERTY LINE, AND EIGHT (8) FEET ALONG THE EAST PROPERTY LINE.

The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional conditions shall apply to the request described above.

1. A Change in Concept Development Plan application shall be required if the restaurant changes from beverage sales only to food and beverage sales. This condition is being added to allow vehicle stacking, que lengths, and traffic safety in the parking lot and streets to be re-evaluated based on the proposed restaurant model. This condition does not apply to pre-packaged food, which is served in a wrapper and possibly heated in a microwave.
2. Change in Concept Development Plan condition #2 shall be modified as follows:

~~Pedestrian crosswalks establishing connections from the interior of the site to the adjacent existing sidewalk network shall be provided at the direction of the City of Florence.~~

A sidewalk connection shall not be required between the proposed building and the public sidewalks on Turfway Road. The Planning and Zoning Committee determined that an ADA compliant route was not feasible for the following reasons:

- A. The grades on site.
- B. Remke owns the property between the subject site and the Turfway Road right-of-way. Improvements cannot be required on the Remke site.

Agreed to this 14th day of APRIL, 2025.

BY: [Signature]
(Applicant)

COUNTY OF Jefferson STATE Kentucky

The foregoing instrument was acknowledged before me this 14th day of APRIL, 2025, by BRIAN EVANS, the DIRECTOR OF ENTITLEMENTS, on behalf of the company.



Ashley Serad
NOTARY PUBLIC, State at Large
My Commission Expires: 10/14/2026

Agreed to this 2nd day of April, 2025.

BY: [Signature]
(Property Owner)

COUNTY OF Hamilton STATE of OHIO

The foregoing instrument was acknowledged before me this 3rd day of April, 2025, by Blake Smith, the OWNER MEMBER, on behalf of the company.



RICHARD P. GABELMAN
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

[Signature]
NOTARY PUBLIC, State at Large
My Commission Expires: N/A