



# VILLAGE OF TEQUESTA

## DEPARTMENT OF COMMUNITY DEVELOPMENT

*Staff Report – Village Council Meeting – October 12, 2017*

### 1. PETITION DESCRIPTION – SPM 10-17

APPLICANT: Ventura Architecture  
c/o Mike Ventura  
11870 W. State Road 84, Suite #C14  
Davie, FL 33325

OWNER: TAMEAST TEQUESTA LTD

REQUEST: Application from Rubiano Holdings, Inc. d/b/a Dunkin' Donuts for a site plan modification to redevelop existing building per corporate standards. The application includes building and dumpster colors, directional and wall signs, menu board, monument sign, exterior wall lighting, canopy over the drive thru, and clearance poles on the north and west side. The plaza owner is Tameast Tequesta, Ltd. d/b/a County Line Plaza. The address of the property is 722 N. US Highway One, Tequesta, Florida 33469.

LOCATION : 722 N. US Highway 1, Tequesta FL 33469

### LOCATION MAP



## 2. PETITION FACTS

- a. **Total Gross Site Area:** 21,235.5 Sq. Ft. (0.4875 Acres)
- b. **Total Building Foot Print and Square Footage:** 3,298 sq. ft.

## 3. Land Use and Zoning:

	EXISTING LAND USE	FUTURE LAND USE	ZONING
<b>SUBJECT PROPERTY</b>	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
NORTH County Line Plaza (Chase Bank)	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
SOUTH County Line Plaza (Time to Eat Diner)	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
EAST US Highway 1	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
WEST County Line Plaza	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)

## 4. STAFF REVIEW

The subject application is a redevelopment of the previous Wendy's building. The application includes the following site plan modification and aesthetic improvements:

- New paint throughout exterior with brick veneer at selective locations
- Extending wall heights at the drive thru and front entrance
- Signage on building
- Installation of clearance poles on north and west side of building
- Replace existing Wendy's monument sign face with Dunkin Donuts
- Installation Dunkin Donuts menu board in same location of previous Wendy's menu board
- Canopy added over the drive thru window
- Repaint exterior dumpster
- Replace exterior lighting fixtures
- Installation of directional signs

The proposed improvements do not increase the square footage of the existing structures and impervious area. The applicant provided elevations which highlight the proposed modification, please see attached application.

## 5. FINAL REMARKS

This development application met the requirements set on Section 78-334 notice of hearing. The notice of hearing will be advertised October 2, 2017. *The Planning & Zoning Board recommended approval of the subject application at the September 21, 2017 meeting by a 5-0 vote. The Board also recommended to remove from the application the following:*

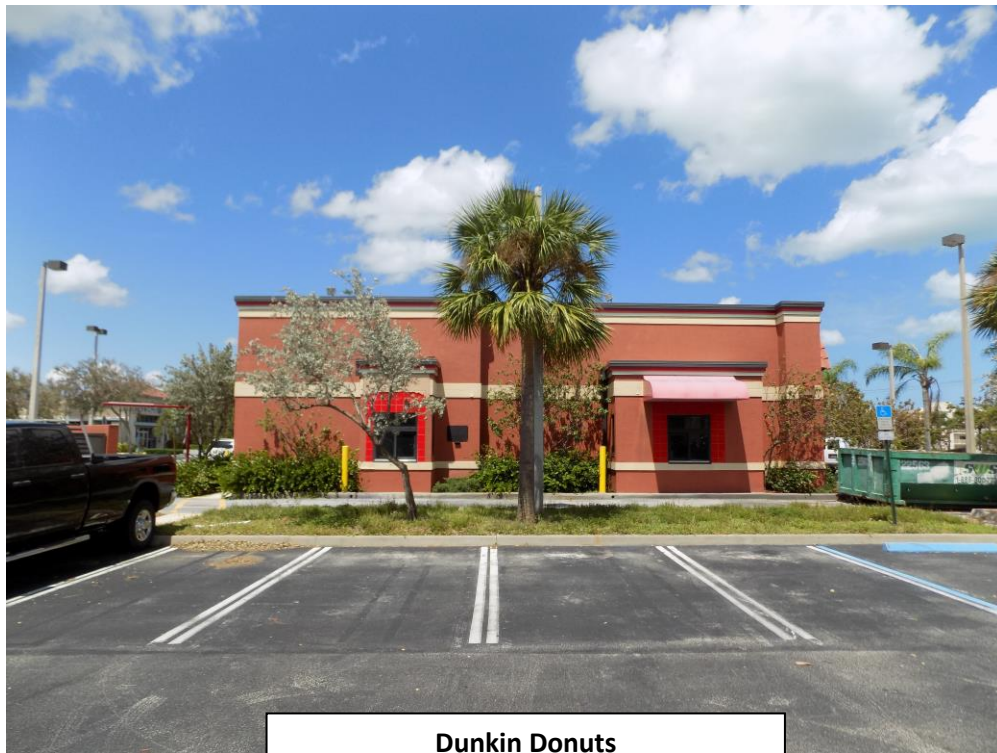
- *Drive-thru wall sign on the east elevation*
- *Dunkin Donuts sign from the directional signs*

***The applicant agreed with the above recommendations, and the subject application includes these changes.***

## EXISTING SITE CONDITIONS



**Dunkin Donuts  
Front of Building**



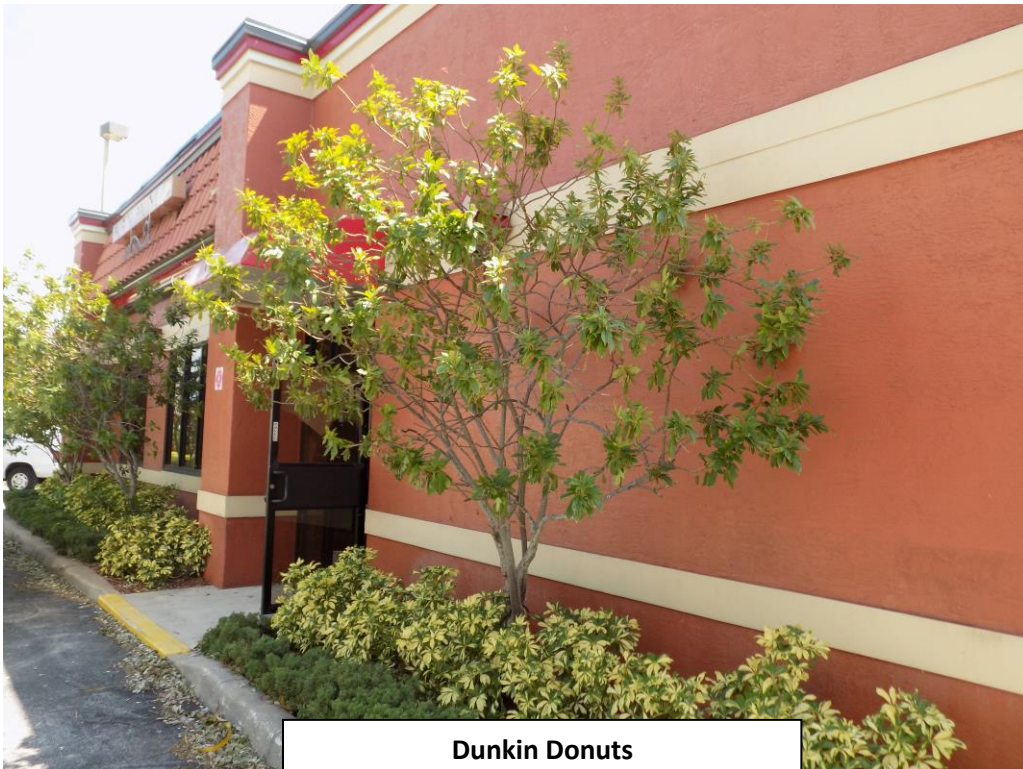
**Dunkin Donuts  
Drive Thru**



## EXISTING SITE CONDITIONS



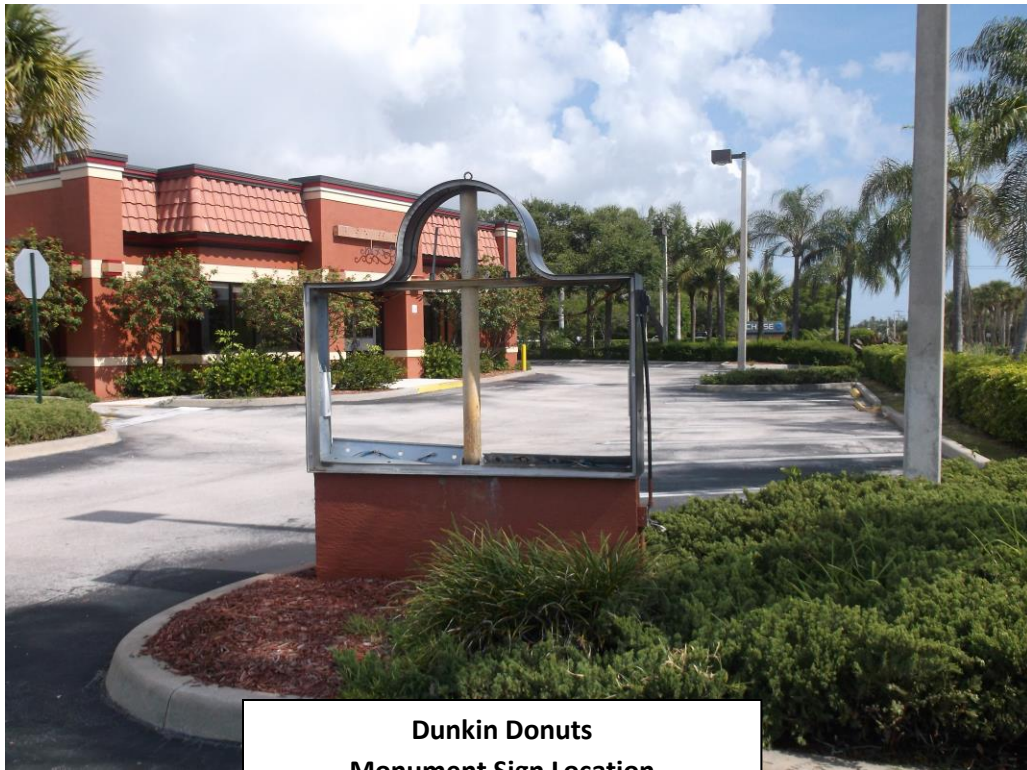
**Dunkin Donuts  
Rear of Building**



**Dunkin Donuts  
Side Entrance**



**EXISTING SITE CONDITIONS**



**Dunkin Donuts  
Monument Sign Location**



**Dunkin Donuts  
Existing Dumpster to be painted**