

RE: Josco Bar + Oven, 157 N. US 1, Tequesta, FL 33469

The applicant is requesting for a Special Exception Use in the Shopping Center Community known as the Tequesta Shoppes.

This application for a Special Use Exception to the Single Tenant (Josco Bar + Over) does not contemplate nor request any change in use or foot print of the building whatsoever.

There will be only a minor change to the exterior rear patio with replacing the existing awning and modifying the existing storefront as follows:

- Replace Awning
- Replace lighting
- Replace existing seating
- Revise existing bar
- Modify existing storefront for openings
- Replace existing railing + gates
- Paint exterior walls to match existing
- Add artwork + faux landscape to walls
- Add planters at perimeter of seating

The following are the applicants responses to questions posed under sections 78-362 and 78-363 of the Village of Tequesta.

SEC.78-362. Criteria.

1. **The proposed use is a permitted special exception use.**
The proposed use, Restaurant, is a permitted special exception use.
2. **The use is so designed, located and proposed to be so operated so that the public health, safety, welfare and morals will be protected.**
The new tenant and use of the space + exterior patio is not changing.
3. **The use will not cause substantial injury to the value of other property in the neighborhood where it is located.**
The use by the tenant is not changing.
4. **The use will be compatible with adjoining development and the proposed character of the district where it is to be located.**
The restaurant use of the existing space will remain unchanged. The existing use is compatible with neighboring restaurant tenants in the same shopping center.
5. **Adequate landscaping and screening is provided as required in this chapter.**
The existing landscaping will remain undisturbed. No change to the landscaping is requested or contemplated by this application.
6. **Adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.**
There are no changes in occupancy. Ingress and egress remain the same. There is no additional impact to traffic or abutting streets. The building is currently in compliance with village code and no change is requested or contemplated by this application.

SEC 78-364. Criteria

- 1. Compliance with all elements of the village comprehensive plan.**
The restaurant use has been and continues to conform with all elements of the village comprehensive plan.
- 2. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**
The building was currently in compliance with village code and no change is contemplated with this application.
- 3. Off-Street parking and loading area, where required, with particular attention to the items in subsection (2) of this section.**
The building was currently in compliance with village code and no change is contemplated with this application.
- 4. Nuisance factors detrimental to adjacent and near by properties and the village as a whole. Nuisance factors shall include but not necessarily limited to noise, odor, smoke, glare, electrical and/ or mechanical vibrations.**
As the existing use and tenant remain the same there will be no changes in regard to noise, odor, smoke, glare, electrical and/ or mechanical vibrations.
- 5. Utilities, with reference to location and availability and compatibility.**
No changes are requested to any utilities with reference to location, availability, or compatibility.
- 6. Screening and buffering with reference to type and dimensions, and character.**
No changes are requested to screening and buffering with reference to type, dimension or character.
- 7. General compatibility with adjacent properties and other property in the district.**
The building is compatible with all adjacent properties and all other property in the district.
- 8. Whether the change suggested is out of scale with the needs of neighborhood or the village.**
The alterations will not be out of scale with the needs of the neighborhood or village.
- 9. Any special requirements set out in the schedule of site regulations In section.78-143 for the particular use involved.**
There are no special requirements set out in the schedule of site regulations In section 78-143. The proposed continuation of use for restaurant is requested.