

Ex. Land Use: Mixed Use
Ex. Zoning: Mixed Use
Ex. Use: Tequesta Terrace ALF

Ex. Land Use: Commercial
Ex. Zoning: C-2; Community Commercial
Ex. Use: 2-Story Office Bldg.

Ex. Land Use: MR-5; Unincorp. PBC
Ex. Zoning: RS; Unincorp. PBC
Ex. Use: Single Fam. Resid.

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Ex. Land Use: Commercial
Ex. Zoning: C-2; Community Commercial
Ex. Use: Budget Car Rental

Site Data

Existing Land Use	Commercial
Proposed Zoning	MU; Mixed-Use
Total Site Area	1.05 ac.; 45,600 s.f.
Allowable Density	19 Units; (18 d.u./ac.)
Provided Density	13 Units (12.38 d.u./ac.)
Max. Building Height	4 Stories, not to exceed 50'
Proposed Bldg. Height	3-Stories; -- (Max)
Building Data	
Bldg. A	Retail/Prof. Off.; 1st Flr.
Bldg. B	Apts.; 2nd-3rd Flr.
Bldg. C	2-Story Townhome
	Area
	6,074 s.f.
	--- s.f.
	--- s.f.
	--- s.f.
	# of Units

	9 Units
	2 Units
	2 Units

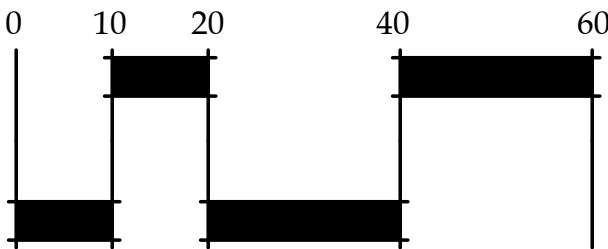
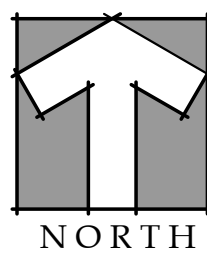
Landscaped Open Space Required 11,400 s.f.; 25% Min.
Landscaped Open Space Provided 12,060 s.f. (26.4%)

Parking Required:			
Townhomes	4 Units	2 sp./unit	8 Spaces
Apartments	9 Apts.	2 sp./unit	18 Spaces
Prof. Office	1,848 s.f.	1/300 s.f. of GLA*	6.16 Spaces
Retail	4,026 s.f.	1/250 of GFA**	16.10 Spaces
			48 Spaces

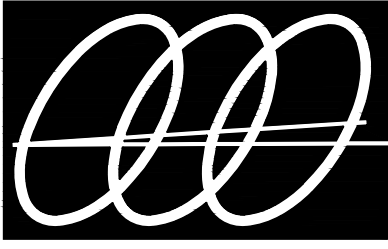
Parking Provided:		
Garage Parking	8 Spaces (2/ townhouse unit)	
Surface Parking	32 Spaces	
Driveway Parking	8 Spaces (10' x 18' Min.)	
	48 Spaces	
Handicap Parking Required	2 Spaces	
Handicap Parking Provided	2 Spaces	
Flood Zone Designation	'C' per FEMA Panel 1201920106B	

*GLA (Gross leaseable area) means the total floor area designed for tenant occupancy & exclusive use, including mezzanines & upper floors, expressed in s.f. & measured from the centerline of joint partitions & from outside wall faces; the area which the tenants pay rent.

**GFA (Gross floor area) means the sum of the total areas taken on a horizontal plane of a floor of a bldg. measured between the outside face of the ext. walls. Retail use requires 1 space per 250 s.f. of GFA devoted to sales, display & customer service.



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Tequesta, Florida

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Drawn: MTH
Approved: GGG, MTH, EMO
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Seal

LC C000177

Sheet Title:

Conceptual
Development
Plan

Scale: 1" = 20'

Sheet No.

C-1

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