



February 9, 2018

Village of Tequesta
Community Development Department
Attn: Nilsa Zacarias, AICP – Community Development Director
345 Tequesta Drive
Tequesta FL. 33469

Subject: Pelican Square: Request for Alley Abandonment

Dear Nilsa:

On behalf of the owner, 691 Tequesta LLC, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request your review of the applicant's proposal to abandon an existing alley that runs between the properties located at 691 US 1, 19626 US 1, 3486 Canal Ct, 3471 Inlet Ct. All of the mentioned properties are located in the Village of Tequesta.

As you are aware, the applicant is proposing a small scale infill mixed use development that will aid in buffering the adjacent residents, in addition to providing the Village of Tequesta a dynamic project that will provide consistency with the surrounding uses, and the opportunity to promote pedestrian walkability. The applicant's complete development proposal is provided below:

- 1) a small scale land use map amendment to Mixed Use;
- 2) a zoning map amendment to Mixed Use;
- 3) a site plan for 19 multifamily units, and 6,500sf of office;
- 4) a request for an alley abandonment.

In order to bring the above development program into fruition, the applicant will first need approval from the Village Council for the alley abandonment. Please note, this discussion was the topic of a conceptual presentation hearing on December 14, 2017, and the general consensus of the Village Council was of positive support for the applicant's proposal (**inclusive of the alley abandonment**).

Justification for Alley Abandonment:

Over the last few years, the applicant has diligently researched the housing market in the Village of Tequesta, and has determined that the current market trends are ripe to offer a well-designed mixed use product that provides a modest approach to growth in the area. As Tequesta continues to distinguish itself as a premier destination in northern Palm Beach County for locals and visitors alike, the applicant is excited to bring this project to into consideration for the Village Council's approval. However, before a site plan is further developed, the applicant needs approval on the existing alley that runs through the property.

Currently, the portion of the "alley" subject to the abandonment request isn't functioning, as it is barricaded on both the north and south sides (**Canal Ct. and Inlet Ct.**) of the property preventing any type of access through the site. Additionally the constructed "functioning" portions of the alley to the north and south of the subject properties are being used for overflow parking, and don't necessarily protect the public interest in terms of safety.

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Benefits to the Village of Tequesta:

The applicant stresses that the benefit to the Village of Tequesta is paramount, as it will

- 1) Offer a safer alternative allowing the opportunity for the applicant to provide a development that features a safe mechanism for pedestrians and vehicular traffic to move across the site;
- 2) Provide for the just compensation of the portion of the alley requested to be abandoned, as the applicant is proposing to pay the Village a price comparable to the parcels recently purchased directly abutting the alley purchased in December, 2017;
- 3) Improvement of a non-functioning alley at no cost to the Village of Tequesta;

Conclusion:

The applicant is requesting an alley abandonment in order to develop the subject property, based on the aforementioned development program. The request for the alley abandonment will not cause any detriment to the public interest; on the contrary it will provide a safer mechanism for pedestrian and vehicular access, thus furthering public safety and welfare.

With this letter, and based on staff direction, we have provided a list of the surrounding property owners that abut the property, as well as a list of property owners in a 300' radius of the property. Additionally, a survey of the area to be abandoned with a complete legal description has been included in addition to the conceptual site plan. The engineering consultant for this project is currently in the process of getting consent forms from the applicable utility companies, which will be forwarded to the Community Development Department upon receipt. For entities with existing infrastructure in the subject alley, the owner will work with the utility entities on a formidable plan to relocate the easements elsewhere on site. On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc., respectfully requests review and approval of the alley abandonment.

Respectfully,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



Alec Dickerson
Planner