

February 22, 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 for properties located at 691 US Highway 1, 19626 US Highway 1, 3486 Canal Ct, and 3471 Inlet Ct.

Dear Nilsa:

Based on the direction given by the Village Manager and Mayor of Tequesta at our February 20, 2018 meeting, please accept this letter as our formal request of the Alley Abandonment for the properties referenced above.

We are proposing a small scale infill mixed use development for the subject site, and in order to provide the proper framework to foster this dynamic project, we are requesting consideration and approval from the Village Council for the alley abandonment. It is important to note, that we initially brought this proposal in front of the Village Council on December 14, 2017, and the general consensus was that of positive support.

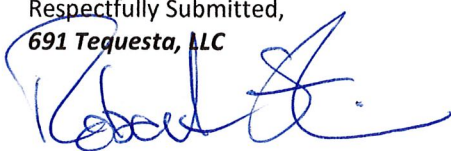
Currently, the portion of the “alley” subject to the abandonment request isn’t functioning, as it is barricaded on both the north and south sides (**Canal Ct. and Inlet Ct.**) of the property preventing any type of access through the site. Additionally the constructed “functioning” portions of the alley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

We would like to stress that our request for the alley abandonment will provide desirable benefits to the Village of Tequesta by accomplishing the following:

- Purchase of alley for the amount of \$83,320. **The proposed purchase price of the alley is based on \$17.15, which is the price/per square foot for the 4,800 square foot portion of the alley consistent with the price of the parcels directly abutting the alley recently purchased in December, 2017;**
- Construction of north – south access on site at no cost to the Village of Tequesta;
- Provide a safe mechanism for pedestrians and vehicular traffic to move across the site, through the granting of an access easement over the alley;
- Relocation of the affected utility easements, and granting of new easements to the applicable service providers at our expense;
- Property Tax benefit to the Village of Tequesta

With this letter, we are attaching the consents from the applicable utility agencies (**LRD, AT&T, Comcast, FPL**), as well as a sketch and legal description of the portion of the alley to be abandoned. We appreciate the Village of Tequesta’s consideration in the matter. If we can do anything to further address your questions or concerns do not hesitate to contact us.

Respectfully Submitted,
691 Tequesta, LLC



Robert Steiner
Partner

cc: James Tufo – jtufu@elitecompanies.net ; M. Troy Holloway, PLA – troy@2gho.com