



VILLAGE OF TEQUESTA

DEPARTMENT OF COMMUNITY DEVELOPMENT

Staff Report – Village Council Hearing – May 10, 2018

1. PETITION DESCRIPTION – *Alley Abandonment*

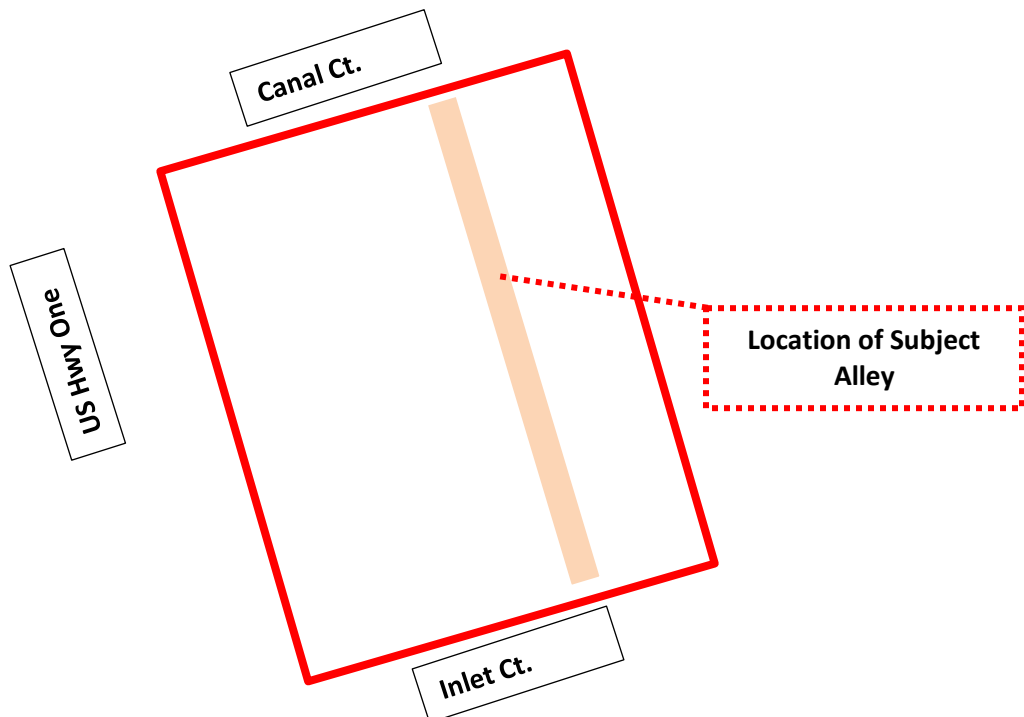
APPLICANT: Gentile Glas Holloway O'Mahoney & Associates, Inc

OWNER: 691 Tequesta LLC

REQUEST: The applicant is requesting to abandon an existing alley located between the properties located at 691 US 1, 19626 US 1, 3486 Canal Ct, 3471 Inlet Ct.
Resolution No. 13-18.

LOCATION: 691 US 1, 19626 US 1, 3486 Canal Ct, 3471 Inlet Ct
Tequesta, FL 33469

LOCATION MAP



1. Background

The applicant is proposing a small-scale infill mixed use development for the subject site. The proposed development will require the following initiatives:

- 1) Abandonment of an existing alley;
- 2) small scale future land use map amendment from Commercial to Mixed Use designation;
- 3) zoning map amendment from Commercial to Mixed Use zoning district ; and,
- 4) replat and site plan review for 13 multifamily units, and 5,800 sf of office/retail.

On December 14, 2017, the applicant conducted a conceptual presentation of the subject development to the Village Council. The alley abandonment application request is the first step of this proposed development.

On April 12, 2018, the applicant was heard by the Village Council. Unincorporated neighbors from Palm Beach County area attended the meeting to voice their questions and concerns. The application was voted to be postponed to a future Council meeting.

On April 19, 2018, Mr. Michael Couzzo, Village Manager, met with surrounding unincorporated neighbors. On May 3, 2018 the applicant, Mr. Troy Holloway and Mr. Rob Stainer held a community meeting to present and explain the proposed project. The meeting was conducted at the site and was attended by surrounding neighbors.

2. Development Review Committee (DRC)

The Development Review Committee (DRC) met on February 28, 2018. For this application, the DRC included community development, engineering (civil and traffic), public utility, fire safety and law enforcement professionals.

A review of exiting utilities was conducted as part of the DRC. The application included letters from the following utility providers:

- Loxahatchee River District
- Comcast
- AT&T
- FPL

The utility providers consent letters were contingent to the developer relocating the subject utility, providing a new easement and assuming the related financial costs (please see attached letters).

With regard to engineering review, Mr. Spencer Schroeder, P.E. provided his review input on the attached letter. Mr. Schroeder indicated, *"We suggest abandonment be contingent upon the creation of permeant utility and ingress/egress easements across the re-platted granting equivalent rights currently held by the Village in the existing alley"*.

With regard to traffic review, Mr. William Grieve, P.E. provided his review input on the attached letter. Mr. Grieve indicated, *"No traffic issues have been identified with the proposed alley abandonment. The abandonment does not, and will not, prevent access to adjacent properties or the general area"*.

Fire Chief Joel Medina and Acting Police Chief Jim McGrew reviewed the subject application and did not identified constraints with the proposed alley abandonment. At the site plan phase, the applicant will provide further information and the Village will conduct an in-depth review including zoning, building, drainage, water, landscaping, traffic, fire safety and law enforcement.

3. FINAL REMARKS

The subject application was reviewed in accordance with Policy No. 1-99/00 which provides procedures for Application for Abandonment of dedicated Public Property within the Village of Tequesta.

On April 12, 2018, the applicant was heard by the Village Council. Unincorporated neighbors from Palm Beach County area attended the meeting to voice their questions and concerns. The application was voted to be postponed to a future Council meeting. On April 19, 2018, Mr. Michael Couzzo, Village Manager, met with surrounding neighbors.

On May 3, 2018 the applicant, Mr. Troy Holloway and Mr. Rob Stainer held a community meeting to present and explain the proposed project. The meeting was conducted at the site and was attended by surrounding neighbors.

The notice of hearing was advertised in the Palm Beach Post on April 23, 2018. In addition, the notice of hearing was mailed (certified) to abutting property owners as required by Policy No. 1-99/00.



**ALLEY EXISTING
CONDITION**



**ABUTTING SITE
EXISTING
CONDITION**