



## VILLAGE OF TEQUESTA

### DEPARTMENT OF COMMUNITY DEVELOPMENT

*Staff Report – Village Council Meeting – September 13, 2018*

#### I. PETITION – SPM 10-18

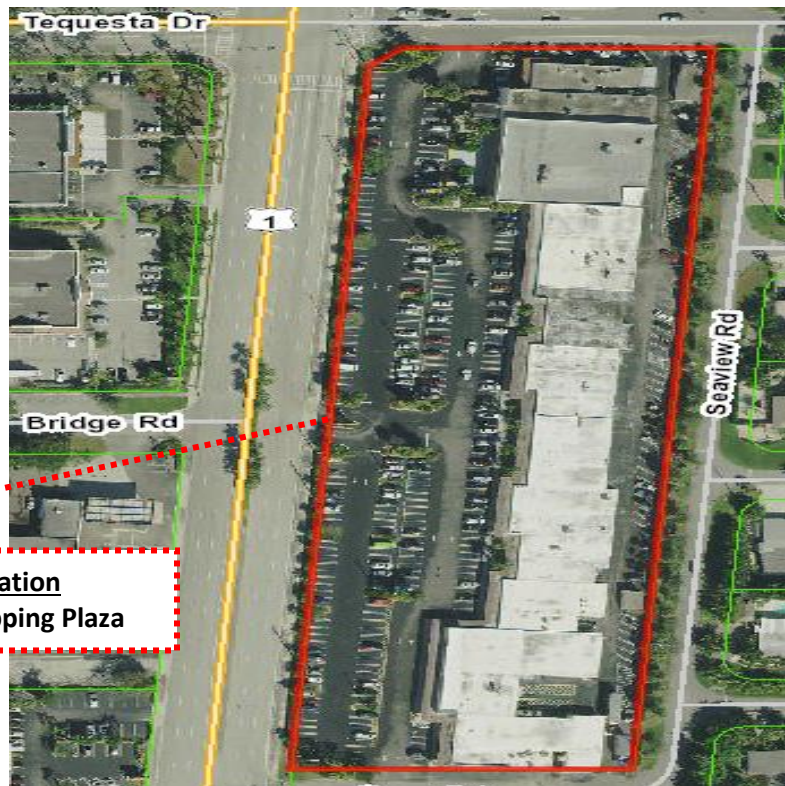
APPLICANT: N2 Architecture + Design  
2081 SE Ocean Blvd, Suite 1A  
Stuart, FL 34996

OWNER: RCMRJV, LLC (Plaza Owner)

REQUEST: Application from RCMRJV, LLC (known as Village Square) for a Site Plan Modification to modify the building color including walls, roof and other architectural features, install a mansard roof and replace exterior lighting. The application also includes a new plaza identification wall sign and modifications to the existing uniform sign code. The subject property is located at 221 US Hwy 1, Tequesta, FL 33469.

LOCATION: 221 S. US Highway 1  
Tequesta, FL 33469

#### LOCATION MAP



**Subject Application**  
**Village Square Shopping Plaza**

## Land Use and Zoning

	EXISTING LAND USE	FUTURE LAND USE	ZONING
<b>SUBJECT PROPERTY</b> Village Square	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
<b>North</b> Tequesta Shoppes	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
<b>South</b> TD Bank	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
<b>EAST</b> <b>Unincorporated Palm Beach County</b> – Single Family Residential	Residential Low Density (Unincorporated PBC)	Residential Low Density (Unincorporated PBC)	Residential Low Density (Unincorporated PBC)
<b>West</b> Bank of America	Mixed Use	Mixed Use	MU-Mixed Use

## II. STAFF ANALYSIS

The applicant is requesting approval to modify Village Square Shopping Plaza as follows:

- Modification of building colors including wall, roof, columns and trims
- Installation of new mansard roof in specific areas
- Installation of new exterior lighting
- Modification of the uniform sign code
- Install new plaza identification wall signage

Per Section. 78-177 (d) Special Exception Uses permitted in the Community Commercial Zoning district of the Village of Tequesta Code of Ordinances. “(14) Shopping centers.” The subject special exception use was heard and approved by the Village Council (5-0) on August 9, 2018. In compliance with Section 78-331. Required; development standards; required facilities and infrastructure, the subject application must have a site plan review approval.

“By the terms of this chapter, all permitted uses in all zoning districts except R-1A and R-1, all special exception uses as approved by the village council, all planned residential development (PRD), planned commercial development (PCD), and planned mixed-use development (PMUD), all miscellaneous development and redevelopment, all subdivisions, and all uses or construction lying partially or entirely in special flood hazard areas shall comply with the following:

(a) Site plan review is required.”

The subject application does not modify the height and footprint of the existing building. ***The Planning & Zoning Board recommended approval of the subject application at the August 16, 2018 meeting by 5-0 vote.***

The following graphic depicts the approval process for the subject application:



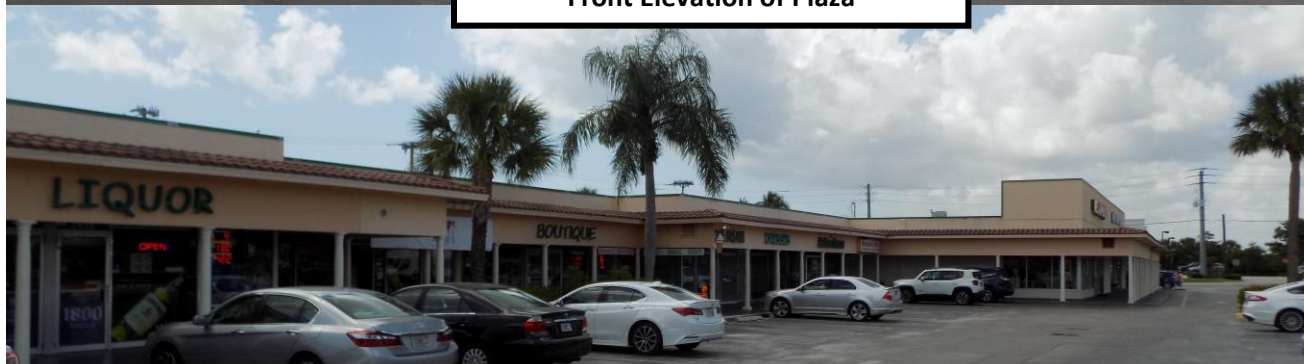
### III. FINAL REMARKS

***The Planning & Zoning Board recommended approval of the subject application at the August 16, 2018 meeting by 5-0 vote.*** This development application met the requirements set on Section 78-334 notice of hearing. The notice of hearing will be advertised on September 3, 2018.

#### EXISTING SITE CONDITIONS



Front Elevation of Plaza



Front Elevation of Plaza



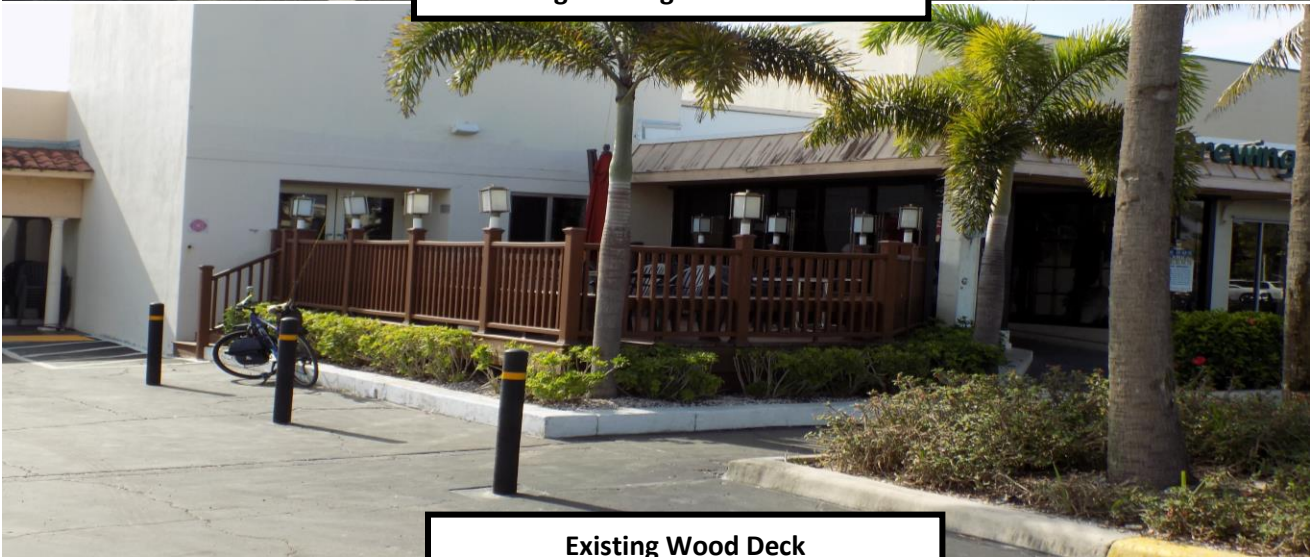
Existing Rear of Plaza



## EXISTING SITE CONDITIONS



Existing Building in Rear of Plaza



Existing Wood Deck



Existing Monument Sign