



**PELICAN SQUARE**  
**TEQUESTA, FLORIDA**  
**REPLAT / SITE PLAN REVIEW**  
**JUSTIFICATION STATEMENT**  
**JUNE 8, 2018**  
**REVISED NOVEMBER 1, 2018**

**Introduction/Request:**

On behalf of the Owner, 691 Tequesta LLC, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully requests review and approval of the site plan application for the properties located at 691 US 1, 19626 US 1, 3486 Canal Court, and 3471 Inlet Court. All of the mentioned properties are located in the Village of Tequesta. The Owner's overall development program consists of the following:

1. Replat to combine parcels;
2. Small scale comprehensive plan map amendment from Commercial to MU; Mixed Use;
3. Zoning map amendment from C-2; Community Commercial to MU Mixed Use;
4. Mixed Use Site Plan featuring 12 multifamily units, 4,910 sf professional office, and a community recreation room on 1.05 acres.

*Note, this Narrative ONLY addresses Site Plan Review/Replat portion of the application. The Land Use and Rezoning request justification have been submitted under separate cover.*

**Conceptual Presentation:**

On December 16, 2017, at the request of Village staff, Gentile Glas Holloway O'Mahoney & Associates, Inc. presented the applicant's proposal for Pelican Square to the Village Council. The feedback received was generally positive. As such, the applicant has refined the site plan and other pertinent documents to take the Village Council's comments into consideration, and with that have submitted this application.

**Alley Abandonment:**

Prior to the submittal of this application, the applicant requested that the Village of Tequesta abandon the portion of the non-functioning alley that runs through the subject properties. The request was subject to a workshop in March, and received approval from the Village Council on May 10, 2018.

With Village Council's approval to abandon the alley, the owner can now utilize the entire site to create a functional, harmonious mixed use development. Additionally, the owner will provide a public access easement through the site for the general use of the public.

**Compatibility with Surrounding Properties:**

As stated in other portions of the application, the applicant is requesting to change the land use and the zoning designations to Mixed Use (MU) for the subject properties. Although the subject properties along the eastern corridor of US Highway 1 are all zoned C-2, mixed use zoning and land use designations are directly west of US-1, confirming that the applicant's request will be consistent with the surrounding zoning and land use as shown on the chart below.

Property	Existing Zoning	Existing Future Land Use
Subject Property	C-2, Community Commercial	Commercial
<b>North</b> (Baldino's Restaurant)	C-2, Community Commercial	Commercial
<b>South</b> (Avis/Budget Car Rentals)	C-2, Community Commercial	Commercial
<b>East</b> (Single Family Residential)	RS- Unincorporated Palm Beach County	MR-5 Unincorporated Palm Beach County
<b>West</b> - Tequesta Trace	<b>Mixed Use</b>	<b>Mixed Use</b>

### **Project Justification/Overview:**

Over the last few years, the owner has diligently researched the housing market in the Village of Tequesta, and has determined that the current market trends are excellent to offer a well-designed mixed use "infill" redevelopment project that provides a modest impact to growth and services in the area. The proposed infill development will not have significant traffic impacts on the surrounding roadway network, and will bring substantial economic benefits to Tequesta. Further, the project will have no impact to the existing surrounding land uses. As the Village of 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 for consideration by the Village Council.

It is the design team's position that the proposed development will serve as a transition from the commercial uses west US Highway 1 to the single family residential to the east. Further, as the US Highway 1 Lane Reduction and Resurfacing project has commenced, the property will be well situated in a place that can take advantage of buffered bike lanes, pedestrian signalization, and patterned pavement crosswalks, ALL of which will promote walkability, and aid in creating a sense of place.

### **REPLAT:**

The owner intends to use the four subject parcels, all now owned by the Applicant, to yield the proposed development program. Currently, the land use on the subject parcels has a designation of Commercial and is zoned C-2; Community Commercial. As stated in the introduction, the applicant is proposing both a land use amendment and rezoning to mixed use designations to provide for the development. Further, to create a seamless project, the applicant will request a Unity of Title to combine the parcels to make one unified project.

Section 78-7(a) of the Village's zoning code discusses the requirement of a unity of title when it reasonably appears that a certain proposed use of property, as set forth in an application for a development order may subsequently be changed by the sale or transfer of such property and such change would negate the application of zoning requirements relation to the proposed use. As stated above, it is the owner's intent to combine the four subject properties to yield the proposed development program. To remain consistent with Section 78-7(a), the owner is proposing to provide the Village of Tequesta a Unity of Title for the properties that will be recorded in the Official Records of Palm Beach County, prior to the issuance of a building permit for the proposed development.

### **SITE PLAN REVIEW:**

Section 78-331 states that all permitted uses, development and redevelopment activities are required to go through the Site Plan Review process. The submitted application package contains all necessary documents as stipulated in the development application and zoning code.

The project scope is consistent with Section 78-180(a) of the Village's zoning code as it provides for commercial uses that are intended to be business services, and professional services that will be primarily serve the existing residential neighborhoods of the village. Orientation to and compatibility with neighborhoods to be served will be essential, and the proposed residential uses will accomplish a more complete residential living environment which will establish a neighborhood identity and community focus. Further, the proposed project will provide for proper traffic circulation, in addition to provide for the efficient movement of pedestrian and bicycle traffic.

### **Site Plan Details:**

The proposed project consists of two (2) separate buildings placed across the 1.05 acre site. Building A fronts US Highway 1, and contains 4,910 sf of professional office on the ground floor, and a total of 9 units on the upper level. Bench seating is provide at the main walkway directly adjacent to US 1 which will aid in creating a common area for users of the site.

Building B provides three 2-story townhomes totaling approximately 6,139 sf of A/C space.

Additionally, a 6' screen wall/retaining wall is proposed on the eastern side of the property to address the grade changes on the site.

As depicted on the site plan, the two buildings are placed in a design that fully takes advantage of the vacant infill parcel. Typically, infill development sites can be challenging due to the existing infrastructure already on site, however, the owner along with design team have taken immense considerations to ensure that the project functions without being detrimental to any of the surrounding properties.

### **Drainage:**

As the project has a significant grade differential existing on the site, the applicant will be providing a retaining wall for the proposed development. The finished floor elevation for the buildings on the west side of the property will have a three to four foot difference with the buildings on the east side of the property.

The project's location on the coastal dune provides the opportunity for the project to meet (and exceed) local governing agency requirements through the use of on-site exfiltration trench. The proposed project is designed as a zero discharge site for up to and including the 100 year 3 day storm event. Please refer to the Preliminary Water Management Calculations, prepared by Simmons and White, Inc., submitted with this application package for additional information.

### **Traffic:**

Based on the submitted Traffic Report prepared by Simmons and White, Inc., the proposed development has been estimated to generate 364 net trips per day, 21 net AM peak hour trips and 32

Net PM peak hour trips. Based on a brief review of the directly access link within the project's radius of development influence, it was determined that the proposed development will have an insignificant project assignment and will therefore meet the requirements of the Palm Beach County Traffic Performance Standards. Note a copy, of the submitted traffic report will be provided to Palm Beach County for their review, and an approval letter will be sent to the Village upon receipt.

### **Recreation Space:**

To remain consistent with Section 78-288 of the Village of Tequesta's zoning code, the applicant is providing a community recreation room in Building A of the development so that the residents may have an onsite recreation opportunity. Further, there is a community gathering space which features a 12x14 covered pavilion. Note, the pavilion and open space will NOT be fenced and gated. It is not a public open space, as it is meant to only serve the 12 residential units of Pelican Square.

### **Parking:**

For this mixed use development, the applicant is required to provide 40 spaces. Through the combination of garage and surface parking, the applicant is providing 40 spaces inclusive of 2 ADA accessible spaces, thus meeting the requirements of the Village of Tequesta off-street parking code. Please note, all parking will be double striped and consist of brick pavers.

### **Signage:**

With this site plan, the applicant is proposing a freestanding project sign, which will have a maximum height of 10'. The sign will be made of stucco to match the existing building, and will consist of backlit project name, and tenant panels. A detail of the project sign is provided on Sheet SP-2. Additionally, the applicant has provided a color rendering of the signage.

### **Landscaping:**

The proposed landscaping aims to be consistent with the overall village concept established for the project. The submitted landscape plan intends to not only meet, but exceed certain code requirements set forth in the Village of Tequesta's zoning code. As shown on the submitted landscape plan, the applicant is providing more trees and shrubs than what is required in the buffer. Additionally, the applicant exceeds the amount of perimeter trees required by code. The eastern property line is heavily vegetated to better screen the property from the adjacent residential area. By doing this, the applicant will provide landscape that creates a sense of community, in addition to creating an aesthetically pleasing community for the future residents, and users.

### **Architectural Design and Influence:**

The design of the proposed mixed use project features an emphasis on the British West Indies style. The Front Elevation takes advantage of this style using wood outriggers and frieze bandings, underneath roof overhangs, plantation style shutters, ornamental iron railing on cantilevered balconies, cornice and crown moldings at windows and doors, detailed wood columns, carriage lanterns and stucco water table features. The building's roof finish will be a Slate Gray standing seam metal roof. Architectural interest is created by articulating the front facade with protruding balconies and openings in the stair towers along with vertical height changes in the roof line. The wall materials on all sides and levels will vary with texture and color.

Some of the proposed materials selections for the project are:

The smooth stucco finish to be painted Sherwin Williams – Natural Choice SW-7011.

(All stucco eaves are to be finished in a similar texture and color)

The simulated (smooth stucco) lap siding to be painted Sherwin Williams – Westhighland White SW-7566.

The shutters to be painted Sherwin Williams – Bracing Blue SW-6242

Fascia, columns, and all smooth stucco banding to be Sherwin Williams – Westhighland White SW-7566.

The smooth stucco water table (base) shall be painted Sherwin Williams - Westhighland White SW-7566.

The Metal roof on the building, MBCI – Craftsman Small Batten – Slate Gray

All doors and windows shall be an aluminum white finish.

The design of this project, along with the materials and colors selected, will act together to fit in well with the existing context of the neighborhood. Please refer to the submitted architectural plans, or sheet SP-2 for more detailed square footage calculations.

### **Permitting:**

All permit submittals and final construction plans will be completed after the site plan layout has been finalized. The applicable permits will be secured prior to the issuance of a building permit for the proposed development.

### **Site Plan Considerations:**

The owner would like to stress that the proposed project is not a detriment to the community and aims to provide the Village of Tequesta with a valuable asset for years to come. The proposed development provides for the following:

- Consistency with the goals, objectives, and policies of the Village of Tequesta's Comprehensive Plan: Concurrent with this application, the applicant has filed a Land Use Map Amendment request to the mixed use land use designation, and has properly justified that the proposed land use map amendment to will not cause any adverse effects to the surrounding areas;
- Consistency with applicable countywide land development regulations. The applicant has submitted a traffic study to the PBC Traffic Division, and has received a TPS Approval. Additionally, through the review process the applicant will seek permits from the other jurisdictional agencies;
- Designed to comply with all of the applicable provisions set forth in the Village of Tequesta zoning code. Concurrent with this application, the applicant has filed a Rezoning map amendment to the mixed use zoning district, and has designed the site plan appropriately to ensure full compliance with the development regulations in the proposed zoning district;
- Will be compatible with the existing character of the area;

- Insignificant impact on traffic, as shown on the submitted traffic statement prepared by Simmons and White;
- Use of the existing facilities/infrastructure on site, holding to the true essence of infill development. Prior to this submittal, we have requested confirmation of availability of service letters from the applicable utility and service provider agencies in the area (Letters included in submittal package). The confirmation received to date have been included in this submittal package, and any outstanding letters received throughout the review process will be forwarded to the Village of Tequesta Community Development Department upon our receipt;
- Will not reduce light and air to the adjacent properties;
- Expected increase in property values in the adjacent areas, and stimulation of the Village of Tequesta's tax base;
- Will not create any noise or visual pollution to the adjacent areas;
- Will provide pedestrian amenities on site;
- The proposed redevelopment will provide the necessary infrastructure to meet the following level of standards pursuant to the criteria outlined in Sec. 78-331(h);

### **Conclusion:**

To recap, the applicant, is proposing; 1) a Replat to combine the subject parcels; 2) small scale comprehensive plan map amendment from Commercial to Mixed Use; 3) Rezoning from C2 Community Commercial to Mixed Use and 4) Site Plan Review for a mixed use development including 12 multifamily units and 4,910 sf of professional office on 1.05 acres. *Note, the Rezoning/land use portions of this proposal has been provided under separate cover.*

The owners have been extremely diligent in working with Village staff, and the design team to ensure that the final product is sensitive and respectful to the existing community. This narrative has demonstrated that the proposal is consistent with particular elements of the Village Comprehensive Plan, and will not be a detriment to any goals, objectives, and policies. Additionally, the submitted site plan shows compliance with the proposed zoning district of Mixed Use.

With the approval of this dynamic project, Tequesta will further their mission in establishing itself as premier destination in northern Palm Beach County, and with that, Gentile Glas Holloway O'Mahoney & Associates, Inc., respectfully request review and approval of the submitted application package. The project team at Gentile Glas Holloway O'Mahoney & Associates, Inc. consists of M. Troy Holloway, PLA, Ben Dolan, and Alec Dickerson.