



November 1, 2018

Nilsa Zacarias  
Village of Tequesta  
345 Tequesta Drive  
Tequesta, FL 33469

**RE: Pelican Square**

Dear Ms. Zacarias:

Pursuant to comments received from staff on October 17, 2018 based on our resubmittal of September 26, 2018 please accept this letter as our written response. Also, included with this letter are the revised plans, which address the comments where applicable. Please note, this response letter only contains the **OUTSTANDING** comments made by the Village of Tequesta. For your convenience we have prepared our responses in ***bold italics***.

**Site Plan Review – Zoning**  
**General Comments**

- Provide response to 8/8/18 e-mail about R-O-W coordination with Palm Beach County (see attached e-mail)  
***Response: Please note, on 10/19/18, the applicant provided the Community Development Director an email from PBC Land Development Division which states that there is no objection to the driveways as shown. A copy of that email has also been provided with this submittal.***
- Label compact parking spaces on Sheet SP-1  
***Response: The site plan contains six 9'x18' parking spaces, which have been indicated on the site plan and within the Site Data.***
- Revise Building Lot Coverage to state Professional Office rather than Commercial Use  
***Response: The building lot coverage table has been revised, as requested.***
- 5. Provide color chips and sample material of all exterior finishes including buildings and hardscape, including covered pavilion. Provide color board for covered pavilion. Color board provided is for the main structure(s). **Provide Sample material of Exterior Finishes (Pavers, etc.)**  
***Response: As discussed, paver samples in addition to a roof sample have been provided with this submittal.***

10. Provide elevation, floor plan, material and finishes for covered pavilion. Provide color board for covered pavilion. Color board provided is for the main structure(s). **Provide Sample material of Exterior Finishes (Pavers, etc.)**

**Response: As discussed, paver samples, in addition to a roof sample have been provided with this submittal.**

18. Continue communication with surrounding neighbors. **Provide dates in which the applicant met/communicated with neighbors. Provide next step to communicate with neighbors.**

**Response: On September 27, 2018, the applicant met with Bobbie and Dennis Pilla (3463 Inlet Court) and Tony and Leslie Hawker (3480 Canal Court) to discuss the project details, to which they showed no opposition the proposed project. The applicant has given the neighbors his contact information, and has repeatedly stated that he is available to address any concerns the residents may have.**

### **Site Plan Review – Division 2 Comments**

Sec. 78-331. - Required; development standards; required facilities and infrastructure.

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 (PRO), 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. **SPR APPLICATION UNDER REVIEW**

- b) Conceptual review of the overall development, if phased, is required.

**Response: The project is not intended to be phased.**

- c) The development shall conform to all minimum requirements of this chapter and any other applicable laws and regulations. **SPR APPLICATION UNDER REVIEW**

- d) The development shall be compatible with the intent of the zoning district wherein it is proposed to be located and compatible with adjacent land uses.

**Response: This proposal also includes a rezoning map amendment to the Mixed Use zoning district. The development has been designed to meet all standards of the Mixed Use district.**

- e) No building permit shall be issued for the purpose of erecting any structure or building, or for structural alterations in any existing structure or building, until after the planning and zoning advisory board has reviewed and made recommendations to the village council, and the village council shall have finally approved the site plan in accordance with this section. However, for the items specified in section 22-53(b), the planning and zoning advisory board has final approval authority, and those items do not require further approval by the village council. **SPR APPLICATION IS CURRENTLY UNDER REVIEW. NO BUILDING PERMITS WILL BE ISSUED UNTIL VILLAGE COUNCIL APPROVAL IS OBTAINED.**

**Response: The above provision is acknowledged.**

- f) No building permits or development orders shall be issued unless public facilities and services which meet or exceed the adopted level of service standards are available concurrent with the development impacts. Compliance with this requirement may be accomplished through one or more or a combination of the following processes:

1) Installation of all required public facilities/infrastructure/services prior to or concurrent with the development impacts. **SITE IS LOCATED WITHIN URBAN SERVICE AREA OF VILLAGE & HAS ALL MUNICIPAL SERVICES AVAILABLE**

2) Phasing of all required public facilities/infrastructure/services: **PROVIDE STATEMENT**

a) By local government (capital improvements element).

b) By the developer (development agreements).

**Response: As stated above, the site is located within the urban service area of the Village and has all municipal services available.**

3) Phasing of the development. **PROVIDE STATEMENT.**

**Response: The proposed development will not be phased.**

- g) All proposed development and or redevelopment shall be coordinated with and/or obtain approvals and/or permits from the following agencies:

1) Palm Beach County Health Department. **PROVIDE LETTER**

**Response: A letter or permit will be provided when the design for this project has been completed, and the permit application has been approved. The Owner would like to have assurance with the Site Plan layout prior to proceeding with complete Construction Plans**

2) Tequesta Fire-Rescue Department (Fire Marshal). **PROVIDE LETTER**

**Response: A letter or permit will be provided when the design for this project has been completed, and the permit application has been approved. The Owner would like to have assurance with the Site Plan layout prior to proceeding with complete Construction Plans**

4) Department of Environmental Resources Management (DERM). Applicant: **PROVIDE LETTER OR STATEMENT**

**Response: This property has NO environmentally sensitive lands or vegetation, as it has been previously developed and is mowed & maintained on a regular basis.**

5) South Florida Water Management District (SFWMD). **PROVIDE LETTER**

**Response: A letter or permit will be provided when the design for this project has been completed, and the permit application has been approved. The Owner would like to have assurance with the Site Plan layout prior to proceeding with complete Construction Plans**

6) Florida Department of Transportation (FDOT). **PROVIDE LETTER**

**Response: A letter or permit will be provided when the design for this project has been completed, and the permit application has been approved. The Owner would like to have assurance with the Site Plan layout prior to proceeding with complete Construction Plans**

15) Tequesta Water Department. **PROVIDE LETTER**

**Response: A letter or permit will be provided when the design for this project has been completed, and the permit application has been approved. The Owner would like to have assurance with the Site Plan layout prior to proceeding with complete Construction Plans**

- h) All new development and/or redevelopment must provide the necessary infrastructure to meet the following level of service standards. Each application submitted pursuant to this section shall be required to provide a certification from a licensed engineer in the state that the proposed development and/or redevelopment meets or exceeds the level of service standards for the listed infrastructure as follows:

1) *Traffic (roads and rights-of-way).* **TRANSPORTATION CONSULTANT TRAFFIC STATEMENT**

Roadway Type	(LOS) Standard	(LOS) Peak
Collector*	C	D, *Except Country Club Drive and Seabrook Road which are C
Urban minor arterials	C	D
Principal arterials	C	D

- 2) *Sanitary Sewer.* A central wastewater level of service standard of 108 gallons per capita per day is hereby adopted, and shall be used as the basis of estimating the availability of capacity and demand generated by a proposed development project. **PROVIDE STATEMENT**

**Response: See attached Concurrency Analysis**

- 3) *Drainage.* A public drainage facilities level of service standard of a 25-year frequency, 24-hour duration storm event is hereby adopted, and shall be used as the basis of estimating the availability of capacity and demand generated by a proposed development project. As a general drainage requirement, each proposed project and/or site must maintain 95 percent of all stormwater runoff on-site. **PROVIDE STATEMENT**

**Response: See attached Drainage Statement**

- 4) *Potable water.* The following potable water level of service standards are hereby adopted and shall be used as the basis for estimating the availability of facility capacity and demand generated by a proposed development project: **PROVIDE STATEMENT**

a. *Average day water consumption rate:*

Residential: 175 gallons/capita/day

b. *Maximum day water consumption (including irrigation):*

Residential: 180 gallons/capita/day

Nonresidential\*: 3,030 gallons/acre/day

**Response: See attached Concurrency Analysis**

- 5) *Recreation level of service standards table.* **PROVIDE STATEMENT.**

Area/activity (unit/population)	Classification standard
Neighborhood parks	2 acres/1,000
Community park	2 acres/1,000
Beaches	1 mile/31,250
Golf courses	9 holes/30,000

Tennis	1 court/2,500
Basketball	1 court/2,500
Baseball/softball	1 field/7,200
Football/soccer	1 field/4,800
Playground areas	1 acre/3,600
Beach access easements	1 per ½ mile of developed or redeveloped beach frontage

**Response:** As stated in the accompanying justification statement, the applicant will be providing an 890 s.f. community recreation room in building A along with a community gathering Open Space area with a 12' x 14' covered pavilion. There will be NO BBQ grills provided on site.

- 6) **Fire flow requirements.** All development and/or major redevelopment must provide the necessary infrastructure improvements for fire suppression, including adequate fire hydrant placement, to meet the development's fire flow requirements in accordance with NFPA #1, Uniform Fire Code, Florida edition. **PROVIDE STATEMENT**

**Response:** Duly Noted. All applicable fire flow infrastructure will be improved to meet NFPA#1.

- j) The development shall project for the reservation and preservation of existing and future rights-of-way as may be determined by the village and in conformance with the county and village right-of-way protection plan. **PROVIDE STATEMENT**

**Response:** Comment noted.

### **Building Department Review**

Mr. Jose Rodriguez, Village of Tequesta Building Official, has no comments at this time

### **Traffic Engineering Review Comments - William Grieve, P.E. from McMahon Associates, Inc.**

#### **Traffic Statement**

No traffic comments.

### **Sewer, Drainage, and Water Review Comments –**

Spencer M. Schroeder, P.E. from Mock Roos & Associates

#### **General**

Most of our previous comments have satisfied with the re-submittal. The Applicant's responses appear to demonstrate the feasibility of these areas of the proposed design. Our remaining comments are below.

#### **Utilities**

2. Show the proposed watermain connections on either side of the development to be connected to the existing watermain along US1 and not the existing mains within Canal Ct. and Inlet Ct. Connection to these mains would cause an unacceptable disruption of service for the residents on these streets. Also, since the watermain along US1 is larger and the connections would no longer be "size on size", tapping sleeves and valves may be used for these connections.

**Response: “Per an agreement with Jay Wickham, the proposed water/fire line connections and locations will be designed per VOT standards for permitting during the Construction plan phase.”**

5. Original comment 5: “The submitted ‘Concurrency Analysis’ satisfies the level of service requirements for sanitary and potable water. However the Analysis does not address fire flow demand. Please provide fire flow demand as calculated per NFPA #1, Uniform Fire Code, Florida Edition. Also, please provide documentation – through flow test or other means – that the potable water distribution system is capable of meeting the calculated fire flow and pressure demands.”

The Applicant’s response and submitted flow test only addresses part of the comment. While the submitted “Hydrant Report” confirms the available system flow and pressure, no proposed fire flow demand calculations are included with the resubmitted materials. Please provide proposed fire flow demands as calculated per NFPA #1. Also, please note, some of the preliminary information included in the Hydrant Test application does not appear to be consistent with the other submitted design information.

**Response: Please see the included statement which addresses fire flow demand for the proposed project.**

#### **Law Enforcement Review Comments**

Mr. James McGrew, Village of Tequesta Assistant Police Chief, has no additional comments.

#### **Fire Safety Review Comments**

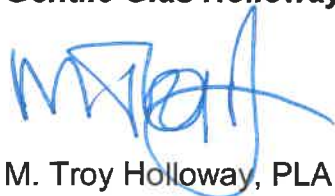
Fire Dept. is satisfied with the applicant’s response dated 8/13/2018 regarding Fire Hydrants, Sprinkler System, and Elevator.

#### **Landscape Review Comments - Stephen Parker, RLA, consulting landscape architect** **Perimeter Landscaping**

Per the October 15, 2018 memo from Mr. Parker, the landscape plans have an updated revision date to be consistent with the other plans.

Should you have any questions regarding the resubmittal please do not hesitate to contact me at 561-575-9557 or email me at [troy@2gho.com](mailto:troy@2gho.com).

Respectfully,  
**Gentile Glas Holloway O’Mahoney & Associates, Inc.**



M. Troy Holloway, PLA, ASLA, LEED®AP, BD&C  
Partner