



VILLAGE OF TEQUESTA

DEPARTMENT OF COMMUNITY DEVELOPMENT

Staff Report – Village Council Public Meeting – 1-10-19

1. PETITION DESCRIPTION- *SPR 2-18*

APPLICANT: Gentile, Glas, Holloway, O’Mahoney & Associates Inc.
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

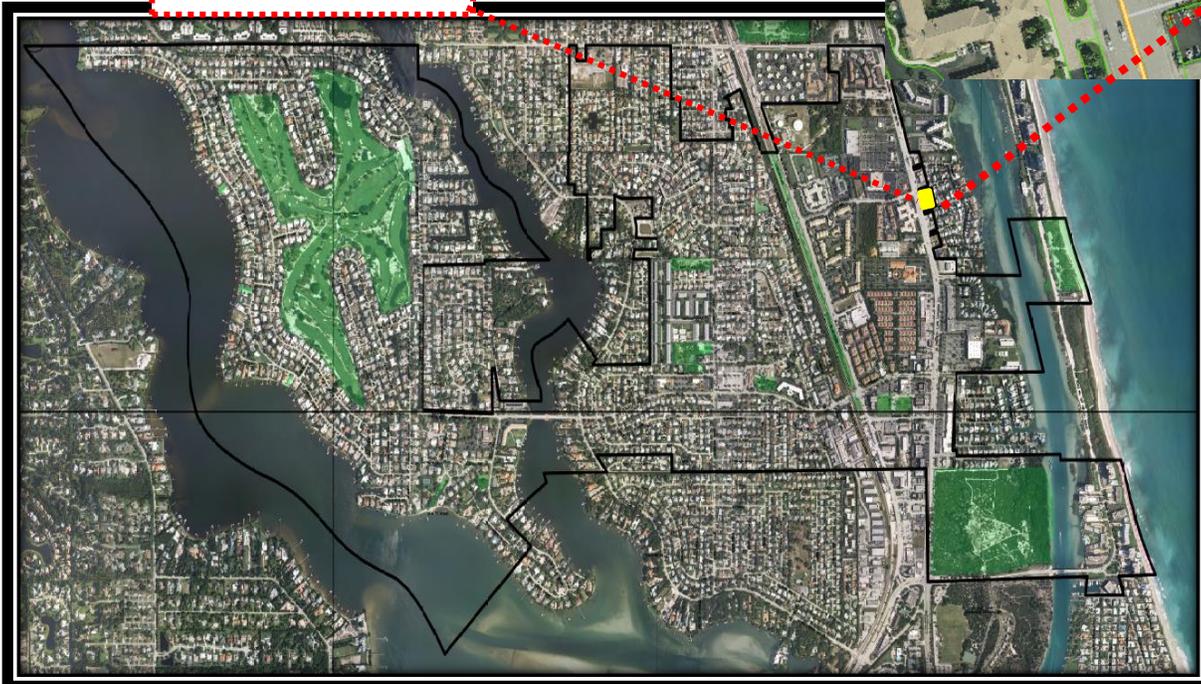
OWNER: 691 Tequesta LLC.

REQUEST: Application from 691 Tequesta LLC. for a Site Plan Review to build a mixed use development (Pelican Square) including one (1) three-story, 21,688 sq. ft. building (First floor professional offices, Second and Third floors residential) and one (1) two-story multi-family residential building in the rear. The application includes a landscaping plan, one (1) monument sign, a 120 sq. ft. pavilion and other site improvements. The address of the property is 691 N. US Highway 1, Tequesta, Florida 33469.

LOCATION: 691 N. US Highway 1
Tequesta, FL 33469

LOCATION MAP

Proposed Building Site
691 N. US Highway 1



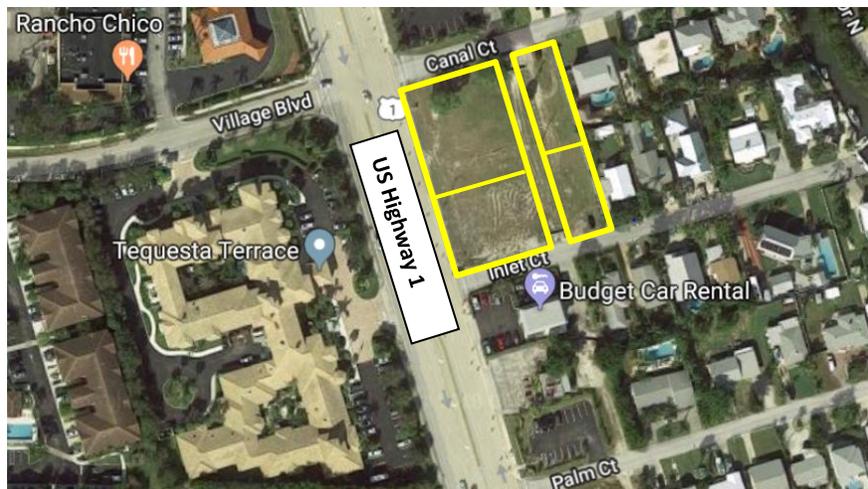
2. PETITION FACTS

- a. **Total Gross Site Area:** 45,600 Sq. Ft. (1.05 Acres)
- b. **Total Building Footprint Area:** 7,746 sq. ft. (Building A); 4,287 sq. ft. (Building B); 120 sq. ft. (Pavilion)
- c. **Total Building Square Footage:** 21,688 sq. ft. (Building A); 8,607 sq. ft. (Building B); 120 sq. ft. (Pavilion)
- d. **Density:** 18 D.U./Acre Total: 12 Units
- e. **Building Height:** 40'-2"
- f. **Land Use and Zoning**

	EXISTING LAND USE	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Vacant Land	Mixed Use (M-U)	M-U (Mixed Use District)
NORTH Lumiere	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
SOUTH Avis/Budget	Commercial (C)	Commercial (C)	C-2 (Community Commercial District)
EAST Unincorporated Palm Beach County – Single Family Residential	Residential Low Density (Unincorporated PBC)	Residential Low Density (Unincorporated PBC)	Residential Low Density (Unincorporated PBC)
WEST Tequesta Terrace	Mixed Use (M-U)	Mixed Use (M-U)	M-U (Mixed Use District)

3. BACKGROUND

691 Tequesta LLC. applied for a Site Plan Review to build a mixed use development (Pelican Square) including one (1) three-story, 21,688 sq. ft. building (First floor professional offices, Second and Third floors residential) and one (1) two-story multi-family residential building in the rear. The subject application includes a replat to combine the four (4) parcels (691 N. US Highway 1, 19626 N. US Highway 1, 3471 Inlet Court, and 3486 Canal Court) into one (1) parcel. The replat application will be heard by the Village Council concurrent with the Site Plan Review.



4. DEVELOPMENT REVIEW

The proposed mixed-use development “Pelican Square” included the following applications that were reviewed by Village staff, heard by the Village Council, and the Local Planning Agency:

Alley Abandonment – Resolution 13-18

The applicant requested the abandonment of a twenty-foot wide, two hundred forty foot long alley. With regard to this application, the Village held a number of meetings on the following dates:

- March 8, 2018; April 12, 2018; and May 10, 2018. The subject meetings were attended by residents of the unincorporated surrounding areas.

The subject alley abandonment was heard and approved by the Village Council (4-1) on May 10, 2018 (see attached Resolution 13-18).

The applicant provided the following statements as part of the site plan review process “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.”

Future Land Use Map Amendment – Ordinance 15-18

The applicant requested a small-scale amendment to the Future Land Use (FLU) Map of the Village Comprehensive Plan from Commercial to Mixed Use land use designation. The subject Future Land Use Map amendment was heard and approved by the Village Council (5-0) on November 8, 2018 (see attached Ordinance 15-18).

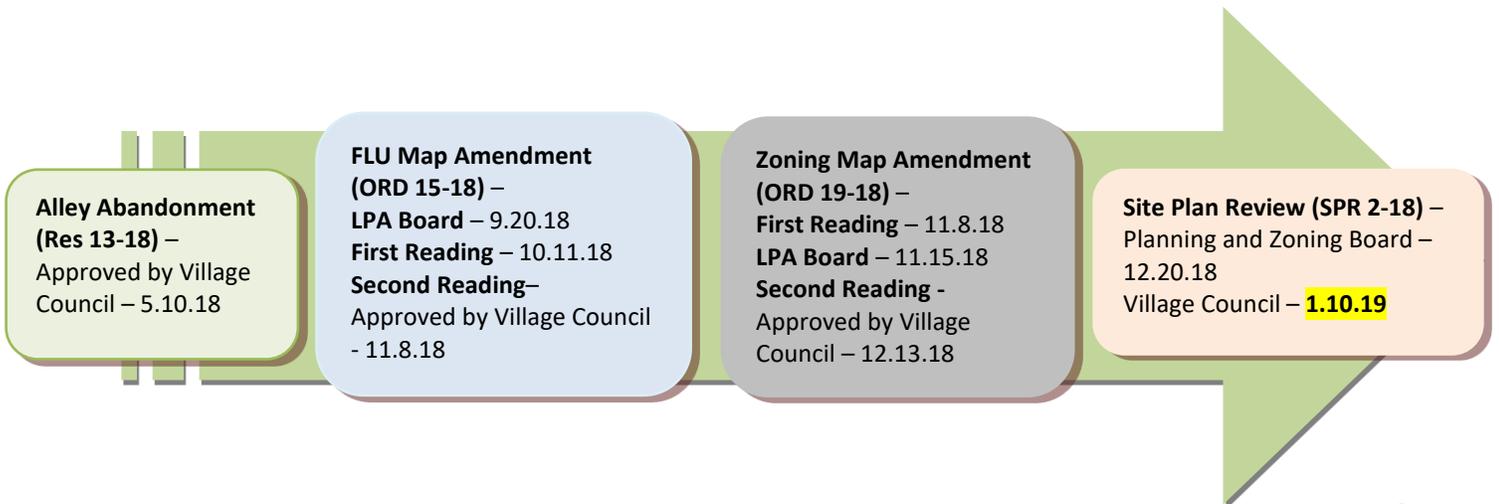
Zoning Map Amendment – Ordinance 19-18

The applicant requested a Zoning Map amendment from Commercial to Mixed Use zoning designation. The subject Zoning Map amendment was heard and approved by the Village Council (5-0) on December 13, 2018 (see attached Ordinance 19-18).

Site Plan Review – SPR 01-18

The Planning & Zoning Board recommended approval of the subject application at the December 20, 2018 meeting by 3-0 vote.

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



The Village Code does not require mailing the legal notice to residents for site plan reviews. However, as a courtesy, the notice of the Planning & Zoning Board and Village Council hearings were mailed to all property owners located within a 300-foot radius of the subject property.

SITE PLAN REVIEW

The proposed site plan for the mixed-use development “Pelican Square” was reviewed by the Development Review Committee (DRC) for compliance with Village Code, State and Federal applicable regulations. The DRC includes Community Development, Law Enforcement, Landscaping, Building, Fire Safety, the Water Department, Civil and Traffic Engineering. *Please see the following final DRC comments:*

ZONING REVIEW

M-U Zoning District	REQUIRED BY CODE	PROPOSED	COMMENTS
Minimum Lot Size	3,200 square feet	1.05 acres 45,600 sf.	In compliance
Minimum Lot Width	40 feet	240 ft.	In compliance
Setbacks			
Front Yard	Main Structure: Residential 10 ft. Commercial 0 ft.	Building A – First floor: 10 ft.	In compliance
Rear Yard	Main Structure: Residential 10 ft.	Building B – First floor: 15 ft. Pavilion – 47 ft.	In compliance
Side Yard - North	Main Structure: <u>Residential:</u> On one side: 0 ft. On remaining side: 7 ft. <u>Commercial</u> Where commercial abuts commercial: 0 ft. Where commercial abuts residential: 10 ft.	Building A – 30.5 ft. Building B – 25 ft.	In compliance
Side Yard - South	Main Structure: <u>Residential:</u> On one side: 0 ft On remaining side: 7 ft <u>Commercial</u> Where commercial abuts commercial: 0 ft. Where commercial abuts residential: 10 ft.	Building A – 30.5 ft. Building B – 132 ft.	In compliance

Lot Coverage	Max Lot Coverage Residential: 62% Commercial: 70%	Professional Office Use: 17.0% Residential Use: 26.6%	In compliance
Building Height	The maximum building height allowed shall be four stories or 50 feet above average finish grade.	Building A – 40’ 2” Building B – 27’ 2”	In compliance
Parking	<u>Sec. 78-705 (8):</u> c. Multiple-family: Two spaces per dwelling unit. Total 12 residential units. Building A: 2 spaces per unit (9 units) – 18 spaces Building B: 2 spaces per unit (3 units) – 6 spaces Required Parking : 24 spaces (6) Business and professional service, except for financial institutions: One space per 300 square feet of gross leasable area. Total sq. ft.: 4,910 sq. ft. for office Required parking: 16 spaces	Building A: 18 spaces Building B: 6 spaces (Garage Parking) 24 parking spaces for residential use 16 spaces for office use	In compliance
Landscape Open Space	Min 25% 11,400 sq. ft.	33.1 % 15,115 sq. ft.	In compliance
Sidewalks	<u>Per Sec. 78-331 (h)(7):</u> Pedestrian walkways must be a minimum of 5 ft. wide, parallel to roadways and a min of 4’ from edge of roadway.	5 ft. sidewalks	In compliance

Signage

The application includes one monument sign, which complies with Village’s Code Sec. 78-741 (2)(a) “Freestanding sign: Shopping centers within the C-1 neighborhood commercial district, **as well as the commercial portions of mixed use districts shall be allowed one freestanding sign, not to exceed 60 square feet in area and not to exceed 16 feet in height from finished grade and having a minimum setback of ten feet** in accordance with section 78-739. Landscaping and irrigation at the base of any such signage shall be required by the community development director, or may be required by the planning and zoning advisory board pursuant to subsection 22-53(b), or shall be recommended by the planning and zoning advisory board and required by the village council as part of the site plan review process as established in article IX, division 2 of this chapter, as applicable.” See drawing LH-3 that provides the following information: square footage, material, color, and font.

The applicant is proposing a sign that is 10 feet in height and the sign copy area is approximately 40 sf.

Level of Service

Per Division 2, Sec. 78-331, the subject application was reviewed for compliance with Level of Service standards. See attached review letter from Mr. Spencer M. Schroeder, P.E. from Mock Roos & Associates.

Development Phases

Infrastructure and building will be developed in one phase.

Agency Approvals

Per Division 2, Sec. 78-331 (g), the Applicant provided agency letters and statements as follows:

- (1) Palm Beach County Health Department. **Applicant provided statement** *“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). **Applicant provided statement** *“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”*
- (3) Loxahatchee River Environmental Control District (ENCON). **LETTER PROVIDED**
- (4) Department of Environmental Resources Management (DERM). Applicant: **Applicant provided statement**
- (5) South Florida Water Management District (FWMD). **Applicant provided statement** *“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). **Applicant provided statement** *“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”*
- (7) Reserved.
- (8) Metropolitan Planning Organization of Palm Beach County (MPO). **N/A**
- (9) Palm Beach County Traffic Engineering Division. **LETTER PROVIDED**
- (10) Martin County Metropolitan Planning Organization. **N/A**
- (11) Martin County Traffic Engineering Department. **N/A**
- (12) Florida Power & Light Company. **LETTER PROVIDED**
- (13) Telephone service provider, as applicable. **LETTER PROVIDED**
- (14) Solid waste purveyor. **LETTER PROVIDED**
- (15) Tequesta Water Department. **Applicant provided statement** *“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”

FIRE SAFETY REVIEW

The Village of Tequesta’s Fire Safety consultant, Mr. James Weinand and Fire Chief Joel Medina as members of the Development Review Committee, provided comments that have been addressed by the applicant. Further review will be conducted at the time the applicant submits construction drawings for permitting to the Fire Safety Department.

BUILDING DEPARTMENT REVIEW

The Village of Tequesta’s Building Official, Mr. Jose Rodriguez, as a member of the Development Review Committee, provided comments that have been addressed by the applicant. Further review will be conducted at the time the applicant submits construction drawings for permitting to the Building Department.

LAW ENFORCEMENT REVIEW

Assistant Chief Jim McGrew as part of the Development Review Committee review the application and has no comments at this time.

LANDSCAPE REVIEW

See attached final review letter from Mr. Stephen Parker, ASLA, consulting landscape architect.

TRAFFIC ENGINEERING REVIEW

Please see attached final review letter from Mr. William Grieve, P.E. from McMahon Associates, Inc.

SEWER, DRAINAGE AND WATER REVIEW

Please see attached final review letter from Mr. Spencer M. Schroeder, P.E. from Mock Roos & Associates. In addition, Mr. Jay Wickham, Village of Tequesta Superintendent of Water Distribution and Storm Water, reviewed the subject application relative to the water distribution system improvements and provided comments that have been addressed by the applicant. Further review will be conducted at the time the applicant submits construction drawings for permitting.

FINAL REMARKS

This development application met the requirements set on Section 78-334 notice of hearing. The notice of hearing was advertised on December 31, 2018.

The applicant provided the following statements as part of the site plan review process *“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.”*

The Planning & Zoning Board recommended approval of the subject application at the December 20, 2018 meeting by 3-0 vote. Please note the Village Code does not require mailing the legal notice to residents for site plan reviews. However, as a courtesy, the notice of the Planning & Zoning Board and Village Council hearings were mailed to all property owners located within a 300-foot radius of the subject property.

Existing Site Conditions of 691 N US Highway 1



Existing Site Conditions of 691 N US Highway 1



RESOLUTION NO. 13-18

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, VACATING AND ABANDONING A TWENTY FOOT WIDE, TWO HUNDRED FORTY FOOT LONG ALLEY LOCATED IN THE JUPITER HEIGHTS SUBDIVISION; LYING IN BLOCK 3 AND ADJACENT TO THE EAST OF PARCELS 1 AND 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, a petition has been made to abandon a platted alley right-of-way, 240 feet in length and 20 feet wide, located in the Jupiter Heights subdivision in the Village of Tequesta, lying in Block 3 and adjacent to the east of parcels 1 and 4, according to the Plat of Jupiter Heights in Plat Book 23, Page 69 of the public records of Palm Beach County; and

WHEREAS, all utilities using or intending to use said alley right-of-way for utility purposes have agreed to the abandonment with certain conditions which the applicant has agreed to accommodate; and

WHEREAS, the Village Council of the Village of Tequesta does hereby find and determine that the above referenced alley right-of-way as described herein is no longer necessary and does not serve any public purpose, and is not necessary for public use, so long as the aforesaid conditions, and other conditions set forth in the application itself, are met; and

WHEREAS, it has been determined that substitute public and utility access will be provided to the Village through site planning and development approval processes associated with the property currently adjacent to the alley right-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1: That certain alley right-of-way, 240 feet in length and 20 feet wide, located in the Village of Tequesta, lying in Block 3 and adjacent to the east of parcels 1 and 4, according to the Plat of Jupiter Heights in Plat Book 23, Page 69 of the public

records of Palm Beach Count, as more particularly described in Exhibit "A" attached hereto, be, and the same is, hereby vacated and abandoned.

Section 2: The above referenced alley right-of-way as described herein is no longer necessary and does not serve any public purpose, and is not necessary for public use so long as the conditions stated by utility companies, and as provided in the abandonment application, are met.

Section 3: The Village Manager is directed to do all things necessary to effectuate this abandonment.

Section 4: This Resolution shall be effective immediately upon adoption.



RESOLUTION

13-18

Date

05/10/2018

Motion Council Member Vince Arena

Second Council Member Kristi Johnson



VOTE

	FOR ADOPTION	AGAINST ADOPTION	ABSENT
Mayor Abigail Brennan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice-Mayor Tom Paterno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Vince Arena	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Laurie Brandon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kristi Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared the Resolution duly passed and adopted.

MAYOR OF TEQUESTA

ATTEST:

 Abigail Brennan

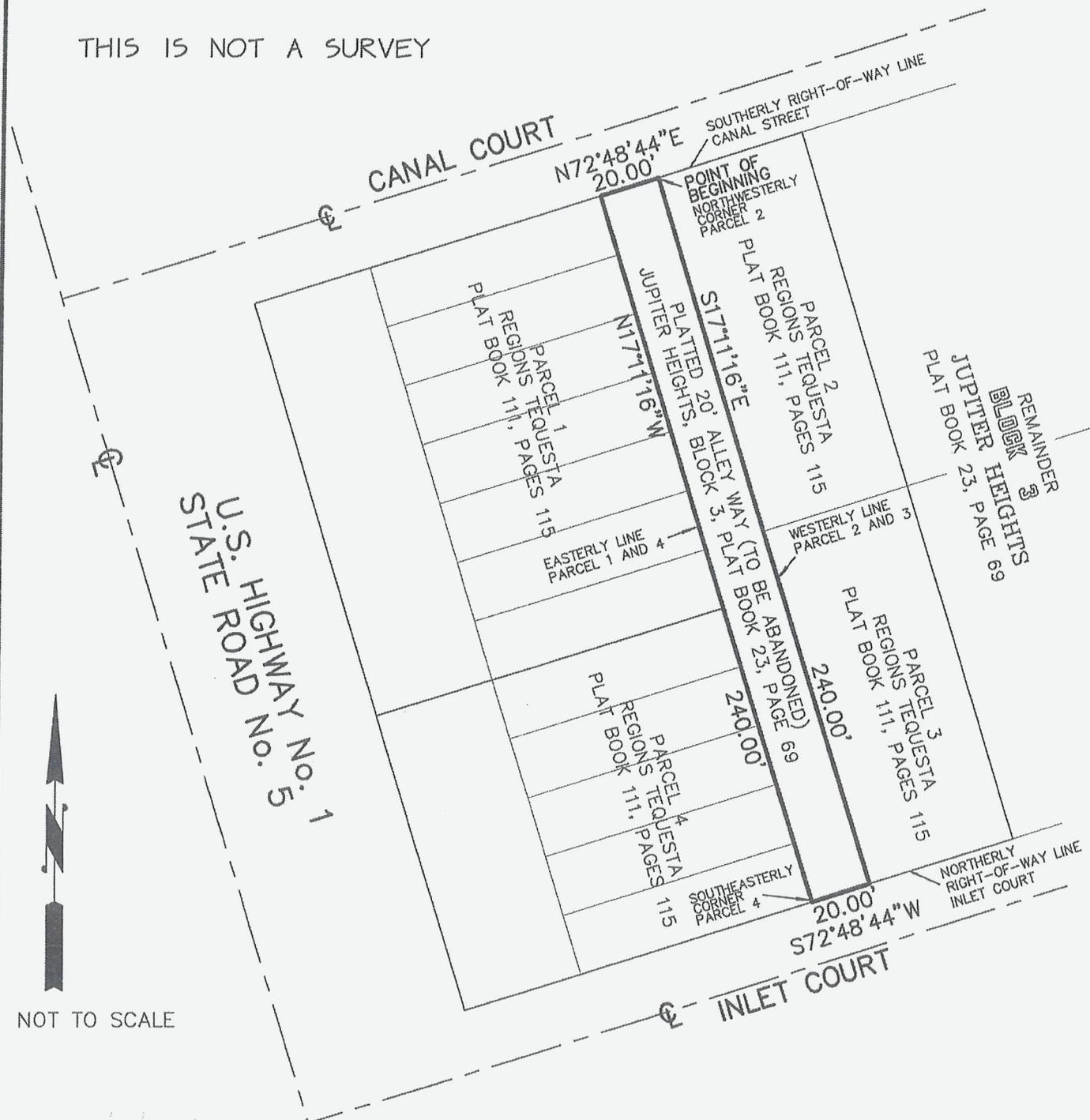
 Lori McWilliams, MMC
 Village Clerk



Ex A

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY



U.S. HIGHWAY No. 5
STATE ROAD No. 1



NOT TO SCALE

FEBRUARY 5, 2018

DRAWING #17-262

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA



MAGELLAN SURVEYING & MAPPING, INC.

PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458

561-746-8745

FAX 561-746-9632

E-mail info@magellansurveying.com

LEGAL DESCRIPTION

A 20 FOOT ALLEYWAY TO BE ABANDONED LYING IN BLOCK 3, JUPITER HEIGHTS, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID 20 FOOT ALLEYWAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 2, REGIONS TEQUESTA, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE PROCEED SOUTH 17 DEGREES 11 MINUTES 16 SECONDS EAST, ALONG THE WESTERLY LINE OF PARCELS 2 AND 3, OF SAID PLAT OF REGIONS TEQUESTA, A DISTANCE OF 240.00 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF INLET COURT, AS SHOWN ON SAID PLAT REGIONS TEQUESTA; THENCE SOUTH 72 DEGREES 48 MINUTES 44 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 4, SAID PLAT OF REGIONS TEQUESTA; THENCE NORTH 17 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG THE EASTERLY LINE OF PARCELS 4 AND 1, OF SAID PLAT OF REGIONS TEQUESTA, A DISTANCE OF 240.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF WAY LINE OF CANAL COURT, SAID PLAT OF REGIONS TEQUESTA; THENCE NORTH 72 DEGREES 48 MINUTES 44 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID ALLEYWAY DESCRIBED CONTAINING 4800 SQUARE FEET MORE OR LESS

FEBRUARY 5, 2018

DRAWING #17-262



RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA



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FAX 561-746-9632 E-mail info@magellansurveying.com

561-746-8745

ORDINANCE NO. 15-18

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, ADOPTING A SMALL SCALE AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184, ET SEQ., FLORIDA STATUTES, PURSUANT TO A PRIVATELY-INITIATED APPLICATION # LSC 2-18 WHICH PROVIDES FOR AN AMENDMENT TO THE FUTURE LAND USE MAP, DESIGNATING ONE POINT ZERO FIVE (1.05) ACRES, MORE OR LESS, OF REAL PROPERTY AS MIXED USE; WHICH PROPERTY IS LOCATED AT 691 U.S. HIGHWAY 1, 19626 U.S. HIGHWAY 1, 3486 CANAL COURT AND 3471 INLET COURT, INFORMALLY KNOWN AS "PELICAN SQUARE"; PROVIDING FOR COMPLIANCE WITH ALL REQUIREMENTS OF CHAPTER 163, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

WHEREAS, the Village of Tequesta, Florida, has received privately-initiated application #LSC 2-18 requesting a small-scale amendment to the Comprehensive Development Plan of the Village of Tequesta to designate four (4) parcels of land amounting to one point zero five (1.05) acres located at 691 U.S. Highway 1, 19626 U.S. Highway 1, 3486 Canal Court and 3471 Inlet Court as "Mixed Use" on its land use map; and

WHEREAS, the Village of Tequesta, Florida, has carefully prepared an amendment to its comprehensive development plan in order to amend the Future Land Use Map relating to the Medium Residential Density future land use designation for the parcels located at 691 U.S. Highway 1, 19626 U.S. Highway 1, 3486 Canal Court and 3471 Inlet Court; and

WHEREAS, the Village of Tequesta has held all duly required public hearings; both prior to submission of the proposed amendment of the plan to the State Department of Economic Opportunity and after the proposed amendment of the plan was returned to the Village of Tequesta, in accordance with Chapter 163.3187, Florida Statutes; and

WHEREAS, the Village Council desires to adopt the amendment to the current comprehensive development plan to guide and control the future development of the Village, and to preserve, promote and protect the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, THAT:

Section 1: The Village Council of the Village of Tequesta, Florida, hereby adopts the amendment to its current comprehensive development plan; by providing for the land use designation of "Mixed Use" for (4) parcels of land amounting to one point zero five (1.05) acres more or less, located at 691 U.S. Highway 1, 19626 U.S. Highway 1, 3486 Canal Court and 3471 Inlet Court, and amending the Village's Future Land Use Map accordingly; as attached hereto as Exhibit A and made a part hereof and of the current comprehensive development plan.

Section 2: A copy of the comprehensive development plan, as amended, is on file in the office of the Village Clerk, Village of Tequesta, Florida.

Section 3: The Village Clerk is hereby directed to transmit one (1) copy of the amendment to the current Comprehensive Development Plan to the State Land Planning Agency along with a letter indicating the number of acres for the amendment submitted, the cumulative number of acres involved in small scale developments within the Village of Tequesta that the Village Council has approved during the past calendar year, a copy of the executed adopting ordinance and the Future Land Use Map, in color format, depicting the subject property, and the ordinance effective date.

Section 4: Each and every other section and subsection of the Village of Tequesta Comprehensive Plan shall remain in full force and effect as previously adopted.

Section 5: All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

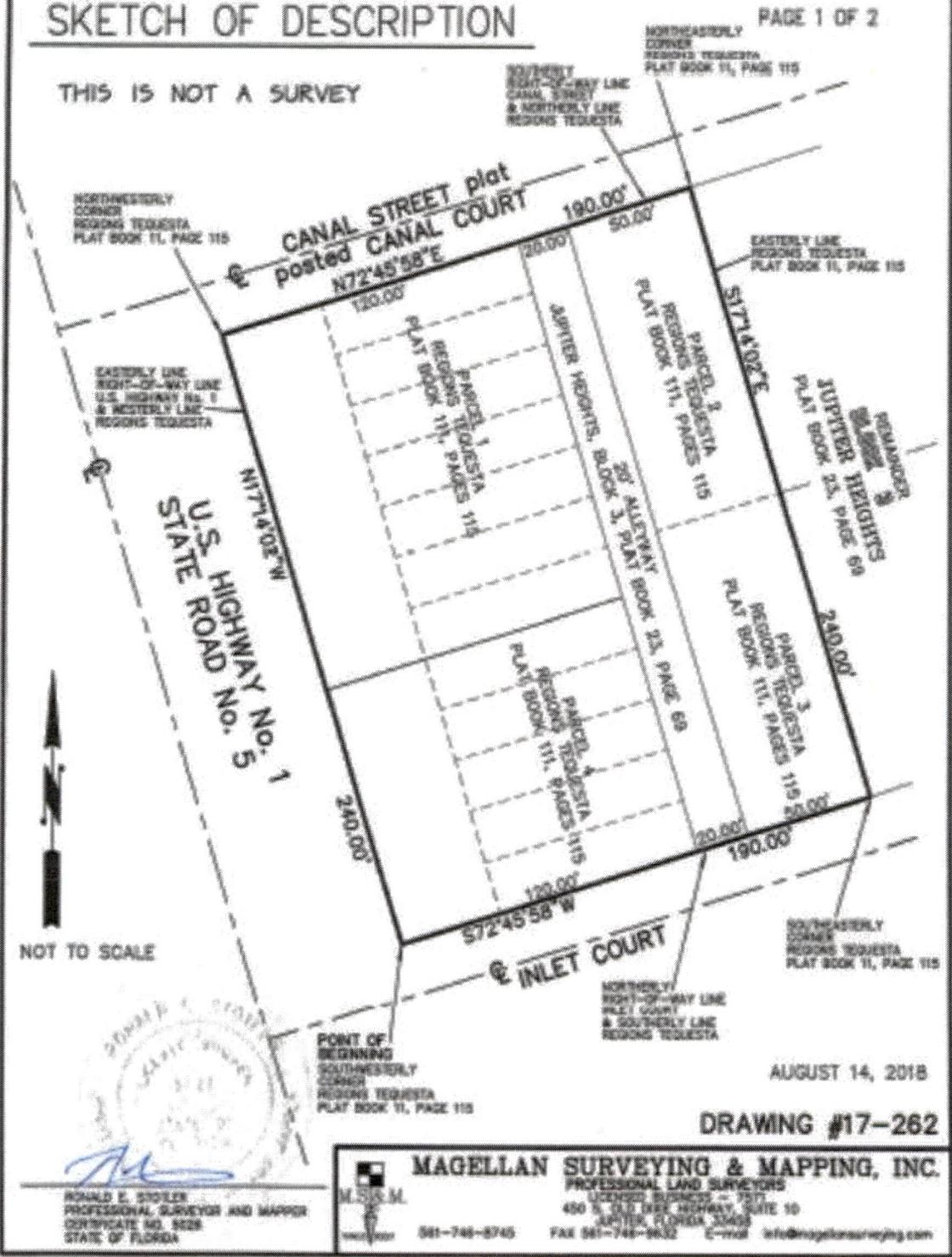
Section 6: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 7: The effective date of this plan amendment shall be thirty-one (31) days following adoption of this Ordinance by the Village of Tequesta. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If the Ordinance is timely challenged by an "affected person" as defined in Chapter 163, Florida Statutes, the amendment does not become effective until a final order is issued finding the amendment in compliance.

SKETCH OF DESCRIPTION

PAGE 1 OF 2

THIS IS NOT A SURVEY



RONALD E. STOLLER
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 8028
STATE OF FLORIDA

AUGUST 14, 2018

DRAWING #17-262

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
400 N. OLD BRIDGE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
PH: 561-748-8745 FAX: 561-748-9632 E-mail: info@magellansurveying.com

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF REGIONS TEQUESTA, AS RECORDED IN PLAT BOOK 111, PAGES 115 AND 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A 20 FOOT ALLEYWAY LYING IN BLOCK 3, JUPITER HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA AND PROCEED NORTH 17 DEGREES 14 MINUTES 02 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 240.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA; THENCE NORTH 72 DEGREES 45 MINUTES 58 SECONDS EAST, LEAVING SAID U.S. HIGHWAY NO. 1 RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL STREET, A DISTANCE OF 190.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA; THENCE SOUTH 17 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PLAT OF REGIONS TEQUESTA, A DISTANCE OF 240.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PLAT AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INLET COURT; THENCE SOUTH 72 DEGREES 45 MINUTES 58 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE OF INLET COURT, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING 1.047 ACRES MORE OR LESS.



RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 9029
STATE OF FLORIDA

AUGUST 14, 2018

DRAWING #17-262

	MAGELLAN SURVEYING & MAPPING, INC.
	PROFESSIONAL LAND SURVEYORS 450 S. OCEAN BOULEVARD, SUITE 10 JUPITER, FLORIDA 33450 001-748-8745 FAX 001-748-8632 E-mail info@magellansurveying.com



ORDINANCE

15-18

Date

11/08/2018

Upon Second Reading

Motion Vice-Mayor Tom Paterno

Second Council Member Vince Arena

VOTE

	FOR ADOPTION	AGAINST ADOPTION	ABSENT
Mayor Abigail Brennan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice-Mayor Tom Paterno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Vince Arena	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Laurie Brandon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kristi Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared the Ordinance duly passed and adopted.

MAYOR OF TEQUESTA

ATTEST:

 Abigail Brennan

 Lori McWilliams, MMC
 Village Clerk



ORDINANCE NO. 19-18

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TEQUESTA, FLORIDA; WHICH PROPERTY CONSISTS OF ONE POINT ZERO FOUR SEVEN (1.047) ACRES MORE OR LESS OF LAND IN FOUR PARCELS LOCATED AT 691 AND 19626 U.S. HIGHWAY #1, 3471 INLET COURT AND 3486 CANAL COURT; PROVIDING THAT THIS REAL PROPERTY WHICH IS MORE SPECIFICALLY DESCRIBED HEREIN SHALL BE RE-ZONED FROM THE VILLAGE ZONING DESIGNATION OF “C-2 COMMUNITY COMMERCIAL DISTRICT” TO THE VILLAGE ZONING DESIGNATION OF “MU MIXED USE”; PROVIDING THAT THE ZONING MAP OF THE VILLAGE OF TEQUESTA BE AMENDED TO REFLECT THE PROPER DESIGNATION FOR THIS REAL PROPERTY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, after duly noticed public hearings, held pursuant to *Florida Statutes*, the Village Council does hereby find, determine and declare that the public health, safety and general welfare of the citizens of the Village of Tequesta are best served by re-zoning that real property described herein below, located within the Village, the zoning designation of “MU – Mixed Use District”.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, THAT:

Section 1: That certain real property located in the corporate limits of the Village of Tequesta consisting of a total of approximately one point zero four seven (1.047) acres more or less, located 691 and 19626 U.S. Highway #1, 3471 Inlet Court and 3486 Canal Court, is hereby re-zoned from C-2 – Community Commercial District to MU-Mixed Use District, and is legally described as follows:

(See Exhibit 1 attached hereto for legal description- PCN # 60-43-40-30-58-001-0000, 60-43-40-30-58-004-0000, 60-43-40-30-58-003-0000 and 60-43-40-30-58-002-0000)

Section 2: The Village Zoning Map is hereby amended to conform to this Ordinance, and the appropriate officials of the Village are instructed to make the necessary changes to the official

Village Zoning Map.

Section 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

Section 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 5: This Ordinance shall take effect immediately upon passage.

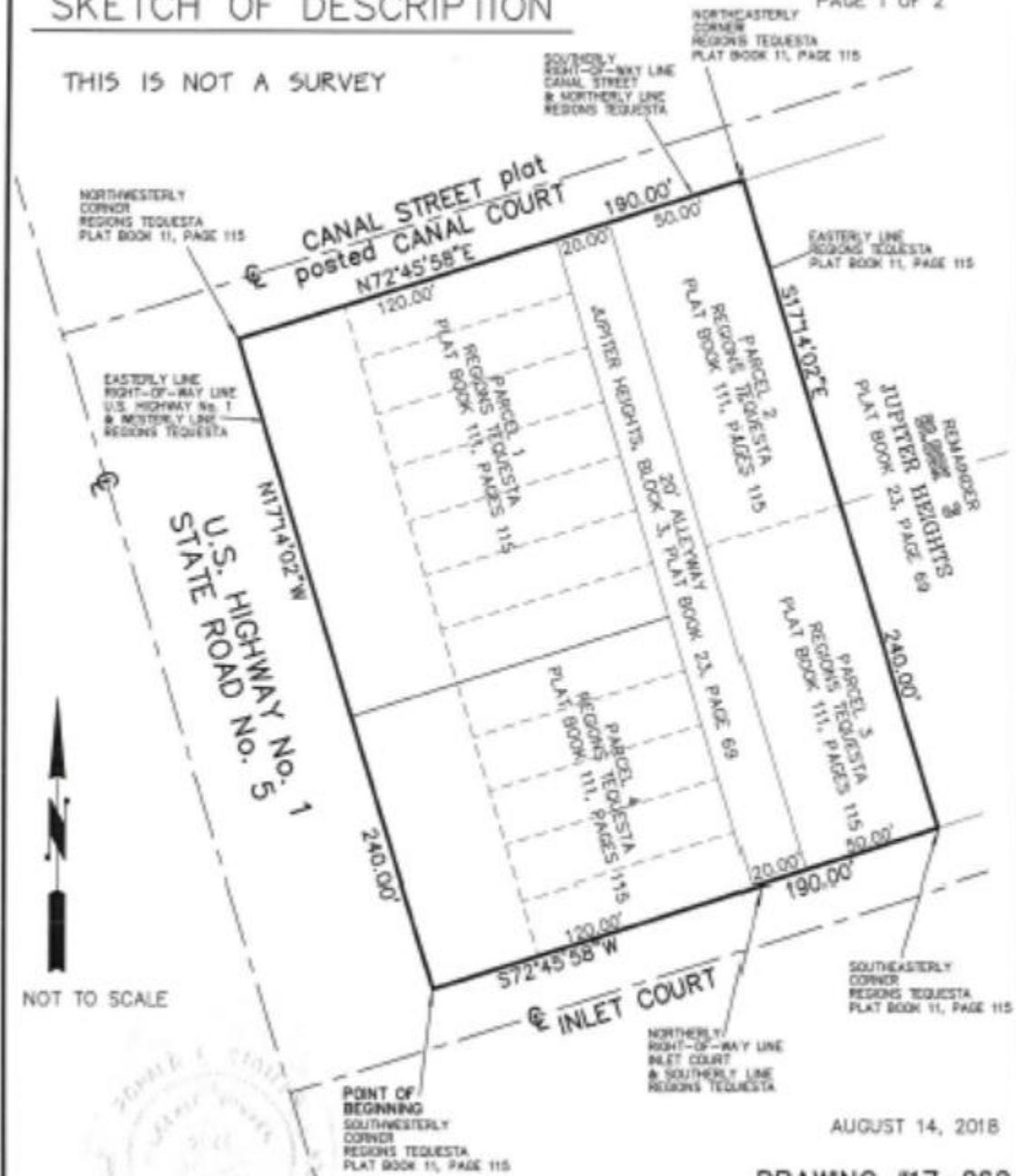
FIRST READING this ____ day of _____, 2018.

SECOND AND FINAL READING this ____ day of _____, 2018.

SKETCH OF DESCRIPTION

PAGE 1 OF 2

THIS IS NOT A SURVEY



NOT TO SCALE



RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5028
STATE OF FLORIDA

POINT OF BEGINNING
SOUTHWESTERLY CORNER
REGIONS TESTATA
PLAT BOOK 11, PAGE 115

AUGUST 14, 2018

DRAWING #17-262

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD BOKE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9532 E-mail: info@magellansurveying.com

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF REGIONS TEQUESTA, AS RECORDED IN PLAT BOOK 111, PAGES 115 AND 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A 20 FOOT ALLEYWAY LYING IN BLOCK 3, JUPITER HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA AND PROCEED NORTH 17 DEGREES 14 MINUTES 02 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 240.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA; THENCE NORTH 72 DEGREES 45 MINUTES 58 SECONDS EAST, LEAVING SAID U.S. HIGHWAY NO. 1 RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL STREET, A DISTANCE OF 190.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA; THENCE SOUTH 17 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PLAT OF REGIONS TEQUESTA, A DISTANCE OF 240.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PLAT AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INLET COURT; THENCE SOUTH 72 DEGREES 45 MINUTES 58 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE OF INLET COURT, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING 1.047 ACRES MORE OR LESS.



RONALD E. STORER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 9028
STATE OF FLORIDA

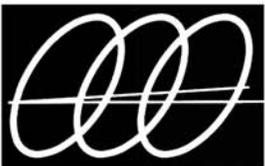
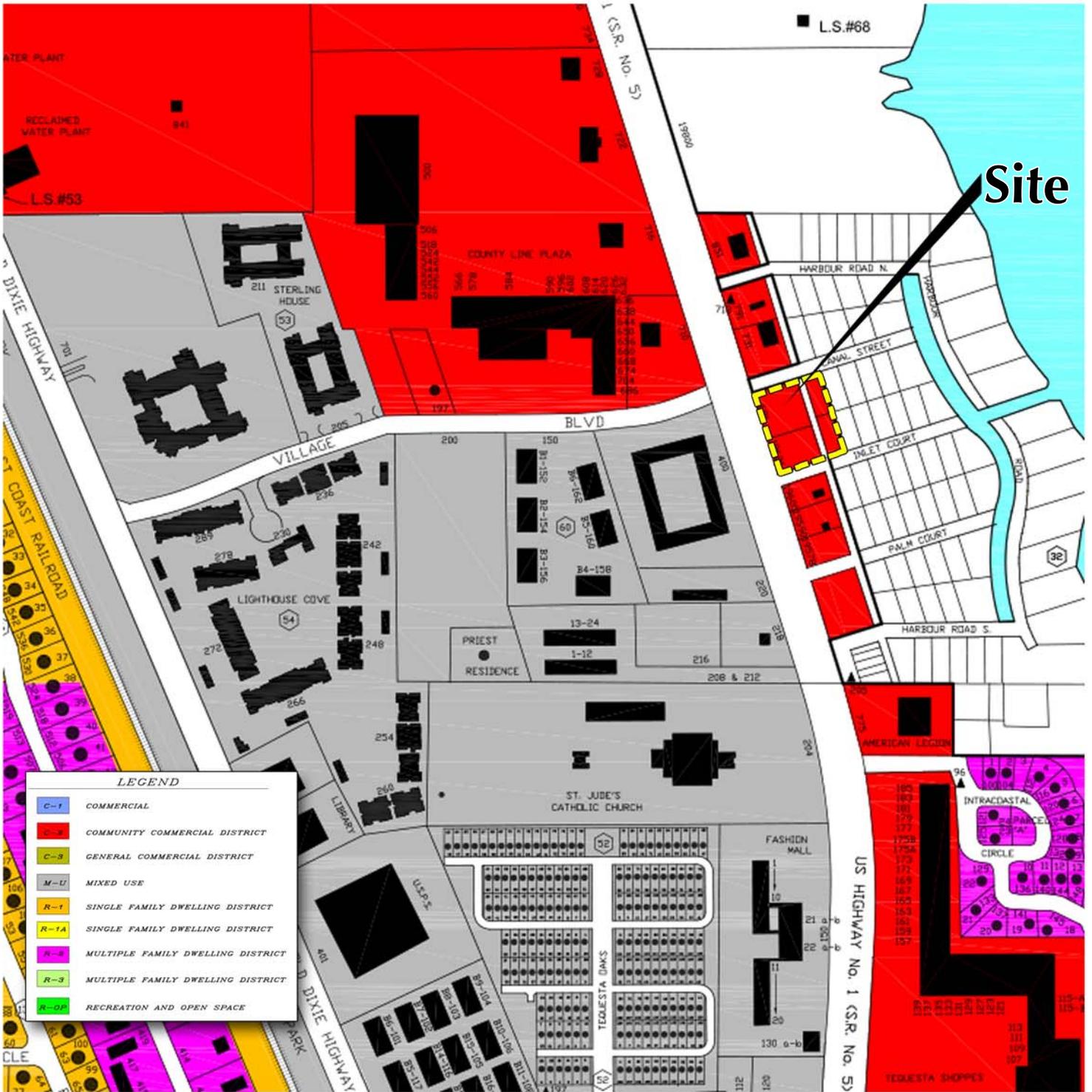
AUGUST 14, 2018

DRAWING #17-262

	MAGELLAN SURVEYING & MAPPING, INC.		
	PROFESSIONAL LAND SURVEYORS LICENSED BUSINESS - 7531 450 S. OLD DOCK HIGHWAY, SUITE 10 JUPITER, FLORIDA 33408		
561-746-8745	FAX 561-746-9632	E-mail info@magellansurveying.com	

Pelican Square

Tequesta, Florida



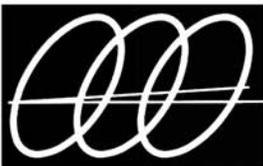
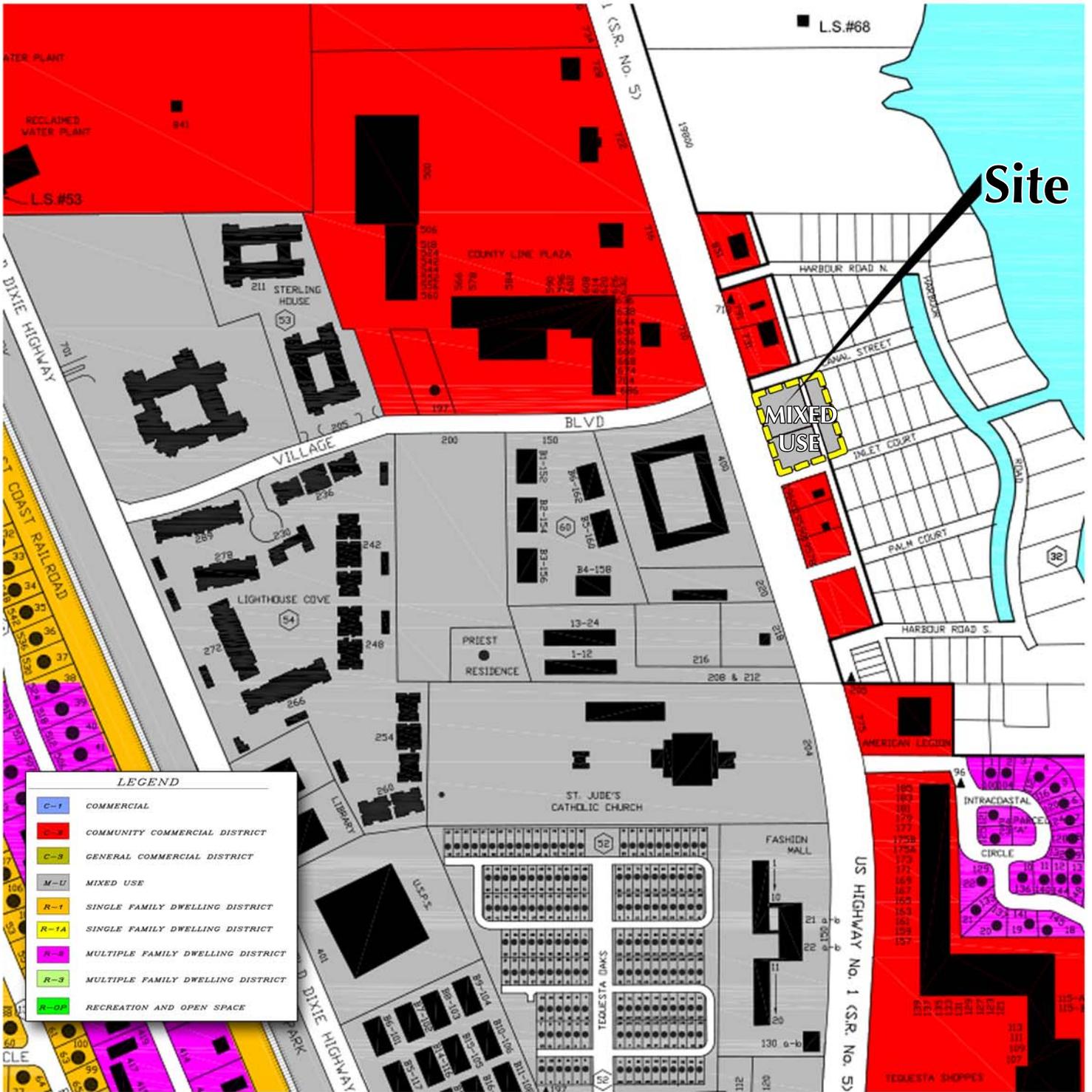
Existing Zoning Map



5.31.18

Pelican Square

Tequesta, Florida



Proposed Zoning Map
Mixed Use District



8.8.18



MOCK • ROOS

CONSULTING ENGINEERS

November 27, 2018

Nilsa Zacarias, AICP
Community Development Director
Village of Tequesta
345 Tequesta Drive
Tequesta, FL 33469

Ref. No.: B6034.04
Subject: Pelican Square –Site Plan Re-Submittal Final Review
Engineering Review Comments

Dear Nilsa:

Mock•Roos has completed our review of the Final Site Plan Review Response package for the Pelican Square development, prepared by Gentile Glas Holloway O’Mahoney & Associates (2GHO), dated November 1, 2018 as well as the supplemental revised “Conceptual Paving, Drainage, Water and Wastewater Plan” and revised “Site Development Plan sheet SP-1” submitted November 21, 2018.

The submitted fire flow calculations and the watermain connection locations shown on the revised Conceptual Engineering Plan satisfy our only outstanding comments from the previous submittals. We have no additional comments.

If you have any questions or comments, please call me at 683-3113 extension 299.

Sincerely,

MOCK, ROOS & ASSOCIATES, INC.

Spencer M. Schroeder, P.E.

Senior Project Manager

SMS:jeh
Copies: Lance Lilly
John P. Cairnes

F:\tequ\tequ_spr\ENG-DES\DOCS\20181127_Teq_Final_Site_Plan_Review_Response_Pkg_Pelican_Square.docx

Mock, Roos & Associates, Inc.

5720 Corporate Way, West Palm Beach, Florida 33407-2066, 561-683-3113, www.MockRoos.com

PRINCIPALS

Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES

John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

TECHNICAL MEMORANDUM

TO: Nilsa Zacarias, AICP
Village of Tequesta

CC: R. Trent Ebersole, P.E.
Natalia T. Lercari, P.E., LEED
McMahon Associates, Inc.

FROM: William A. Grieve, P.E.
McMahon Associates, Inc.

SUBJECT: **Pelican Square Traffic Statement and Site Plan Review**
McMahon Project No. M11172.11

DATE: October 1, 2018

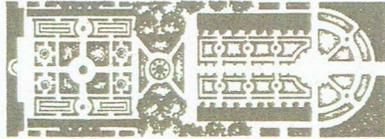
McMahon Associates, Inc. (McMahon) has completed a review of the “Insignificant Traffic Impact Statement” prepared for 691 Tequesta, LLC, by Simmons and White, dated May 24, 2018. In addition, McMahon has completed a review of the “Conceptual Paving, Drainage, Water, and Wastewater” Plan prepared by Simmons and White, dated September 24, 2018 and the “Site Plan” prepared by Gentile Glas Holloway O’Mahoney & Associates, dated September 26, 2018. All of McMahon’s comments have been satisfactorily addressed with the acknowledgement of providing grades on constructions plans.. McMahon has no further comments.

Sincerely,



William A. Grieve, P.E.
Project Manager

WAG/cc



PARKER • YANNETTE
design group, inc.

MEMORANDUM

TO: Nilsa Zacarias, AICP
Lance Lilly
Village of Tequesta
Department of Community Development

FROM: Stephen J. Parker, ASLA

DATE: October 15, 2018

RE: **PELICAN SQUARE**

I have reviewed the landscape plans for Pelican Square, as prepared by Gentile, Glas, Holloway, O'Mahoney and Associates, dated August 13, 2018 and found all comments have been addressed. However, the plans need to be updated to include a new revision date per the current revisions.

Regards,

Stephen J. Parker ASLA

Loxahatchee River District

Water Reclamation | Environmental Education | River Restoration

2500 Jupiter Park Drive, Jupiter, Florida 33458

Telephone (561) 747-5700 • Fax (561) 747-9929 • www.loxahatcheeriver.org



D. Albrey Arrington, Ph.D., Executive Director

February 15, 2018

Amy Galvez, P.E.

Simmons & White, Inc.

2581 Metrocentre Blvd. West, Suite 3

West Palm Beach, Florida 33407

Subject: **PELICAN SQUARE**
Alley Abandonment Proposal

Dear Ms. Galvez:

This letter is provided in response to your request that the Loxahatchee River Environmental Control District (District) provide a letter of consent for the abandonment of an alley within the subject property.

As discussed in recent emails, the District currently operates a low-pressure sewer force main within the subject alley.

Based upon the current site plan provided to the District the proposed development would require the abandonment and relocation of the subject force main.

Therefore, the District can only consent to abandonment of the alley, **contingent upon:**

1. The developer relocating and abandoning the subject force main, and
2. Providing a new easement for the relocated force main,
- 3.

in accordance with District Standards and approved engineering plans.

Should you have any questions in regard to this matter, please contact me or Kris Dean, P.E. at (561)747-5700 xt. 123.

Sincerely,

A handwritten signature in black ink, appearing to read "Clinton R. Yerkes".

Clinton R. Yerkes
Deputy Executive Director

cc: Kris Dean, P.E.

V://dev/proj/Pelican Square/alley abandon ltr 2-15-18

Gordon M. Boggie
Board Member

Stephen B. Rockoff
Board Member

James D. Snyder
Chairman

Dr. Matt H. Rostock
Board Member

Harvey M. Silverman
Board Member



February 16, 2018

Alec Dickerson
GENTILE, GLAS, HOLLOWAY, O'MAHONEY & Associates, Inc.
1907 Commerce Lane, Suite 101 Jupiter, Florida 33458

RE: Easement Abandonment Pelican Square

Dear Alec Dickerson,

In regard to the above referenced project w/survey located at the NE corner of Inlet Ct & US1, Tequesta, FL 33469 and according to the Comcast design prints, Comcast has no objection to abandoning the existing right of way and or utility easement for the above project with the respect that the Builder and or Owner will be held financially responsible for all cost to relocate the said Comcast Cable facilities to the newly dedicated right of way and or utility easement to feed remaining/existing and or new customers. Please note all financial payment will be 100% secured before Comcast will render any work.

Please call 1-800-432-4770, 811 or www.callsunshine.com before you dig.

If you have any further questions, please feel free to contact us during normal business hours at 561-882-4310.

Sincerely,

Mark A. Milford



FEC Regional Construction
561-882-4310
Mark_Milford@cable.comcast.com



AT&T Florida
120 N K Street
Lake Worth, FL 33460

T:561.540-9262

February 20, 2018

Gentile, Glas, Holloway, O'Mahoney & Associates, Inc
Alec R Dickerson
1907 Commerce Lane, Suite 101
Jupiter FL 33458

RE: Pelican Square, PCN Number's 60-43-40-30-58-001-0000, 60-43-40-30-58-002-0000, 60-43-40-30-58-003-0000, 60-43-40-30-58-004-0000

Dear Mr. Alec R. Dickerson

This letter is in response to your request for information regarding availability of service Pelican Square, PCN Number's 60-43-40-30-58-001-0000, 60-43-40-30-58-002-0000, 60-43-40-30-58-003-0000, 60-43-40-30-58-004-0000 Palm Beach County, Florida

This letter acknowledges that the above-referenced development is located in an area served by AT&T. Any service arrangements for this development will be subject to later discussions and agreements between the developer and AT&T.

Please be advised that this letter is not a commitment by AT&T to provide service to the above-referenced project.

The projected land use does not appear to encroach into any AT&T easements nor does it appear that it will interfere with the provisioning of services. However, should any of the adjacent aerial/buried/inside communication facilities need to be relocated/adjusted those expenses incurred by ATT Florida to accommodate the improvements will be the financial responsibility of the property owner.

Please contact me with any comments regarding this response.

Thank you for contacting AT&T.

Sincerely,

Eddie Herron

Eddie Herron
MGR OSP PLNG & ENGRG DESIGN



February 14, 2018

Simmons & White, Inc.
2581 Metrocentre Blvd. West, Suite 3
West Palm Beach, Florida 33407

Re: Pelican Square Alley way Abandonment

Dear Amy:

Please be advised that Florida Power & Light does not object to the abandonment of alley way at Pelican Square contingent on a newly granted easement and payment for the newly relocated overhead lines locate at the N/E C/O Inlet Ct and US 1, Tequesta, FL, 33469.

If you have any questions, please don't hesitate to call me at (561) 575-6335

Sincerely,



Vaughn Moncrieffe
Technical Specialist I



VIA Email: amy@simmonsandwhite.com

October 23, 2017

Simmons & White, Inc.

Attn: Amy Galvez
2581 Metrocentre Blvd. West, Suite 3
West Palm Beach, Florida 33407

RE: Canal Court & Inlet Court Near & US Highway One - Tequesta

TECO Peoples Gas has natural gas service in the vicinity of the above-mentioned property and we welcome the opportunity to service your client with natural gas.

The typical average daily energy demands can not be determined until we have more information about your client's gas equipment. Please ask your client to call us with that information.

A site plan is required for us to indicate our existing facilities and projected future facilities intended to service the project.

In the meantime, should you need further assistance, you can contact me by calling 772-216-9622.

Sincerely,

Sherry Horton

Sherry Horton
Account Manager
Palm Beach & Martin Counties

SH



JEFF SABIN
GOVERNMENT AFFAIRS

WASTE MANAGEMENT INC. OF FLORIDA
7700 SE BRIDGE RD
HOBE SOUND, FL 33455
PH: (772) 545-1327
MOBILE: (772) 263-0017

June 12, 2018

Mr. Alec Dickerson
Gentile, Glas, Holloway, O'Mahoney & Associates, Inc.
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

Re: Pelican Square: Tequesta, Florida

Dear Mr. Dickerson:

In response to your request for confirmation of service availability for the above development, Waste Management of Martin County can adequately accommodate the prescribed services as provided for in our Solid Waste and Recyclable Materials Collection Services Agreement with Palm Beach County.

We appreciate the opportunity to service the new community and look forward to working with the developers and builders in making it an environmentally friendly project.

Please contact our Sales Specialist as your project proceeds, her contact information is below, or myself.

Sales Specialist: Amanda Mindell – 561-351-8658

If you have any questions or concerns, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to be 'JS', with a long horizontal line extending from the top right of the signature.

JEFF SABIN
Government Affairs

Cc: Amanda Mindell