

Ex. Land Use: Mixed Use
Ex. Zoning: Mixed Use
Ex. Use: Tequesta Terrace ALF

Ex. Land Use: MR-S Unincorp. PBC
Ex. Zoning: RS Unincorp. PBC
Ex. Use: Single Fam. Resid.

Ex. Land Use: Commercial
Ex. Zoning: C-2 Community Commercial
Ex. Use: 2-Story Office Bldg.

Ex. Land Use: MR-S Unincorp. PBC
Ex. Zoning: RS Unincorp. PBC
Ex. Use: Single Fam. Resid.

Ex. Land Use: MR-S Unincorp. PBC
Ex. Zoning: RS Unincorp. PBC
Ex. Use: Single Fam. Resid.

Ex. Land Use: Commercial
Ex. Zoning: C-2 Community Commercial
Ex. Use: Budget Car Rental

Consultants:

Developer:
Bentley & Potts, Inc.
10000 S. Highway 1
Tequesta, FL 33469
(888) 232-7789

Engineer:
Bentley & Potts, Inc.
10000 S. Highway 1
Tequesta, FL 33469
(888) 232-7789

Land Surveyor:
Bentley & Potts, Inc.
10000 S. Highway 1
Tequesta, FL 33469
(888) 232-7789

Architect:
Gentile Glas Holloway O'Mahoney & Associates
10000 S. Highway 1
Tequesta, FL 33469
(888) 232-7789

Site Data

Existing Land Use	Commercial
Proposed Zoning	MU, Mixed-Use
Total Site Area	1.05 ac.; 45,600 s.f.
Allowable Density	19 Units (18 d.u./ac.)
Provided Density	12 Units (11.43 d.u./ac.)
Max. Building Height	4 Stories, not to exceed 50'
Proposed Bldg. Height	3-Stories, 40'-2"
Building Data	
Bldg. A	Prof. Office, 1st Flr.
	Apts. 2nd-3rd Flr.
Bldg. B	2-Story Townhome
	Area
	4,910 s.f.
	10,288 s.f.
	6,159 s.f./bldg
	5 Units
	9 Units
	3 Units

Building Lot Coverage

	Prof. Office Use	Residential Use
Bldg. A	7,746 s.f.; 17.0% 1st Flr.	7,746 s.f.; 17.0% 2nd Flr.
Bldg. B		4,287 s.f.; 9.4%
Pavilion		120 s.f.; 0.3%
TOTAL	7,746 s.f.; 17.0% 1st Flr.	12,153 s.f.; 26.6%

Landscaped Open Space Required: 11,400 s.f.; 25% Min.
Landscaped Open Space Provided: 15,115 s.f. (33.1%)
Impervious Area Provided: 30,485 s.f. (66.9%)

Parking Required:
Townhomes: 3 Units
Apartments: 9 Apts.
Prof. Office: 4,910 s.f.

2 sp./unit
2 sp./unit
1/300 s.f. of GLA*

6 Spaces
18 Spaces
16 Spaces
40 Spaces

Parking Provided:
Garage Parking
Surface Parking
Standard Parking
Compact Parking (15%)

6 Spaces (2/ townhome unit)
28 Spaces (10' x 18')
6 Spaces (9' x 18')
40 Spaces

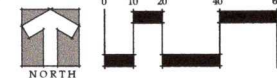
Handicap Parking Required: 2 Spaces
Handicap Parking Provided: 2 Spaces
Flood Zone Designation: 'C' per FEMA Panel 1201920106B

Building Setback Data

	Required	Proposed
Front (U.S. Hwy 1)	0' Comm. 10' Local	10.0'
Rear (east)	10'	15.0'
Side (north)	7'	25.0'
Side (south)	7'	30.5'

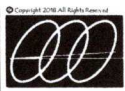
*GLA (Gross Leasable Area) means the total floor area designed for tenant occupancy & exclusive use, including mezzanines & upper floors, expressed in s.f. & measured from the centerline of joint partitions & from outside wall faces, the area which the tenants pay rent.

Location Map



GENERAL NOTES

- ALL FENCES TO BE BUILT PER PERMITS.
- ALL FENCING SHALL BE SOLIDLY CONSTRUCTED PER VILLAGE OF TEQUESTA CODE.
- ALL PLANTING AREAS SHALL BE COVERED FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A BACKFLOW PREVENTER.
- ALL LANDSCAPE ISLANDS SHALL BE ENCASED TO A DEPTH OF 30" & BACKFILLED WITH SPECIFIED BACKFILL.
- THE DIRECTION OF ALL IRRIGATION LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
- IRRIGATION SOURCE SHALL BE WELL & PUMP.
- ALL MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCHEDULED FROM VERY TOWNHOUSE SOLID WASTE AND RECYCLING DISPOSAL WILL BE PROVIDED BY WASTE MANAGEMENT THROUGH CURB-SIDE PICK-UP SERVICES.
- NO EXISTING NATIVE VEGETATION SHALL REMAIN.



Gentile Glas Holloway O'Mahoney & Associates, Inc.

1907 Commercial Lane
Suite 101
Jupiter, Florida 33458
407-575-9857
407-575-5300 FAX
www.ggho.com

Pelican Square
Tequesta, Florida

Drawn: MTL
Checked: MTL
Approved: GGG MTL/EMO
Date: 6/8/18
Job no.: 8/10/18
Revision: 9/26/18
10/31/18
11/20/18

Cad no.: CAD0



Digitally signed by
M. Troy Holloway
Date: 2018.11.20
14:40:44 -05'00'
LC: C000127

Sheet Title:
Site Development Plan

Scale: 1" = 20'

SP-1
00-0000