



## VILLAGE OF TEQUESTA

### DEPARTMENT OF COMMUNITY DEVELOPMENT

*Staff Report – Village Council Hearing – April 11, 2019*

#### I. PETITION – SPM 1-19

APPLICANT: Mike Keith  
12008 South Shore, Suite #108  
Wellington, FL 33314

OWNER: RCMRJV, LLC (Plaza Owner)

REQUEST: Application from RCMR JV, LLC (known as Village Square) for a Site Plan Modification to amend the existing uniform sign code. The application also includes a modification to the monument sign wall color. The subject property is located at 221 S. US Highway 1, Tequesta, FL 33469.

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

#### LOCATION MAP



## 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. BACKGROUND

In 2018, the Village Square Plaza filed an application including the following processes and approvals:

### Special Exception Use – SEU 5-18

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 special exception use was heard and approved by the Village Council (5-0) on August 9, 2018 (see attached SEU 5-18 Development Order).

### Site Plan Modification – SPM 10-18

On September 13, 2018, the applicant requested approval from the Village Council to modify the following:

- 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

The subject site plan modification was approved by the Village Council (5-0) on September 13, 2018 (see attached SPM 10-18 Development Order).

### III. STAFF ANALYSIS

The subject application is requesting a site plan modification to amend the existing uniform sign code that was approved by the Village Council in 2018. The following processes have occurred with regard to the Village Square uniform sign code:

- In April 2008, Village Square shopping center was approved for a uniform sign code of the Plaza.
- In September 2018, the uniform sign code was amended to Sea Serpent (SW7615).
- In February 2019, the applicant requested an amendment of the existing uniform sign code to Lucky Green (SW 6926), which is a similar color to the 2008 approved sign code.

In addition, the application also includes the painting of the existing monument sign. The subject application does not modify the height or footprint of the existing building. Please note, the subject property has modified the building colors including wall, roof, columns and trims per previously approved SPM 10-18.

The subject site plan modification was recommended for approval by the Planning and Zoning Board (4-0) on February 21, 2019.

### IV. FINAL REMARKS

This development application met the requirements set on Section 78-334 notice of hearing. The notice of hearing will be advertised on April 1, 2019.

#### EXISTING SITE CONDITIONS





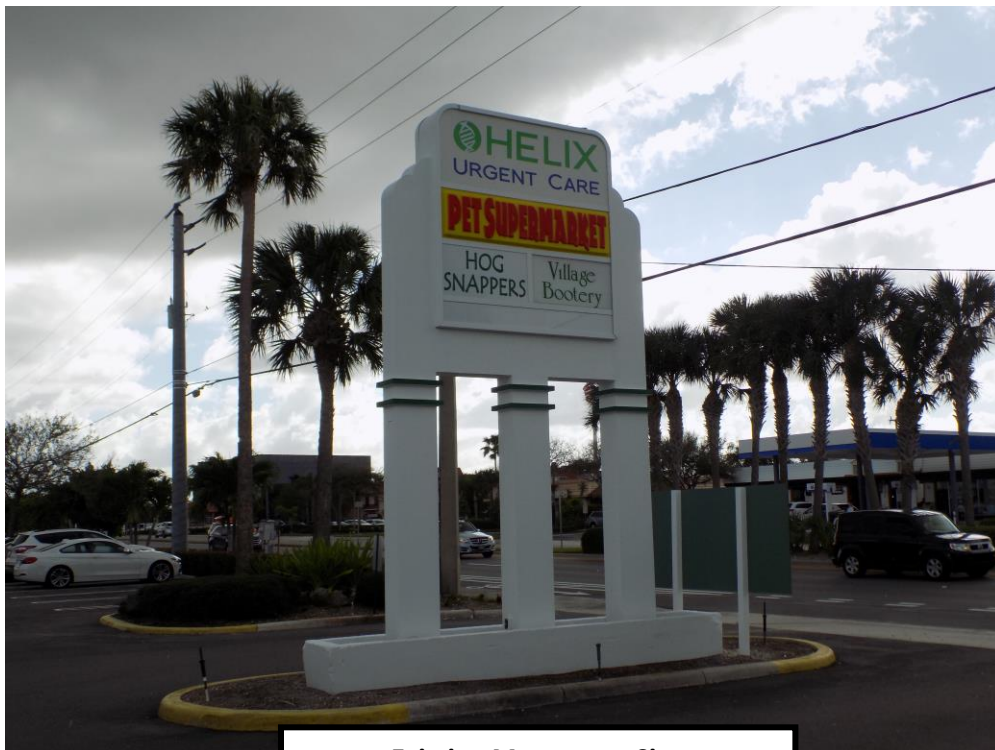
## EXISTING SITE CONDITIONS



Existing Building in Rear of Plaza



Existing Wood Deck



Existing Monument Sign