



**BLOWING ROCKS CONDOMINIUMS**  
**1500 BEACH ROAD**  
**TEQUESTA, FLORIDA**  
**FUTURE LAND USE (FLU) MAP AMENDMENT**  
**JUSTIFICATION STATEMENT**  
**MARCH 16<sup>TH</sup>, 2018**  
**REVISED JUNE 18<sup>TH</sup>, 2018**

**Introduction/Request:**

On behalf of the Owner, Turnberry Beach Road, LLC, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully requests review and approval concerning the properties located at 1500 and 1550 Beach Road, in the Village of Tequesta. The subject proposal will bring a unique one of kind design (inspired by internationally known design architect Carlos Zapata) into the Village of Tequesta, which will be marveled for years to come. The Owner's overall development program consists of the following:

1. Unity of Title to combine both parcels;
2. Small scale comprehensive plan map amendment from Residential Low Density to Residential Medium Density for the North Parcel; 1550 Beach Road;
3. Site plan for an infill redevelopment consisting of 21 multi-family, condominium units, and amenities area located on  $\pm 1.78$  acres. (Note, the amenity area will use most of the existing amenities on the existing 1500 Beach Road parcel).
4. Variance Request with regards to storm water management facilities;
5. Special Exception Request, for a marina facility with 6 slips on the west side of the property adjacent to the Intracoastal Waterway

*Note: This Narrative only discusses the Comprehensive Plan portion of the applicant's proposal.*

**About The Owner:**

Turnberry has a world renowned reputation in transforming ordinary into extraordinary. For more than 50 years, the owners have continually imagined and realized what many can only dream. From buildings, to cities, to world-class entertainment and hospitality experiences, Turnberry has always had the unrelenting vision to go above and beyond. The owners are committed to cultivate culture and build communities; while being driven by their beliefs which are quality, integrity, and family. It is with this mindset that they intend to deliver an exceptional product to the Village of Tequesta.

They have partnered with Perko Development Partners, Phillip Perko, a Jupiter resident who has more than 20 years of experience delivering quality residential projects. His knowledge of the local communities in the northern end of Palm Beach County and his twenty years of experience with the Turnberry brand makes for an exceptional development team to bring the proposed project to reality.

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**Compatibility with Surrounding Properties:**

The subject properties are uniquely situated on Beach Road, bordered on the east and west by the Atlantic Ocean, and Intracoastal Waterway respectively, and by Coral Cove Park to the north and south. With this location, it allows the owner and design team a mechanism to truly design around nature. Below is a chart showing the surrounding Land Use and Zoning. As previously mentioned, the land use map amendment to residential medium density will increase the compatibility across the two properties, as both parcels have the R-3: Multifamily Residential zoning designation.

<b>Property</b>	<b>Future Land Use</b>	<b>Zoning</b>
Subject Properties <i>Existing Residential</i>	Residential Low Densities/Medium Density Residential	R-3 Multifamily Residential
<b>North</b> <i>Coral Cove Park</i>	Recreation	R-OP- Public Ownership
<b>South</b> <i>Coral Cove Park</i>	Recreation	RH Multifamily Residential High Density
<b>East</b> <i>Atlantic Ocean</i>	N/A	N/A
<b>West</b> <i>Intracoastal Waterway</i>	N/A	N/A

**Project Justification:**

The request for this Future Land Use Map Amendment is to make the land use designation for the north property (formerly the P.I.N.E. religious retirement site) consistent with its current zoning designation of R-3 (Multiple Family Dwelling District), in addition to creating consistency with the land use designation of residential medium density for the south parcel (formally ten (10) condominium units known as Blowing Rocks Club Condominiums).

We have provided maps to assist you in understanding the requested change. The maps show the current FLU Designation and the proposed FLU designation. Please note, both properties are zoned R3: Multiple Family District.

**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT**

By proposing the land use map amendment, the owner will remain consistent with the following Goals, Objectives, and Policies of the Village of Tequesta's Comprehensive Plan Future Land Use Element.

**GOAL: 1.0.0 – PROVIDE FOR THE DEVELOPMENT OF SUITABLE AND COMPATIBLE LAND USES WHICH WILL PRESERVE, ENHANCE, AND ARE WITHIN THE ESTABLISHED CHARACTER OF THE VILLAGE OF TEQUESTA.**

*Response: The proposed land use change to Residential Medium Density for the northern property not only aims to ensure consistency with the existing zoning designation, it will also provide for a development that is compatible with the surrounding areas.*

**Policy 1.1.2 – Table FLU – 1. Future Land Use Districts, Density and Intensity Standards**

*Response: The proposed development is consistent with the maximum density standards indicated in the Medium Density Residential category. The proposed development does not exceed the allowed 12 dwelling units/acre*

**Objective: 1.2.0. – Continue to monitor conditions in the Village in order to identify and evaluate renewal or redevelopment**

*Response: The proposed project is directly consistent with the above objective. The owner has a unique opportunity to redevelop an existing residential community into a high class residential product that will enhance the Beach Road corridor. This proposal qualifies as an infill and redevelopment project as the site will efficiently use the existing land, exiting amenities, and infrastructure resources, promoting a more compact form of land use and development. The owners are reinvesting in the area, by providing the mechanism for a higher economic return to the Village of Tequesta, which will in turn, promote a quality delivery of services to the potential end users, and general public.*

**Policy 1.3.1 – Through the implementation of planned unit development, mixed-use and other innovative regulations, encourage the development of housing types within a physical setting that permit both comfortable and creative living, while affording both privacy and sociability.**

*Response: The foundation of the proposed project is to provide a high-class, extraordinary, creative design that will foster comfortable and creative living, while affording both privacy and sociability. The overall design, which will be discussed in more detail elsewhere in the site plan review narrative, aims to create a luxurious floor plan as well as amenity area for the potential owners.*

**Policy 1.3.5. – Maintain residential densities in accordance with the standards prescribed in Table FLU-1 and the Land Development Regulations.**

*Response: As previously stated, the proposed project maintains a residential density in accordance with Table FLU-1.*

**Policy 1.3.6 – Require adequate parking, suitably arranged and attractively landscaped, in all developments.**

*Response: With this submittal, the applicant has provided a site and landscape plan. The site and landscape plans show full compliance with all sections of the code. Where code provisions cannot be met, variance requests have been submitted for review and approval by the Village Council.*

**Policy 1.3.7 – Strive for compatible developments that will benefit the Village and compliment the aesthetic character of the community.**

*Response: The proposed development is consistent with surrounding existing area and aesthetic character of the community. The design plays to the existing nature (Atlantic Ocean, Intracoastal Waterway, Coral Cove Park), and only aims to compliment, as the development is expected to become a highly valued asset in the Village of Tequesta. The multi-story residential building is compatible with similar multifamily buildings to the north and south of Beach Road.*

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**Policy 1.3.12 – As part of the Site Plan Review process, compatibility with adjacent land uses shall be demonstrated. Compatibility is defined as consistency with the Future Land Use Map and compliance with Village land development regulations.**

*Response: As the site is surrounded by water to the east and west, and Recreational parks to the north and south, this development is consistent with the adjacent land uses. Moreover, the existing uses are residential, and the applicant is proposing to redevelop the subject properties with residential in a multistory condominium building.*

**Policy 1.5.7 – Ensure that adjacent land uses are protected by strictly enforcing setback, height, landscaping and signage provisions within the Village land development regulations.**

*Response: The proposed development will not be a detriment to the adjacent land uses to the north and south. As both the North and South properties are public parks, no other uses will be impacted by the project. The project will need a variance from the zoning code to address stormwater management facilities. The justification for the drainage variance request has been provided under separate cover.*

**Conclusion:**

In closing, this applicant stresses that the proposed Future Land Use amendment will bring the entire property into consistency with the Medium Density Residential land use designation, as well as create consistency with the R3 Multiple Family zoning district. On behalf of the client, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of this Future Land Use Amendment request.