



BLOWING ROCKS CONDOMINIUMS
TEQUESTA, FLORIDA
VARIANCE REQUEST
JUSTIFICATION STATEMENT
MARCH 16, 2018
REVISED JULY 12, 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 ± 1.78 acres. (Note, the amenity area will use most of the existing amenities on the existing 1500 Beach Road parcel);
4. Variance Request to request relief from the code requirement for retention of 95% of the 25 year – 24 hour storm event;

Note: This Narrative ONLY addresses the variance request portion of the applicant's proposal.

Additionally, as the site has been redesigned, there is no longer a need for a variance request with regards to setback encroachments.

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.

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

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land use map amendment to residential medium density will increase the compatibility across the two properties.

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

Project Justification:

Over the last few years, the owner has diligently researched the housing market in the Village of Tequesta, and has determined that the current market trends are excellent to offer a well-designed “infill” redevelopment project that provides a modest impact to growth and services in the area. The proposed infill development will not have significant traffic impacts on the surrounding roadway network, and will bring an increase to the taxes and values of both parcels. Further, the project will have no impact to the existing surrounding land uses. As Tequesta continues to distinguish itself as a premier destination in northern Palm Beach County for locals and visitors alike, the applicant is excited to bring this project for consideration by the Village Council’s for approval.

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The applicant seeks relief from Chapter 62, Article IV, Division 1, Section 62-92(3). The Village of Tequesta typically requires new development and redevelopment to retain 95% of the runoff from a 25 year – 1 day storm event. Due to the geographic location of the project site being located on the Barrier Island and elevated significantly higher than the adjacent properties, this regulation should not apply to this site as there will be no adverse impacts to any Village stormwater management system or any off-site properties. The proposed stormwater management system will be an overall improvement to water quality treatment and stormwater runoff from this site. The required criteria to support the applicant’s request is provided below.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Response: *Due to the geographic location of the project site being located on the Barrier Island and elevated significantly higher than the adjacent properties, this regulation should not apply to this site as there will be no adverse impacts to any Village stormwater management system or any off-site properties. The proposed stormwater management system will be an overall improvement to water quality treatment and stormwater runoff from this site.*

2. The special conditions and circumstances do not result from the actions of the applicant.

Response: *As the subject properties are a product of infill redevelopment, the owner must work within the confines of what currently exists in terms of existing levels of service, and other assorted public works elements. Through the design phase of this proposal the project team has identified certain elements of the properties and have analyzed the size, shape, and other topographical features. The owners are requesting relief from the above so that they can facilitate an effective development on this unique piece of land.*

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

Response: *Requesting relief from Chapter 62, Article IV, Section 62-93 will not confer on the applicant any special privilege, but as also stated in the accompanying response letter and elsewhere in the justification, it should be noted that per the Application Review letter issued by the Village's Consultant, compliance with this section of the Village Code is unlikely due to the location and elevation on the Barrier island, while the other existing condominium developments along Beach Road also do not meet these requirements. As infill redevelopment creates certain design challenges, the applicant is requesting relief from an antiquated code provision to foster a premier development.*

See attached "Village of Tequesta Barrier Island Existing Development Drainage Study" which provides a summary of our observations while studying nearby Developments' compliance to Village Code, and our resultant conclusion that the existing Developments within Village of Tequesta limits, on the east side of the barrier island do not comply with current Code.

4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Response: *The Village of Tequesta's zoning code and Comprehensive plan do not have provisions in place that address infill redevelopment. The owners are requesting to redevelop ±1.78 acres of land to provide a unique, dynamic structure ensuring a substantial increase in the Village's tax base. Please note, the code requirement to retain 95% of the 25 year – 24 hour storm event runoff is based on an older code provision that is difficult for most properties in the vicinity to meet, as commented by the Village reviewer consultant.*

Please see attached "Village of Tequesta Barrier Island Existing Development Drainage Study" conducted to confirm or deny whether any other properties located within the same area and subject to the same, or similar site conditions meet this provision of the Code.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Response: *The requested variance will be the minimum variance needed to make reasonable, effective use of the proposed structure. It should also be noted, that in comparison to the existing*

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stormwater management system, and other developments existing within the same conditions, the proposed system will be an overall improvement to water quality treatment and stormwater runoff from this site, thus contributing to a reasonable use of the land and furthering the public welfare.

6. The grant of the variance will be in harmony with the general intent and purpose of this chapter and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: *The redevelopment of these properties will provide for a unique, one of a kind structure within the Village of Tequesta. Further, if an attempt to conform completely with the retention requirements set forth in Sec. 62-93(3), it is possible that there will be a negative impact to adjacent properties in terms of water flow. Approval of the requested variances will ensure that the owners can provide an effective structure that will be respectful to all.*

Conclusion:

To recap, the applicant, who is responsible for building several high end products domestically, and internationally, are proposing; 1) a Unity of Title to combine two parcels; 2) small scale comprehensive plan map amendment from Residential Low Density to Residential Medium Density; 3) Site plan for an infill redevelopment consisting of 21 multi-family, condominium units, and amenities located on ±1.78 acres. 4) Variance Request to request relief from the code requirement for retention of 95% of the 25 year – 24 hour storm event; Note, the other portions of the applicant’s proposal have been submitted under separate cover.

The owners have been extremely diligent in working with Village staff, and the design team; even being considerate enough to use local consultant’s familiar with the area to ensure that the final product is sensitive and respectful to the existing community. This narrative has demonstrated that the proposal is consistent with particular elements of the Village Comprehensive Plan, and will not be a detriment to any goals, objectives, and policies. Additionally, the submitted site plan shows compliance with most elements of the R-3 zoning district, and where it isn’t, have provided the proper justification for variance requests.

With the approval of this dynamic project, Tequesta will further their mission in establishing itself as premier destination in northern Palm Beach County, and with that, Gentile Glas Holloway O’Mahoney & Associates, Inc., respectfully request review and approval of the submitted application package. The project team at Gentile Glas Holloway O’Mahoney & Associates, Inc. consists of George G. Gentile, PLA, Patricia Lentini, and Alec Dickerson.