



PELICAN SQUARE

FUTURE LAND USE MAP AMENDMENT

JUSTIFICATION STATEMENT

VILLAGE OF TEQUESTA

JUNE 8, 2018

REVISED AUGUST 10, 2018

INTRODUCTION/REQUEST

On behalf of the applicant, 691 Tequesta LLC, Gentile Glas Holloway O'Mahoney & Associates, Inc., respectfully request your approval of the applicant's proposal to amend the Village of Tequesta's Future Land Use Map and Rezoning Map for the property located at 691 US Highway 1 in the Village of Tequesta. More specifically, the applicant is requesting to change the Future Land Use from its current designation of Commercial to Mixed Use and the zoning from its current designation of C-2: Community Commercial to MU: Mixed Use.

This request is necessary in order to propose a mixed use development in a prime location in the Village of Tequesta. The proposed development program will consist of the following:

- 1) small scale map amendment from Commercial to Mixed Use;
- 2) zoning map amendment from C2 – Community Commercial to Mixed Use;
- 3) mixed use site plan featuring 12 multifamily units, and approximately 4,910 sf Office use;

Note, this Narrative ONLY addresses the Future Land Use Map Amendment/Zoning Map Amendment of the application. The Unity of Title / Site Plan Review justification have been submitted under separate cover.

CONCEPTUAL PRESENTATION:

On December 16, 2017, at the request of Village staff, Gentile Glas Holloway O'Mahoney & Associates, Inc. presented the applicant's proposal for Pelican Square to the Village Council. The feedback received was generally positive. As such, the applicant has refined the site plan and other pertinent documents to take the Village Council's comments into consideration, and they are filing this request to start the process of bringing the Village of Tequesta a highly desired, thoughtfully designed, mixed use development.

ALLEY ABANDONMENT:

Prior to the submittal of this application, the applicant requested that the Village of Tequesta abandon the portion of the non-functioning alley that runs through the subject properties. The request was subject to a workshop in March, and received approval from the Village Council on May 10, 2018.

With Village Council’s approval to abandon the alley, the owner can now utilize the entire site to create a functional, harmonious mixed use development. Additionally, the owner will provide a public access easement through the site for the general use of the public.

COMPATIBILITY WITH SURROUNDING PROPERTIES:

Although the subject properties along the eastern corridor of US Highway 1 are all zoned C-2, mixed use zoning and land use designations are directly west of US-1, confirming that the applicant’s request will be consistent with the surrounding zoning and land use as shown on the chart below.

Property	Zoning	Future Land Use
Subject Property	C-2, Community Commercial	Commercial
North (Baldino’s Restaurant)	C-2, Community Commercial	Commercial
South (Avis/Budget Car Rentals)	C-2, Community Commercial	Commercial
East (Single Family Residential)	RS- Unincorporated Palm Beach County	MR-5 Unincorporated Palm Beach County
West - Tequesta Trace	Mixed Use	Mixed Use

JUSTIFICATION:

As previously stated, a land use and zoning map amendment is necessary to yield the above referenced development program. It is the design team’s position that the proposed development will serve as a transition from the commercial uses west of the US-1 to the single family residential to the east. Further, as the US Highway 1 Lane Reduction and Resurfacing project has commenced, the property will be well situated in a place that can take advantage of buffered bike lanes, pedestrian signalization, and patterned pavement crosswalks, ALL of which will promote walkability, and aid in creating a sense of place. Further, the change to a Mixed Use Land Use and Zoning designation will foster a low impact development that is intended to complement the existing uses, as opposed to a more intense commercial use, that could potential pose adverse effects on the surrounding community.

LAND USE MAP AMENDMENT TO MIXED–USE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN:

By proposing the land use map amendment, the applicant will remain consistent with the following Goals, Objectives, and Policies of the Village of Tequesta’s Comprehensive Plan.

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.

Applicant Response: The proposed land use change to Mixed Use will offer a transition from the commercial uses west of US Highway 1 into the single family residential to the east. The proposed development will serve as infill development in a prime location in the Village of Tequesta. The development will be modest and remain within the established character of the Village of Tequesta.

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

Uses within the Mixed Use Land Use Designation are defined as “A mix of: single and multi-family residential uses; small scale retail sales and services, business services and professional services primarily designed to serve residential neighborhoods, and; recreation and open space. The allowable intensities in the Mixed Use designation is 18 dwelling units per acre, and a maximum FAR of 2.0. Additionally, the residential uses shall comprise no less than 20% and no more than 80% of a mixed use district.

Applicant's response: It is the intent of the applicant to remain within the thresholds stipulated by the zoning code. The site plan, which is also being reviewed, does not exceed 18 dwelling units/acre, and the nonresidential uses of the project does not exceed a FAR of 2.0. Additionally, the residential uses will not comprise any less than 20% and no more than 80% of the mixed use site.

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.

Applicant's Response: The purpose of the proposed land use map amendment is to provide the applicant the opportunity to build a modest, small-scale pedestrian oriented development in a prime location in the Village. The development proposal will provide numerous opportunities for potential users of the site to interact and engage with the surrounding areas on a pedestrian level. As stated, the US Highway 1 resurfacing project will aid the proposed development in creating a sense of place.

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

Applicant's response: The applicant has provided a site and landscape plan under the site plan review process. The site plan shows full compliance with all sections of the code, and landscape has been proposed that serves to create a visual screen to the adjacent residential homes to the east.

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

Applicant's Response: If approved, the proposed future land use map and rezoning amendments to Mixed Use will allow for the development that will be not only compatible, but beneficial to the nearby community, as the surrounding commercial properties will provide commercial services in near proximity to the development, thus aiding in the creation of a viable community with social and economic well-being.

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.

Applicant's Response: Once approved, the applicant will file the necessary and required documentation stipulated in the site plan review process. The application will show compliance with all sections of the zoning code, and consistency/compatibility with the surrounding properties.

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.

Applicant's response: Under the site plan review process, the applicant will demonstrate that the proposed development will not cause an adverse effect on the surrounding properties.

Objective 1.11.0 – Implement innovative development and redevelopment concepts such as Planned Unit Development, overlay zoning, transit oriented development, and mixed use development through the land development regulations and other appropriate mechanisms in order to reduce automobile dependency and greenhouse gas emissions, increase energy efficiency, reduce sprawl and promote more efficient development patterns.

Applicant's response: The applicant believes that the above objective is directly applicable to the proposed development. On a basic level, mixed use developments are intended to foster infill, and should aim to create neighborhood developments with the purpose of lessening the need for additional vehicular trips.

The applicant's proposal offers two distinct land uses (residential, professional office) where no particular use predominates. It is the applicant's intent to successfully integrate these uses in a manner that creates a multi-faceted type of development, where any impacts from the proposed uses will be mitigated through design techniques, creating a harmonious development.

Policy 1.11.1 – The Village shall continue to support beautification efforts and streetscape improvements on commercial corridors.

Applicant's response: As referenced, elsewhere in this narrative, the applicant is planning to orient the proposed mixed-use development in order to take full advantage of the US – 1 Lane Reduction and Resurfacing project currently underway in the Village of Tequesta. Although this project is under FDOT's purview, the addition of patterned crosswalks, and buffered bike lanes will further aid in creating a viable pedestrian oriented streetscape, which the applicant's proposed development will further compliment.

Policy 1.11.2 – The Village shall promote mixed use development, defined as a mixture of residential and non-residential land uses in a designed – unified, pedestrian friendly environment with multi-modal transportation connectivity to other areas, at appropriate locations. A major purpose of mixed use development shall be to provide opportunities to live, work, shop, recreate in a walkable area, and to reduce automobile dependence and greenhouse gas emissions.

Applicant's response: As stated, the applicant's proposal is compatible with the above referenced policy. The mixed-use development will provide the opportunities for living, working, and walking to the nearby commercial shops and services within the Village. Further, the applicant will provide a mixed-use community that reduces automobile dependency.

REZONING REQUEST TO MIXED-USE AND CONSISTENCY WITH THE ZONING CODE:

The purpose and intent of the MU mixed-use zoning district is to establish a village center which creates a vital, diverse core for the principles which utilize mixed-use development concepts and which permit a combination of usually separated uses within a unified development district area. With the applicant's proposal to rezone the land to Mixed Use, it is the intent that the commercial uses will be

limited to specialty small scale retail sales and services, business services and professional services primarily designed to serve residential neighborhoods of the village.

The orientation to and compatibility with neighborhoods to be served will be essential. The proposed residential use is intended to encourage the accomplishment of a more complete residential living environment through the application of imaginative design approaches to development which will aid in the establishment of neighborhood identity and community focus. Further, the applicant is proposing a modest residential component consisting of 12 multifamily units, where traffic circulation will not only accommodate vehicular traffic, but provide for the efficient movement of pedestrian and bicycle traffic consistent with the Village of Tequesta Comprehensive Plan.

URBAN DESIGN PRINCIPLES:

Consistent with Section 76-180(f) of the Village of Tequesta's zoning code, the applicant's development proposal will offer the following.

1. Promotion of economic and social well-being;
Response: The proposed development offers a mixed use product that fosters the opportunity for infill development. It is the intent that the proposed development will deter urban sprawl and lessen the need for additional vehicular trips on the adjacent US -1 roadway. The proposal will also aid in offering a desirable, much needed, affordable rental option for Village residents.
2. Streets that serve the needs of the pedestrian and the automobile.
Response: As mentioned throughout this justification statement, the US Highway 1 lane reduction and resurfacing project provides an adjacent roadway that will be consistent with the aforementioned guideline.
3. That proposed squares and plazas provide collective identity and a place for social activity and recreation.
Response: With this proposal, the applicant and design team has provided the potential users of this site a place for social gathering which will further the intent of guideline #1 of this section.
4. That carefully placed buildings delineate and define public spaces and lots and blocks.
Response: The design of this project is consistent with the above guideline as the buildings were placed in order to provide certain view corridors in addition to providing public spaces. The two story townhome buildings are proposed such that it won't cause any adverse effects to the adjacent single family homes.

URBAN DESIGN OBJECTIVES:

Consistent with Section 76-180(g) of the Village of Tequesta's zoning code, the applicant's development proposal will offer the following:

1. Will bring many of the activities of daily living, including dwelling, shopping and other activities, within walking distance;
2. Will reduce the number and length of automobile trips to relieve traffic congestion;
3. To provide internal vehicular circulation to relieve traffic impact on arterial roads;

4. To provide defined public spaces and streets that allow the citizens to observe and watch over the collective security.

CONCLUSION

In closing, the applicant is proposing a land use change from Commercial to Mixed Use, and a zoning map amendment from C-2 Community Commercial to Mixed Use in order to provide a mixed use development inclusive of 12 multifamily units, and approximately 4,900 sf of professional office use. The proposed development is consistent with the proposed Mixed Use land use designation as described in the Village of Tequesta's Comprehensive Plan, and meets the overall intent of the Mixed Use zoning district as contained in the Village of Tequesta's zoning code.

The conceptual site plan presented in December, 2017 received generally positive support from the Village Council, and has been refined to produce a functional site plan which, upon approval, will become a valued asset in the Village of Tequesta for many years to come. On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of the submitted rezoning and land use application. The project team at Gentile Glas Holloway O'Mahoney & Associates, Inc. is M. Troy Holloway, PLA, and Alec Dickerson.