



Thomas G. Bradford, President
Jonathan D. Griffis, Secretary
Andrea Aitken, Director
Carla Christenson, Director
Barbara Gomez, Director
Kyle Stone, Director

May 28, 2025

Village of Tequesta Council
Village Manager
Village Attorney
Village of Tequesta

345 Tequesta Drive
Tequesta, FL 33469

Subject: Request for Collaboration with Palm Beach County to Secure VOT Overlay Zone Compliance for the Proposed Marijuana Dispensary Facility at 19510 US Highway 1

Dear Members of the Village Council, Village Manager, and Village Attorney,

On behalf of the Tequesta Civic Association (TCA), I am writing to urgently request your engagement with Palm Beach County Commissioners and administrative personnel to ensure that the proposed GrowHealthy Medical Marijuana Treatment Center (MMTC) at 19510 US Highway 1 complies with the Village of Tequesta's US Highway 1 Overlay Zone guidelines. As a former Vice Mayor and current TCA board member, I am deeply committed to preserving the character and aesthetic integrity of our community, and I believe this collaboration is critical to achieving that goal.

While the proposed dispensary site falls under Palm Beach County's jurisdiction, its location in the heart of Tequesta directly impacts our community's visual and functional landscape. The US Highway 1 Overlay, as outlined in Sec. 78-212 of the Village Code, was established to foster a pedestrian-friendly commercial corridor with enhanced landscaping, complementary architectural design, and appropriate signage controls. These guidelines, detailed in the attached Commercial Corridor Master Plan, are intended for new developments along US Highway 1, yet they do not apply to interior renovations. Since the developer's plans for the GrowHealthy facility remain unclear regarding demolition and rebuilding, we recommend that the Village request Palm Beach County to apply the Village's sign requirements as a fallback, given that the Overlay lacks specific



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signage provisions—a significant oversight we aim to address.

The TCA strongly believes that applying these Overlay guidelines will ensure the dispensary aligns with Tequesta's vision for a cohesive and attractive corridor, benefiting both residents and businesses. We respectfully ask the Village to draft a formal letter to the Palm Beach County Commissioners, requesting their cooperation in employing the US Highway 1 Overlay criteria for this project. We are happy to provide additional documentation or support to facilitate this process. Please feel free to contact me at teqcivicassoc@gmail.com or through the TCA website.

Thank you for your attention to this matter and for your continued dedication to preserving Tequesta's unique charm.

Sincerely,

A handwritten signature in blue ink that reads "Kyle Stone". The signature is fluid and cursive, with the first and last names being clearly legible.

Kyle Stone
Board Member, Tequesta Civic Association
Former Vice Mayor of Tequesta

Attachments:

- Sec. 78-212. US Highway 1 Overlay
- TCA Letter Regarding Marijuana Facility (05/15/25)

The Tequesta Civic Association is a 501(c)(3), IRS-recognized, non-profit organization. All of your donations are tax-deductible. (EIN 93-1710664). THE TEQUESTA CIVIC ASSOCIATION REGISTRATION NUMBER WITH THE FLORIDA DIVISION OF CONSUMER SERVICES IS CH 78684.

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE. THE DEPARTMENT'S TOLL-FREE NUMBER IS 1-800-HELP-FLA IF CALLING FROM WITHIN THE STATE OF FLORIDA OR 850-410-3800 IF CALLING FROM OUTSIDE OF FLORIDA. THE DEPARTMENT'S WEBSITE IS WWW.800HELPFLA.COM.