



# VILLAGE OF TEQUESTA



2017update

# COMPREHENSIVE PLAN

## VILLAGE COUNCIL

## ADOPTION HEARING

4.18.18

# PUBLIC WORKSHOPS

Sept.  
21st

- 1<sup>st</sup> Workshop PZB

October  
30th

- 2<sup>nd</sup> Workshop: Village Council

Nov.  
16<sup>th</sup>

- 3<sup>rd</sup> Workshop: PZB

Dec.  
4th

- 4<sup>th</sup> Workshop: Village Council

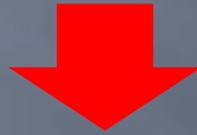
# **PUBLIC TRANSMITTAL HEARINGS**

Local Planning Agency (LPA) Hearing  
**December 21, 2017**

Council Transmittal Hearing  
**January 11, 2018**

Transmittal to State Land Planning Agency  
(DEO) and other seven (7) Agencies

**DEO**  
**Department of Economic Opportunity**



**Objection, Recommendation, and  
Comments Report (ORC)**

**March 23, 2018**

**One (1) Objection**

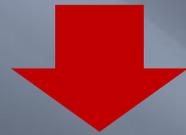
**Four (4) Comments**

# **SUMMARY OF THE COMPREHENSIVE PLAN**

WHAT IS THE  
COMPREHENSIVE PLAN  
AND WHY IS IT  
IMPORTANT?

# WHAT IS A COMPREHENSIVE PLAN?

## FLORIDA STATUTES Chapter 163



Florida Growth Management Act  
(Adopted 1985)

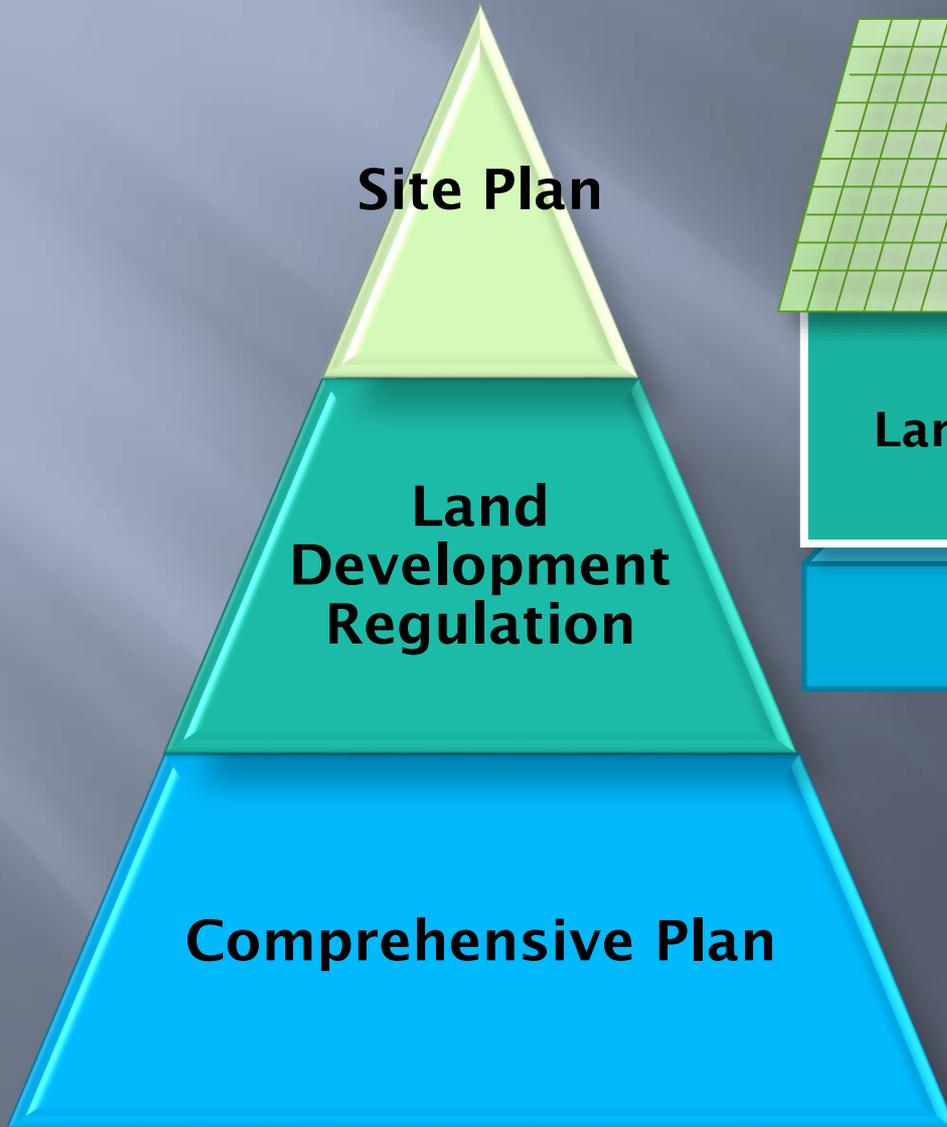
Counties and municipalities **adopt**  
Comprehensive Planning and Land  
Development Regulation Act

# WHAT IS A COMPREHENSIVE PLAN?

## FLORIDA STATUTES Chapter 163



Department of Economic Opportunity  
(DEO) Florida's Land Planning Agency  
Responsible for Guiding the State's  
Growth and Development



# Comprehensive Plan Update EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENT

Section 163.3191, F.S.

Every 7 years local government has the **opportunity** to assess progress of implementing comprehensive plan

Revise plan to address current and future:

- Community Vision and Objectives
- Changing Conditions
- Trends Affecting the Community
- Changes in State Requirement

# COMPREHENSIVE PLAN SUSTAINABLE COMMUNITY



WHAT IS A  
SUSTAINABLE  
COMMUNITY?

# An urban area that incorporates the following:

- ✓ A multi-modal transportation network;
- ✓ **Compact, walkable, mixed use patterns of development;**
- ✓ Denser development in urban areas where infrastructure exists;
- ✓ **Provision of civic spaces and interconnected open spaces for recreation;**
- ✓ Opportunities to Live, Work, Learn, & Play

# An urban area that incorporates the following:

- ✓ Economic vitality and job choices;
- ✓ Diversity in housing price and size;
- ✓ A unique identity.

A sustainable community uses its resources to meet **current needs** while **supporting** that **adequate resources** are available for **future generations**.

# Contains Chapters or “Elements”

Goals, Objectives and  
Policies GOPs

Data and Analysis

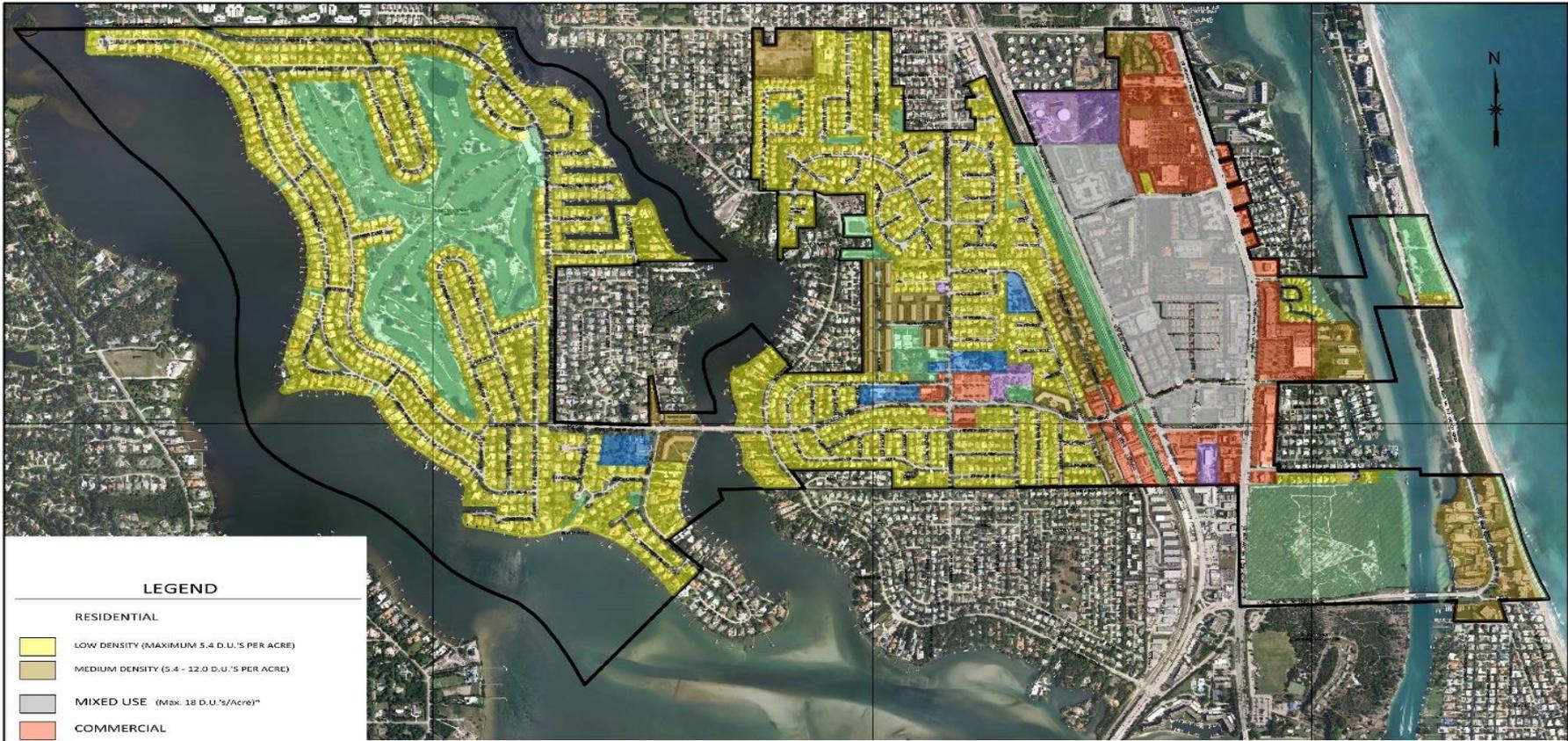
- Future Land Use
- Transportation
- Housing
- Utilities
- Coastal Management
- Conservation
- Recreation and Open Space
- Intergovernmental  
Coordination
- Capital Improvements
- Public School Facilities  
(optional element)



# FUTURE LAND USE



# FUTURE LAND USE MAP



**LEGEND**

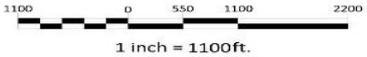
**RESIDENTIAL**

- LOW DENSITY (MAXIMUM 5.4 D.U.'S PER ACRE)
- MEDIUM DENSITY (5.4 - 12.0 D.U.'S PER ACRE)
- MIXED USE (Max. 18 D.U.'s/Acre)\*
- COMMERCIAL
- RECREATION AND OPEN SPACE
- CONSERVATION
- PUBLIC BUILDINGS AND GROUNDS
- OTHER PUBLIC FACILITIES

**CORPORATE LIMITS**

\* PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN MANUAL, ASSISTED LIVING FACILITIES (ALF'S) MAXIMUM 18 D.U.'S PER ACRE. THE LOCAL GOVERNMENT SHALL DETERMINE THE DENSITY OF ALF'S PER ACRE. LOCAL GOVERNMENTS SHALL DETERMINE THE DENSITY OF ALF'S PER ACRE. REPRESENTATIVE OF LOCAL GOVERNMENT.

\* ASSISTED LIVING FACILITIES (ALF'S) MAXIMUM 18 D.U.'S PER ACRE. MAX. 18 D.U.'S PER ACRE.



Village of Tequesta  
 PALM BEACH COUNTY, FLORIDA  
 FUTURE LAND USE MAP  
 FIGURE 2  
 AUGUST 2017



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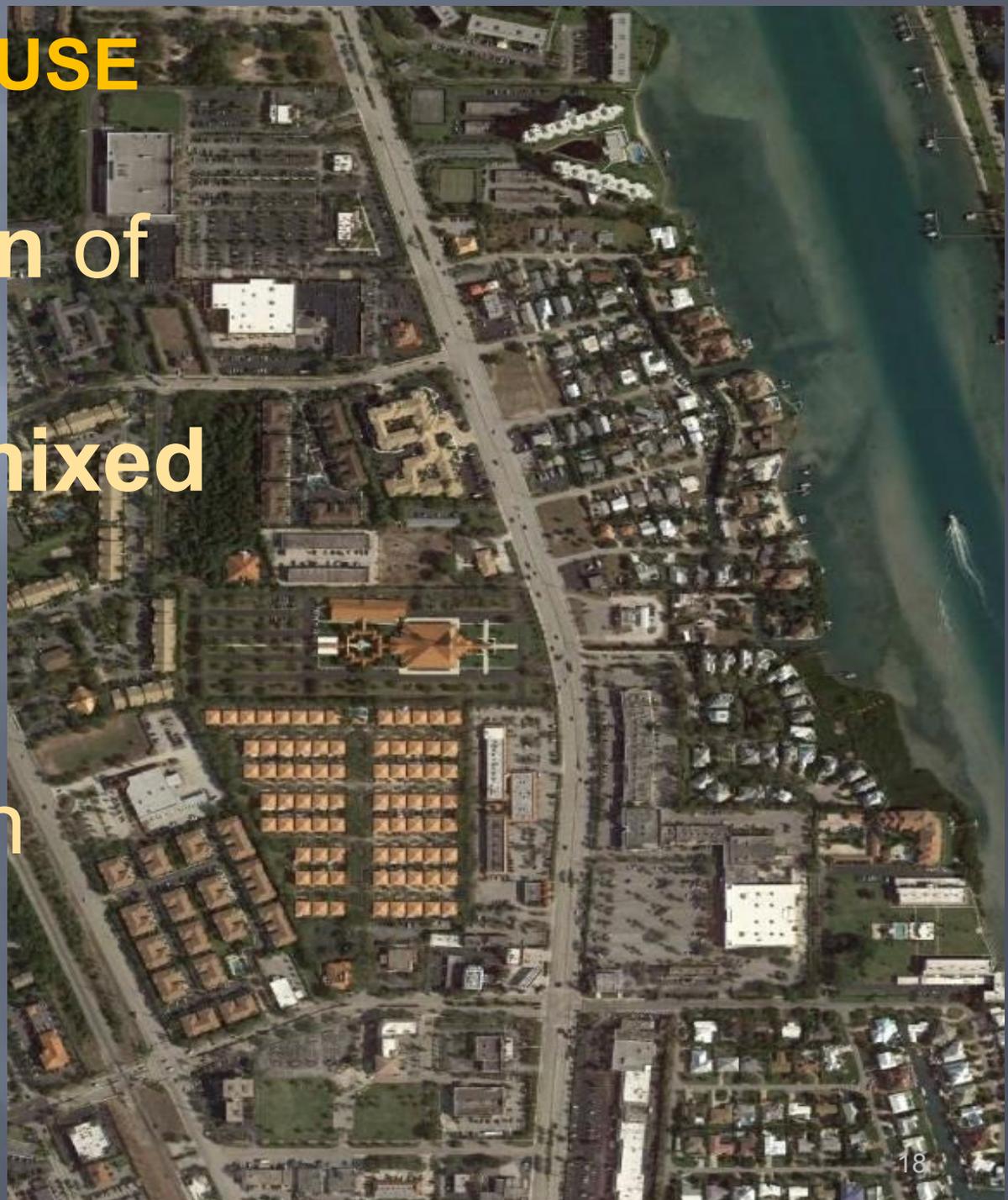
# FUTURE LAND USE

Diversification of  
land uses  
encouraging **mixed  
use projects**

Land Use

Transportation

Housing

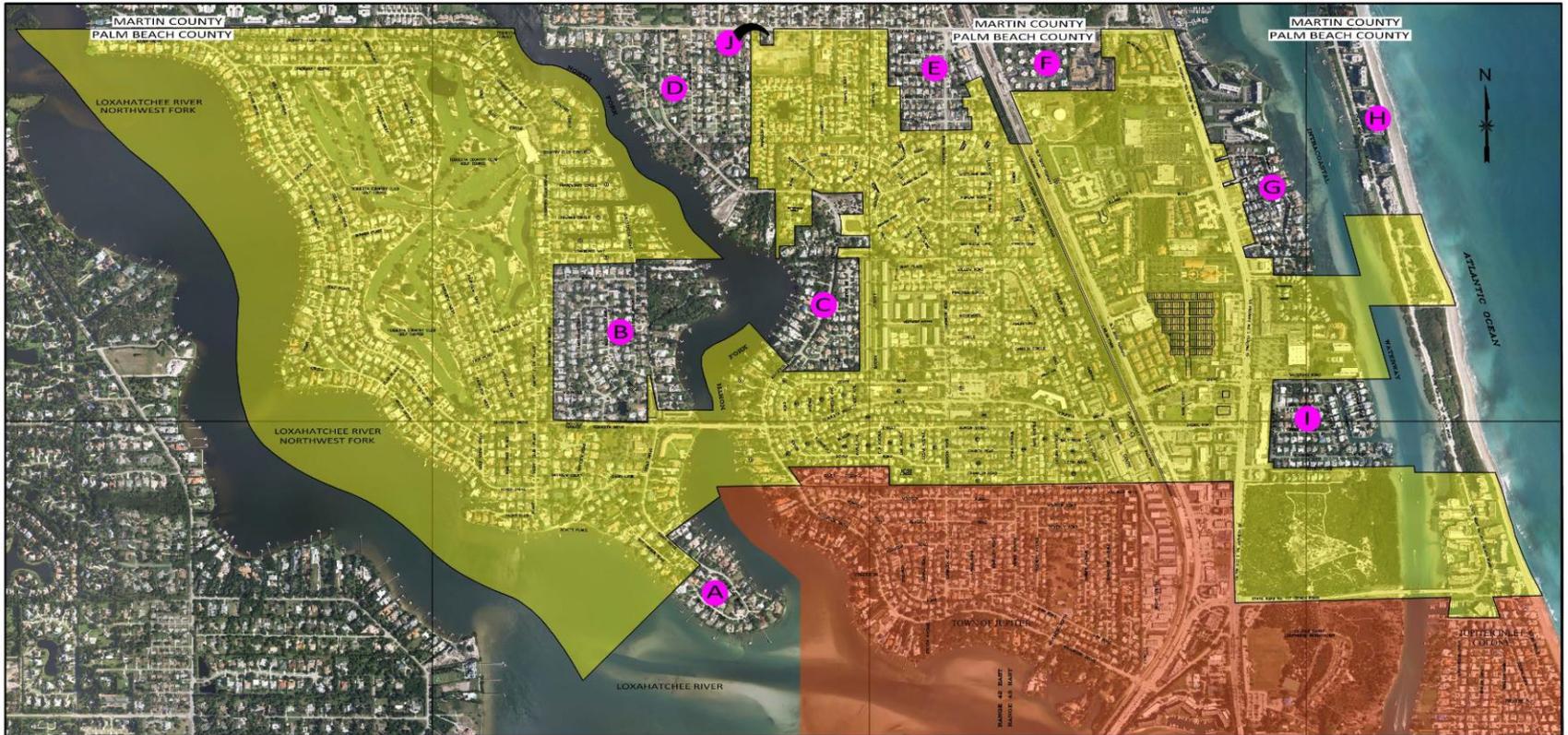


**Support Urban Forestry** policies in residential neighborhoods and commercial areas

Urban forestry is the careful care and management of tree populations in urban settings for the purpose of improving the urban environment



# POTENTIAL ANNEXATION MAP



## LEGEND

- TOWN OF JUPITER/JUPITER INLET COLONY
- VILLAGE OF TEQUESTA
- X POTENTIAL ANNEXATION AREAS

- A: ANCHORAGE POINT AND JUPITER MANORS
- B: JUPITER MANORS AND RESERVA TERRACE
- C: RIVERSIDE ON THE LOXAHATCHEE, RIVERSIDE PINES, RIVER PINES AND UNPLATTED
- D: JUPITER RIDGE, NORTH RIVER PLANTATION, RIVERCREST, WENDIMERE HEIGHTS AND WINDSWEPT PINES
- E: JUPITER CRESTA AND UNPLATTED
- F: TEQUESTA HILLS AND TEQUESTA VILLAS
- G: BROADVIEW, JUPITER HEIGHTS, SANDPOINT BAY, SCRIMSHAW ON THE BAY AND UNPLATTED
- H: BEACH SOUND, CARLYLE, CLARIDGE, GOMEZ GRANT, LANDFALL, OCEAN SOUND, PASSAGES AND SEAWATCH
- I: WATERWAY VILLAGE
- J: UNPLATTED POCKET



1 inch = 1100ft.

Village of Tequesta  
 PALM BEACH COUNTY, FLORIDA  
 POTENTIAL ANNEXATION  
 AREAS  
 FIGURE 3  
 AUGUST 2017



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# FUTURE LAND USE

**98.2% build out**  
only 25.723 acres  
vacant and available  
for future  
development

**Support  
redevelopment and  
infill areas**

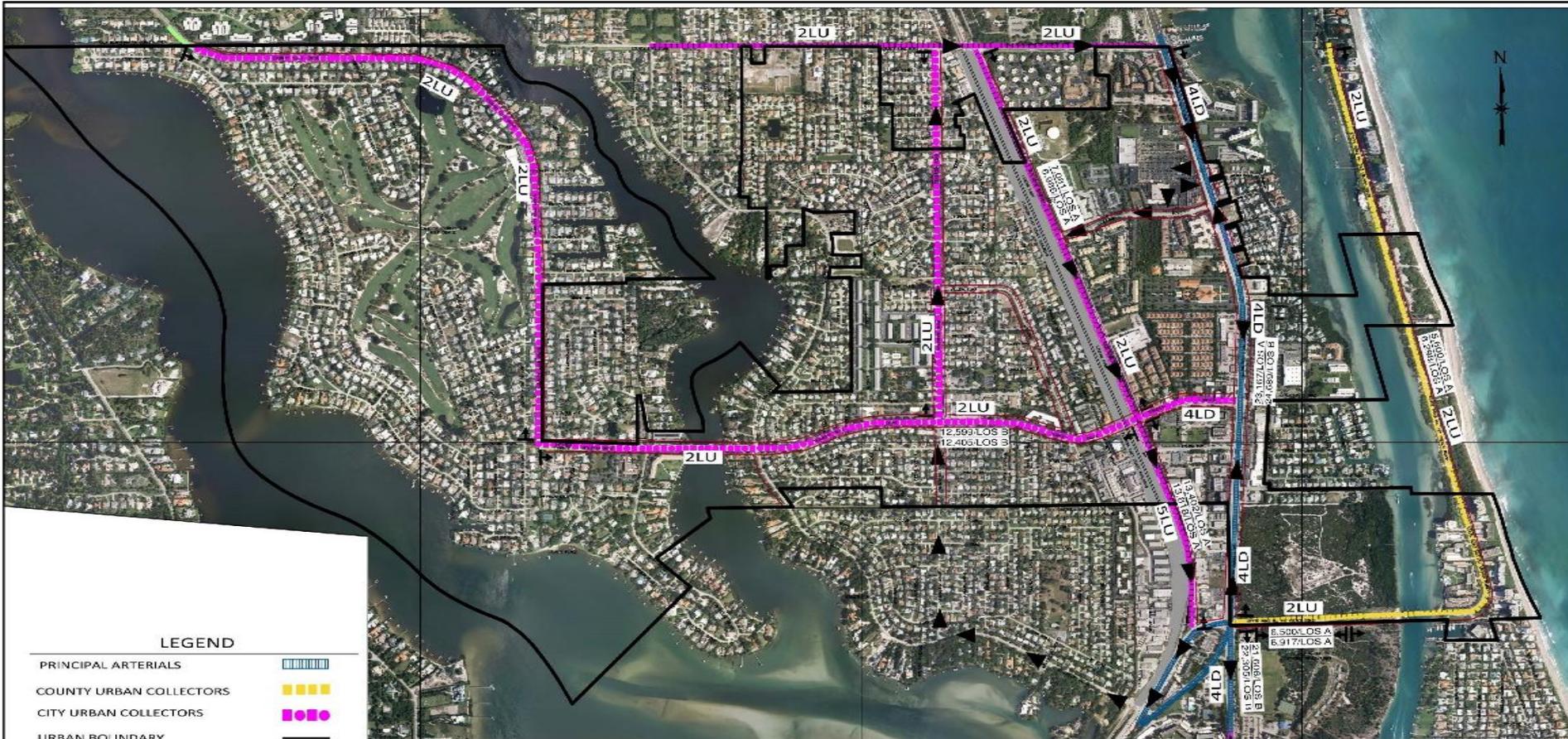
Provide incentives for  
green, sustainable  
building designs and  
developments



# TRANSPORTATION

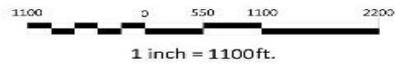


# FUTURE TRANSPORTATION MAP



## LEGEND

- PRINCIPAL ARTERIALS
  - COUNTY URBAN COLLECTORS
  - CITY URBAN COLLECTORS
  - URBAN BOUNDARY
  - SIGNIFICANT PATHWAYS (BICYCLES & PEDESTRIAN PATHS)
  - F.E.C. RAILROAD (FLORIDA EAST COAST)
  - PALM TRAN (ROUTE 10)
- TWO-WAY DAILY VOLUME/PEAK HOUR, PEAK DIRECTION LEVEL OF SERVICE (2012) X,XXX:LOS Y  
 TWO-WAY DAILY VOL./PEAK HOUR, PEAK DIRECTION LEVEL OF SERVICE (2017) X,XXX:LOS Y
- TRAFFIC LANE DESIGNATION
- NUMBER OF LANES
- 2LD**
- D FOR DIVIDED ROADWAYS
  - U FOR UNDIVIDED ROADWAYS



**Village of Tequesta**  
 PALM BEACH COUNTY, FLORIDA  
 FUTURE TRANSPORTATION MAP  
 FIGURE 4  
 AUGUST 2017



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# TRANSPORTATION

Recognize **direct link** between:

- Mobility
- Land Use
- Quality of Life

**Develop a  
Pedestrian &  
Bicycle Master Plan**



# TRANSPORTATION

Support and Implement  
“Complete Streets”  
strategies

Encourage multi-modal  
transportation:

- Public Transit
- Pedestrian
- Bicycle Rail
- Vehicular

Tequesta Drive/US1



Tequesta Drive/US1

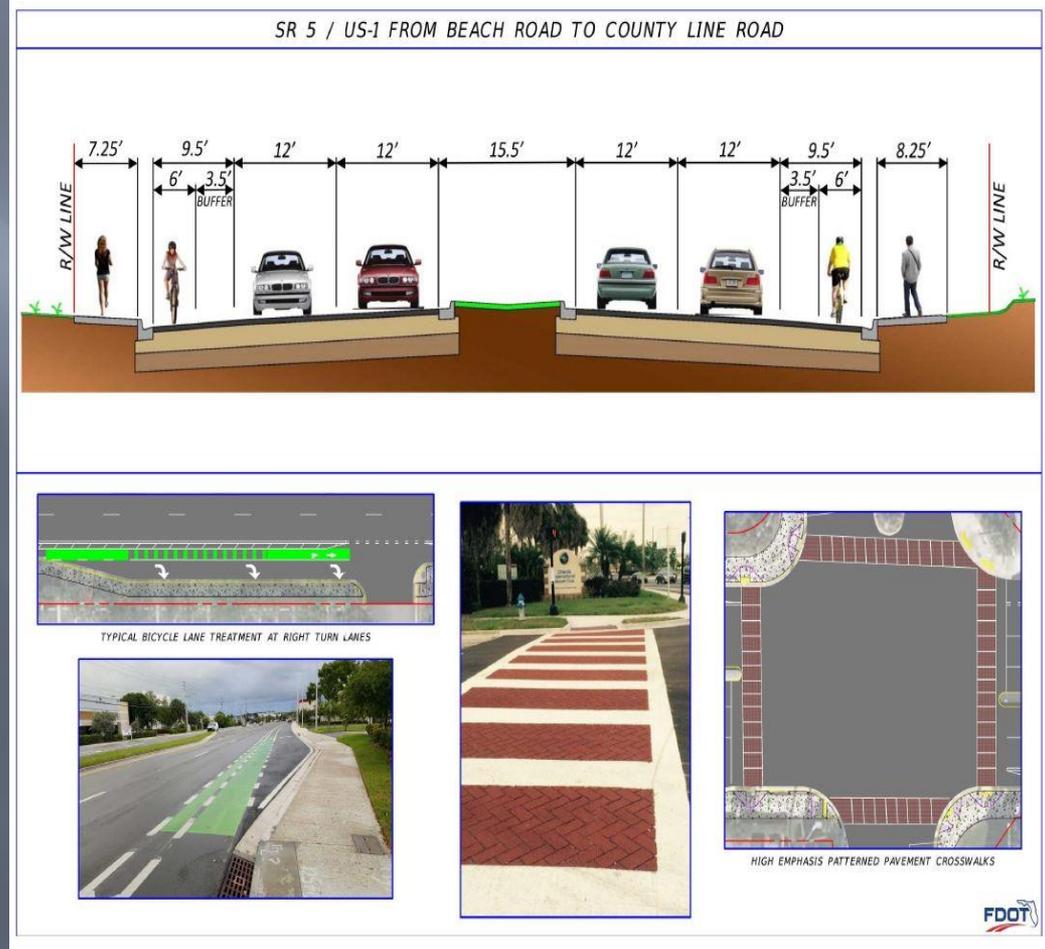


- Multi-Use Path to JILONA/Jupiter Lighthouse
- Crosswalks – Colored, Textured, Narrowed
- 4 Travel Lanes with Buffered Bike Lanes
- Cohesive Landscaping around Businesses
- Pedestrian-Scale Street Lights
- Mast Arms (replacing traffic lights)

# COMPLETE STREETS

Streets and sidewalks designed, operated and maintained to enable safe and convenient access and travel for all users:

pedestrians, bicyclists, transit riders, and people of all ages and abilities



# US Highway 1 Project

## Three awards for US 1 Master Plan Project

Outstanding Infrastructure Award  
Florida Planning & Zoning  
Association



Award of Merit: Best Practices  
Category Florida Chapter of the  
American Planning Association

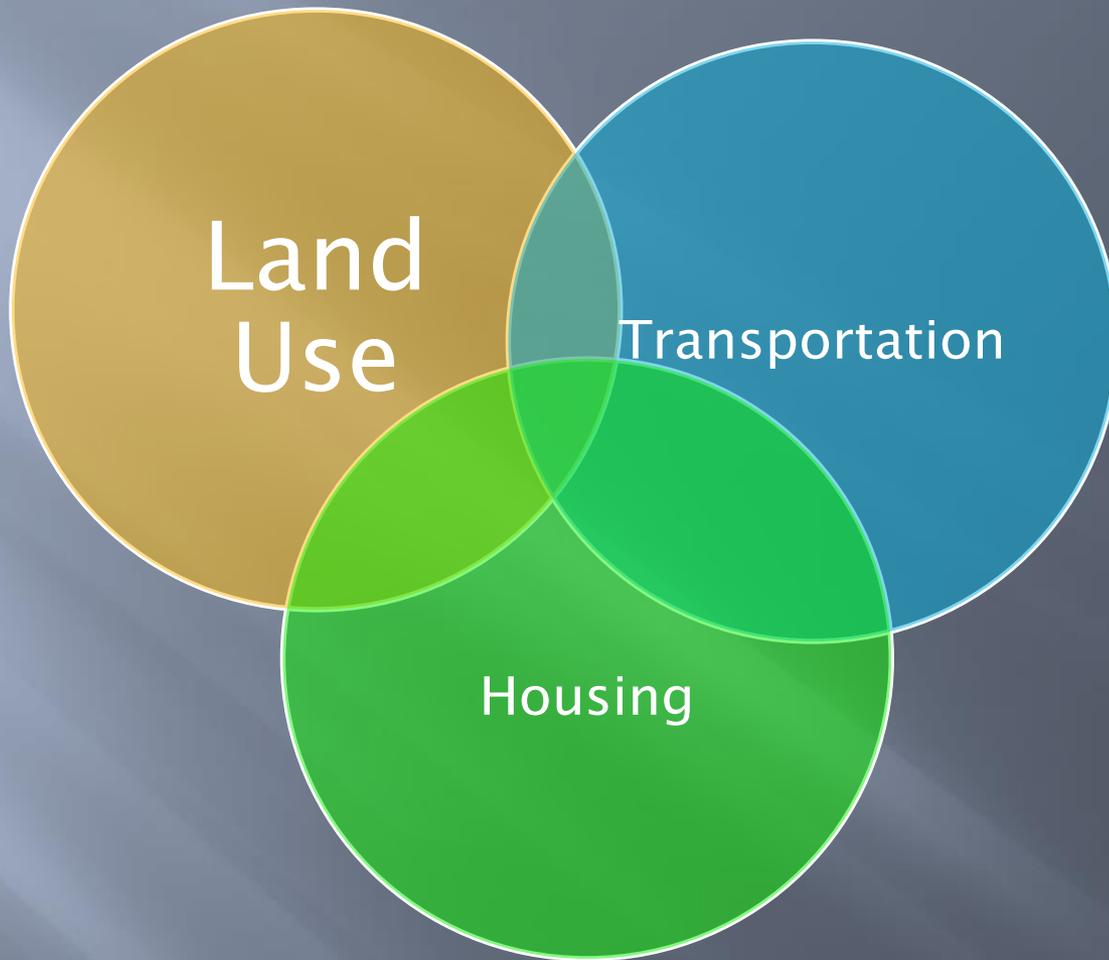


Innovation Award from the National  
Association of Development  
Organization





# HOUSING



Development  
and  
Redevelopment

Recognize Direct Link



QUALITY OF LIFE

{ Land Use  
Housing  
Transportation

# HOUSING

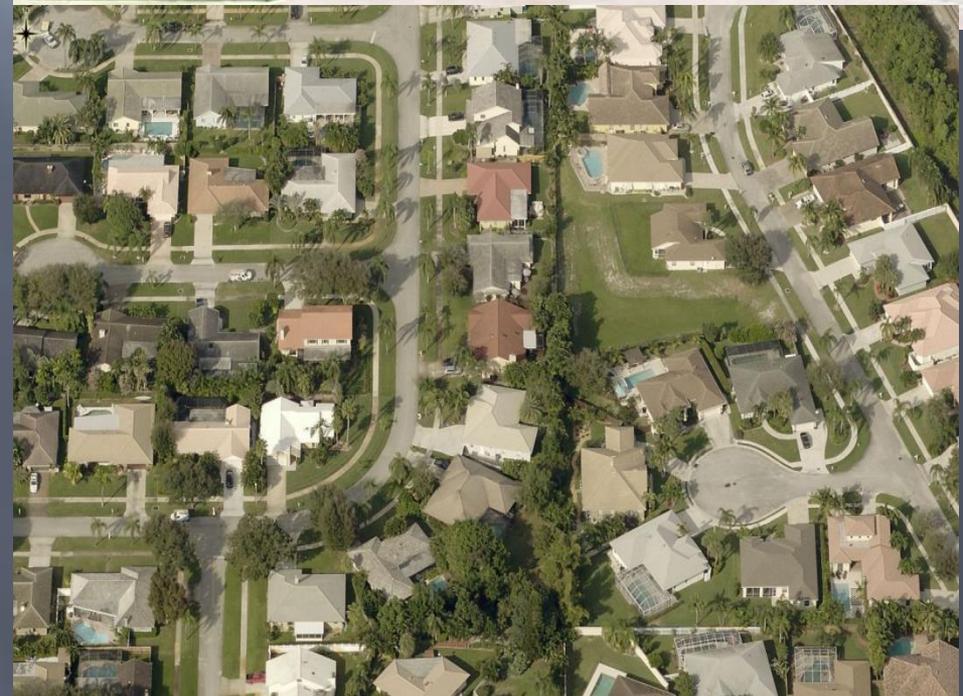


# HOUSING

Continue to diversify housing supply

Support green building

Tree Mitigation



# HOUSING



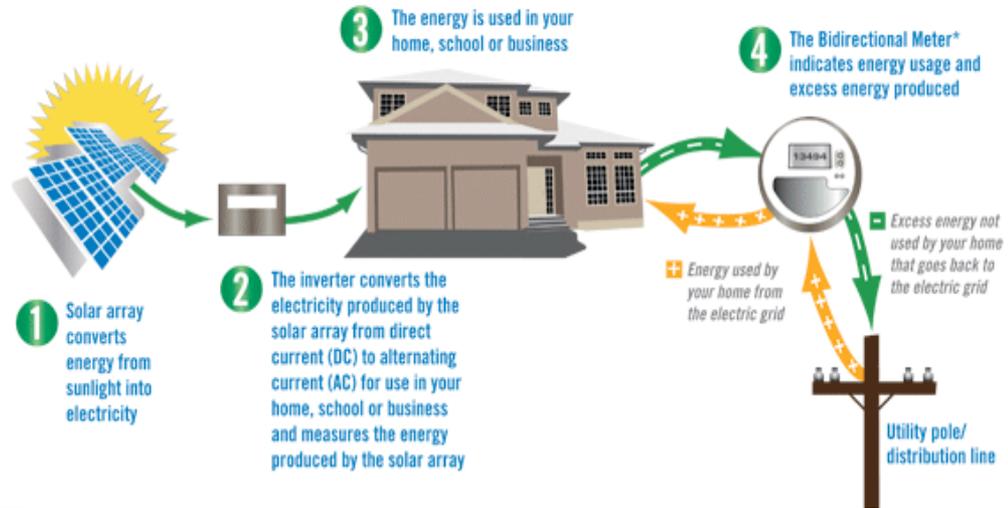
Ground mount solar for your home



FPL

## Understanding NET METERING

Solar Photovoltaic Array Example





VILLAGE OF TEQUESTA  
WATER TREATMENT  
FACILITY

# UTILITIES

# UTILITIES

Utilities Element is comprised of four (4) existing Sub-Elements.

- Solid Waste Management
- Potable Water
- Stormwater Management
- Natural Groundwater Recharge



# UTILITIES

Promote **water conservation**

Maintain **Level of Service (LOS)**

Coordinate **future development** with existing utilities

Encourage **alternative energy** initiatives



# UTILITIES

## SOLID WASTE

Encourage participation in city-wide recycling

Coordinate with Waste Management



## POTABLE WATER

Continue water system improvements

Implement strategies to lower per capita water use

Promote water conservation



# UTILITIES

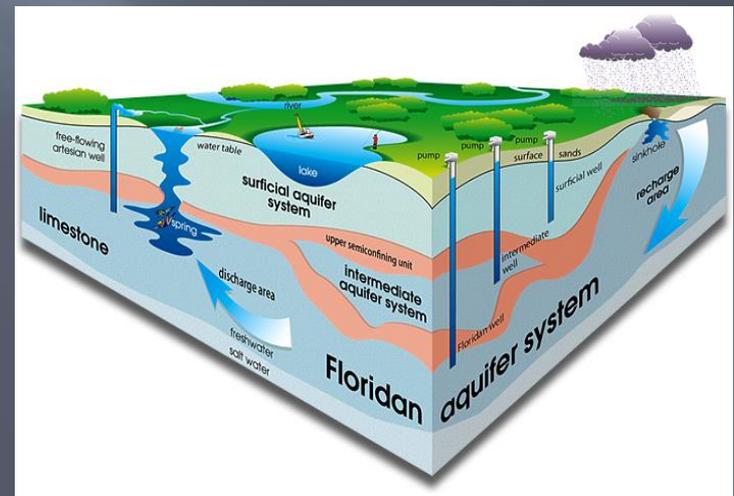
## STORMWATER MANAGEMENT

- ▣ Protect and enhance water quality
- ▣ Implement flood management practices
- ▣ Protect and replenish potable groundwater supplies and to reduce salt water intrusion



## NATURAL GROUNDWATER RECHARGE

- ▣ Allocation of water supplies from the aquifers
- ▣ Continue to improve flood control measures





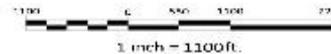
# COASTAL MANAGEMENT

# FLOOD ZONE MAP



## LEGEND

- ZONE AE (EL. 5)  
WIND-BLIND, RESIST-A-COR (100-YEAR FLOOD)
- ZONE X  
0.2% ANNUAL FLOOD PROBAB. FLOOD
- ZONE X  
0.1% ANNUAL FLOOD PROBAB. FLOOD
- ZONE VE (EL. 10)  
SOME INUNDATION DURING STORMS
- ZONE VE (EL. 12)  
COASTAL FLOOD ZONE (WAVE ACTION)



MAP NUMBER: 120960 / 79F  
EFFECTIVE DATE: OCTOBER 5, 2017

**Village of Tequesta**  
PALM BEACH COUNTY, FLORIDA  
**FLOOD ZONE MAP**  
FIGURE 8  
AUGUST 2017



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# COASTAL MANAGEMENT

Future growth and provision of infrastructure must **protect, maintain and enhance coastal resources**

Continue to implement **floodplain management regulations**



# COASTAL MANAGEMENT



Implement strategies to enhance **community resiliency**

Adopt **sea level rise (SLR)** strategies

**Address** requirements of Senate Bill 1094 for **Coastal City's** addressing SLR and Climate Change

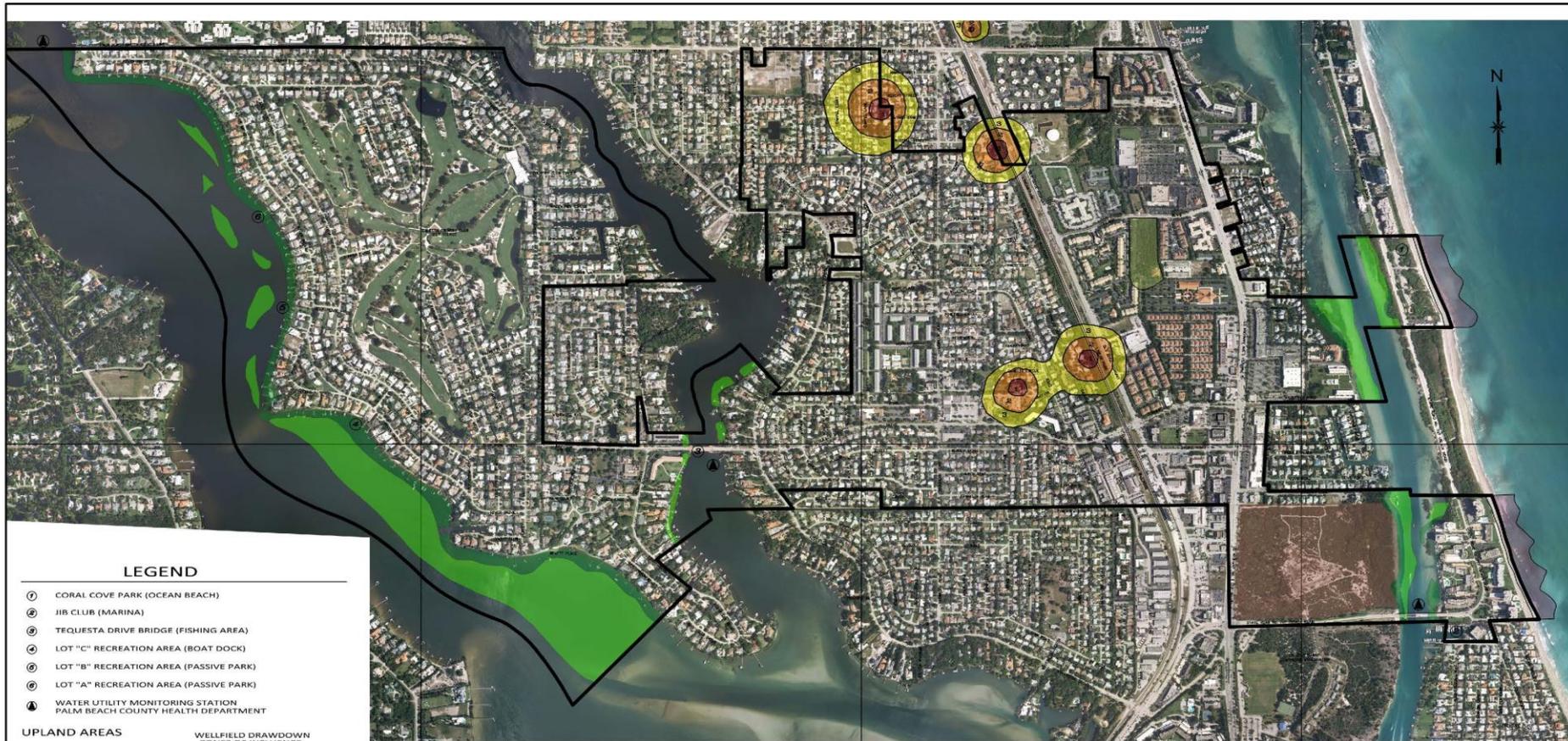




# CONSERVATION



# COASTAL ZONE & CONSERVATION MAP



## LEGEND

- ① CORAL COVE PARK (OCEAN BEACH)
- ② JIB CLUB (MARINA)
- ③ TEQUESTA DRIVE BRIDGE (FISHING AREA)
- ④ LOT "C" RECREATION AREA (BOAT DOCK)
- ⑤ LOT "B" RECREATION AREA (PASSIVE PARK)
- ⑥ LOT "A" RECREATION AREA (PASSIVE PARK)
- ▲ WATER UTILITY MONITORING STATION  
PALM BEACH COUNTY HEALTH DEPARTMENT

### UPLAND AREAS

- LOW HAMMOCK
- SCRUB VEGETATION

### WETLAND AREAS

- SEA GRASS
- MANGROVES

### COASTAL NATURAL RESOURCE AREAS

- BEACH & DUNE SYSTEM
- ROCK OUTCROP

### WELLFIELD DRAWDOWN ZONES OF INFLUENCE



— TOWN BOUNDARY

### NOTES:

- 1) GEOGRAPHICAL FEATURES MAY BE DEPICTED WITH DASHED LINES IN AREAS OUTSIDE THE CORPORATE LIMITS IN ORDER TO SHOW CONTINUITY.
- 2) ITEMS ① THROUGH ⑥ SHOWN HEREON ARE "WATER DEPENDENT AND WATER RELATED LAND USE AND PUBLIC ACCESS AREAS".

1100 0 550 1100 2200

1 inch = 1100ft.

Village of Tequesta  
PALM BEACH COUNTY, FLORIDA  
COASTAL ZONE &  
CONSERVATION MAP  
FIGURE 6  
AUGUST 2017



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# CONSERVATION

Ensure **protection** of ecological communities, wildlife and marine life



Ensure that existing open space and **natural areas** are **conserved** and **protected**



Promote **energy conservation**



# CONSERVATION

Prepare and implement an **Urban Forestry Plan**

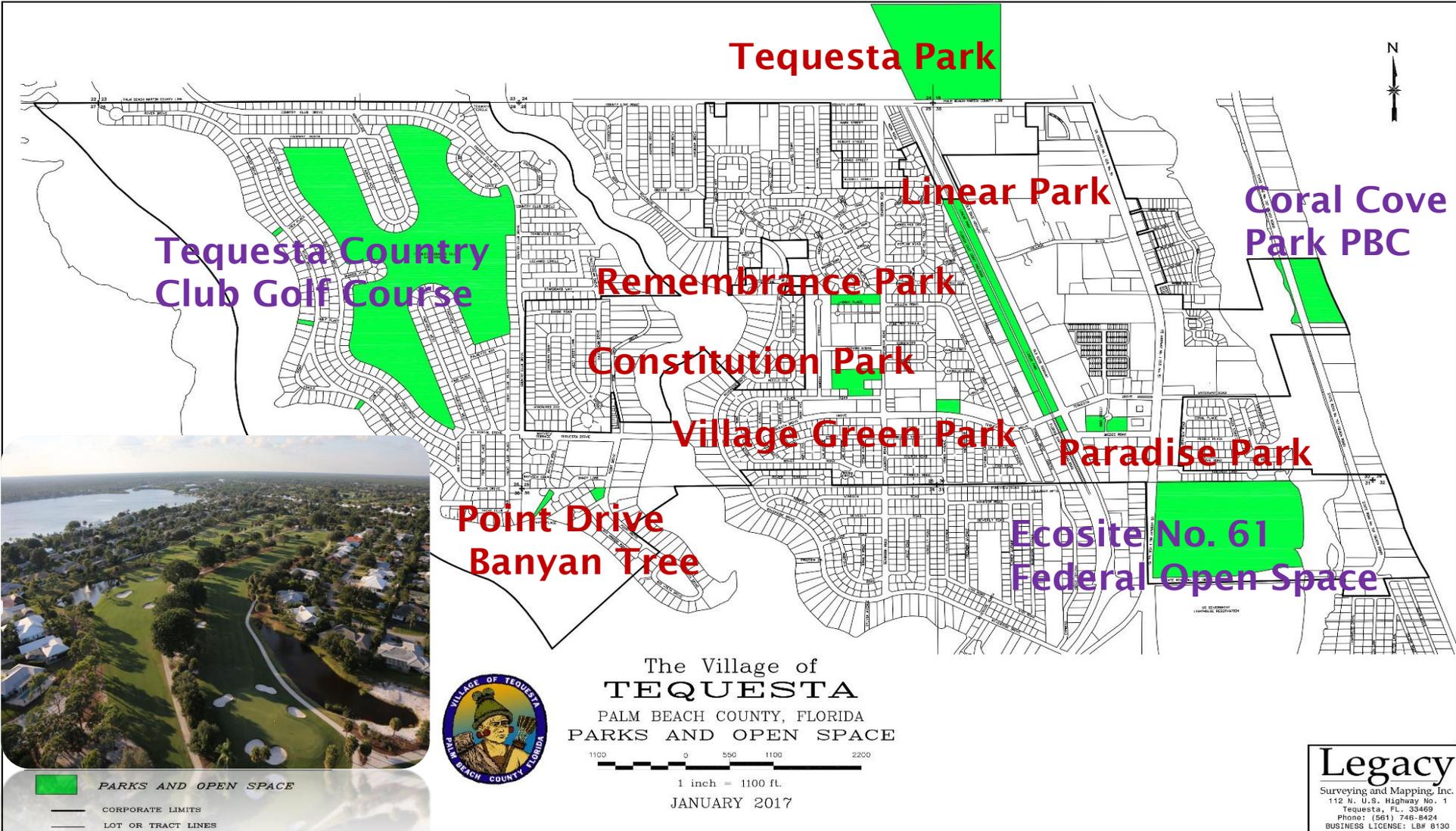
Adopt **sea level rise (SLR)** strategies





# RECREATION & OPEN SPACE

# PARKS AND OPEN SPACE MAP



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# INVENTORY

# EXISTING

## NEIGHBORHOOD PARKS

(Acres)

Constitution Park 3.94

Village Green Park 1.5

Remembrance Park 1.76

Linear Park 7.12

Point Drive Banyan Tree .46

Total **14.78**

## COMMUNITY PARKS

Tequesta Park 45

Paradise Park 2.21

Total **47.21**

# LEVEL OF SERVICE

## NEIGHBORHOOD PARKS

Population 5,665 (2015)

LOS 2 acres per 1,000

Required - 11.51 acres

Existing - 14.78 acres

Surplus - 3.27 acres

## COMMUNITY PARKS

Population 5,665 (2015)

LOS 2 acres per 1,000

Required - 11.51 acres

Existing - 47.21 acres

Surplus - 35.7 acres

# RECREATION & OPEN SPACE

Increase, enhance and preserve parks and open space areas to meet current and future demands

Recognize that greenways, and blueways are a component of the overall parks and recreation system

Provide bicycle facilities at public recreational areas



# RECREATION & OPEN SPACE



**VILLAGE GREEN PARK**



**LINEAR PARK**



**CONSTITUTION PARK**



**PARADISE PARK**

# RECREATION & OPEN SPACE



**TEQUESTA PARK**



**BEACH**



**ECOSITE NO. 61**



**CORAL COVE PARK**



# INTERGOVERNMENTAL COORDINATION

# INTERGOVERNMENTAL COORDINATION

Coordinate service standards through IPARC\* and TCRPC\*

Coordinate planning efforts with other governmental local, regional, and statewide agencies

- **Transportation:**

FDOT

MPO

**Coordinate** future annexation areas with the county

**Coordinate** with other agencies, local governments, and the private sector to **develop initiatives and goals** to address **sea level rise**

*\*Intergovernmental Plan Amendment Review Committee*

*\*Treasure Coast Regional Planning Committee*



# CAPITAL IMPROVEMENT

# CAPITAL IMPROVEMENT

Prioritize infrastructure needs

Ensure construction, replacement, maintenance of capital facilities to achieve and maintain levels of service

Sidewalk repair & replacement program

Water & Sewer projects



# VILLAGE OF TEQUESTA



**ENCOURAGE** SUSTAINABLE  
DEVELOPMENT AND  
REDEVELOPMENT

**PROTECT** NEIGHBORHOODS

**ADOPT** SEA LEVEL RISE  
STRATEGIES

**STIMULATE** A VIBRANT  
ECONOMY



# VILLAGE OF TEQUESTA



**ENHANCE** PARKS AND OPEN SPACES

**ENCOURAGE** COMPLETE STREETS

**PRIORITIZE** INFRASTRUCTURE NEEDS

**FACILITATE** PUBLIC PARTICIPATION AND AWARENESS



# NEXT STEPS

- Adoption Hearing
- Submittal to State and other Agencies
- Within 45 Days: Notice of Intent

# THANK YOU!

