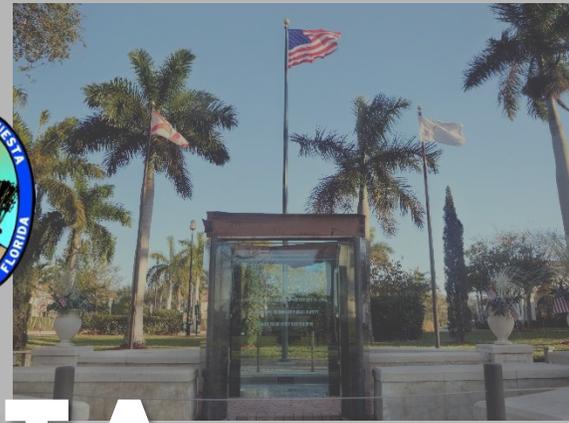




# VILLAGE OF TEQUESTA



2017 update

# COMPREHENSIVE PLAN



# COMPREHENSIVE PLAN

**2017**  
update

## POLICY DOCUMENT

Goals, Objectives, &  
Policies

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## ACRONYMS

AAA	Adaptation Action Areas
ACS	American Community Survey
AMI	Area Median Income
BEBR	Bureau of Economic and Business Research
BFE	Base Flood Elevation
CCCL	Coastal Construction Control Line
CHHA	Coastal High Hazard Area
CIS	Capital Improvement Schedule
CPA	Community Planning Act
CRS	Community Rating System
DCA	Department of Community Affairs
DEO	Department of Economic Opportunity
EAR	Evaluation and Appraisal Review
EPA	Environmental Protection Agency
FAC	Florida Administrative Code
FAR	Floor Area Ratio
FAU	Florida Atlantic University
FBC	Florida Building Code
FCO	Florida Coastal Office
FDEP	Florida Department of Environmental Protection
FDOT	FL Department of Transportation
FEC	Florida East Coast Railroad
FEMA	Federal Emergency Management Agency
FS	Florida Statutes
FWC	Florida Fish & Wildlife Conservation Commission
FWS	U.S. Fish & Wildlife Service

GHG	Greenhouse Gas
GPCD	Gallons per capita per day
HUD	U.S. Department of Housing and Urban Development
ICWW	Intracoastal Waterway
IPARC	Intergovernmental Plan Amendment Review Committee
IRL	Indian River Lagoon
IRLAP	Indian River Lagoon Aquatic Preserve
ISWMP	Integrated Solid Waste Management Plan
LDR	Land Development Regulations
LECWSP	Lower East Coast Water Supply Plan
LEED	Leadership in Energy and Environmental Design
LMS	Local Mitigation Strategy
LRECD	Loxahatchee River Environmental Control District
LRTP	Long range Transportation Plan
MGD	Millions of Gallons per Day
MPO	Metropolitan Planning Organization
MSL	Mean Sea Level
NFIP	National Flood Insurance Program
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Association
NPDES	National Pollutant Discharge Elimination System
ONA	Outstanding Natural Area
PBC	Palm Beach County
PBCSWA	Palm Beach County Solid Waste Authority
SFWMD	South Florida Water Management District
TCRPC	Treasure Coast Regional Planning Council
TSM	Transportation System Management

UPWP	Unified Planning Work Program (MPO)
USACE	U.S. Army Corps of Engineers
USGS	U.S. Geological Survey
VMT	Vehicle Miles Traveled

# COMPREHENSIVE PLAN

POLICY DOCUMENT  
*Goals, Objectives,  
& Policies*

# FUTURE LAND USE ELEMENT

WELCOME TO THE  
VILLAGE OF  
TEQUESTA

## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### FUTURE LAND USE ELEMENT

- Goal: 1.0.0** *Provide for the development and redevelopment of suitable and compatible land uses which will preserve, enhance, and promote strong sense of community within the established character of the Village of Tequesta, which will encourage sustainability and protect its natural resources.*
- Objective: 1.1.0** *Coordinate all future land use decisions with the appropriate topography and soil conditions, the availability of facilities and services and land use designations as per the Future Land Use Map.*
- Policy: 1.1.1** Continue to maintain regulations (subdivisions, zoning, signage etc.) which guide future land use configurations so as to preserve topography and soils; require facilities and services; and, protect against seasonal and periodic flooding.
- Policy: 1.1.2** The Village’s Land Development Regulations shall conform to, and implement, the use, density and intensity standards as outlined on Table FLU-1 below:





**Table FLU-1. Future Land Use Districts, Density and Intensity Standards**

District	Uses	Maximum Density and Intensity
<b>Low Density Residential</b>	Residential units	5.4 units per acre
<b>Medium Density Residential</b>	Residential units	12 units per acre
<b>Commercial</b>	Activities related to the sale, lease or distribution of products and/or the provision of services	Floor Area Ratio of 2.0
<b>Recreation and Open Space</b>	Active or passive recreational uses	Floor Area Ratio of .10
<b>Public Buildings and Grounds</b>	Land and structures owned, leased or operated by a government entity, and/or privately owned but used for a public purpose	Floor Area Ratio of 2.0
<b>Other Public Facilities</b>	Public or private facilities or institutions such as churches, schools, fraternal organizations, and nursing homes	Floor Area Ratio of 2.0
<b>Conservation</b>	Land used for the conservation and preservation of natural resources	Floor Area Ratio of .10
<b>Mixed Use</b>	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	18 dwelling units per acre, 18 dwelling units per acre in an Adult Congregate Living Facility. Maximum Floor Area Ratio of 4.2 for non-residential uses and mixed use buildings. Residential uses shall comprise no less than 20 percent and no more than 80 percent of a mixed-use district. 8 Units per acre for Rehabilitation Facility (Ord. 2-14)

- Policy: 1.1.3      Coordinate and support Palm Beach County and Martin County in the protection of potable water well fields, and in the implementation of applicable well field protection programs.
- Objective: 1.2.0      Continue to monitor conditions in the Village in order to identify redevelopment and infill areas.*
- Policy: 1.2.1      There are no residential blighted areas within the Village of Tequesta. However, the Village will, wherever and whenever appropriate, cooperate with other local governments in these efforts to redevelop and renew such areas in their respective jurisdictions.
- Policy: 1.2.2      Encourage redevelopment of commercial plazas to support economic development efforts and sustainable planning practices.
- Policy: 1.2.3      Support mixed use designations on main corridors to promote a vibrant economy and walkability.
- Objective: 1.3.0      Prohibit land uses which are inconsistent with the community's character and future land uses.*
- 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.
- Policy: 1.3.2      Maintain the quality of existing single family neighborhoods by prohibiting commercial and high density residential development in these areas.
- Policy: 1.3.3      Support consistent quality of design and protect existing neighborhood integrity, character and environmental resources.
- Policy: 1.3.4      Continue to monitor aesthetic and architectural initiatives through the Planning and Zoning Board and applicable local regulations.
- Policy: 1.3.5      Implement height limitations in accordance with the Land Development Regulations.
- Policy: 1.3.6      Maintain residential densities in accordance with the standards prescribed in Table FLU-1 and the Land Development Regulations.
- Policy: 1.3.7      Require adequate parking, suitably arranged and attractively landscaped, in all developments.





- Policy: 1.3.8            Commercial developments shall be developed in a manner that will compatibly serve the community’s needs by restricting their location to those areas indicated on the Future Land Use Map.
  
- Policy: 1.3.9            Strive for compatible developments and redevelopments that will benefit the Village and compliment the aesthetic character of the community.
  
- Policy: 1.3.10          Require signs that are visually attractive and low-key through implementation of Village sign regulations.
  
- Policy: 1.3.11          Require parking areas that are generously landscaped and appropriately lighted by implementing provisions within the Zoning Ordinance.
  
- Policy: 1.3.12          Respect the privacy associated with the existing open space.
  
- Policy: 1.3.13          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.
  
- Objective: 1.4.0          Ensure the protection of natural resources and historic resources.*
  
- Policy: 1.4.1            Utilize orientations to water, to the fullest extent.
  
- Policy: 1.4.2            By 2019 the Village will, where applicable,- Identify, designate, and protect historic, archeological and cultural resources that may be located within its boundaries by conducting a survey to identify such resources, if any, and adopting appropriate protection mechanisms into the Code of Ordinances.
  
- Policy: 1.4.3            Implement an ordinance requiring a land development permit prior to commencement of development activities to protect natural resources.
  
- Policy: 1.4.4            The trimming or removal of mangroves should be consistent with Sections 403.9321-403.9333 of the Florida Statutes and subject to approval of the Village.
  
- Policy: 1.4.5            The Village shall continue to support the U.S. Department of Interior, Bureau of Land Management/ Palm Beach County Environmental Resource Management Department Land Stewardship Memorandum of Understanding to provide for joint management of the Jupiter Inlet Natural Area. The Village shall support preservation of native plant and animal species on Eco-Site #61, a 52 acre parcel located east of

US-1 and north of County Road 707 (Beach Road), as a component of this effort.

Policy: 1.4.6 The Village will protect mangroves within Tequesta by deferring the regulation of mangroves in proposed development and redevelopment areas to the Florida Department of Environmental Protection for enforcement and protection under Sections 403.9321-403.9333 of the Florida Statutes. This shall be made a part of the Village Site Plan Review Process.

Policy: 1.4.7 The Village shall protect potable water wellfields by allowing only the land uses encompassed within the wellfield drawdown zones of influence shown on the Future Land Use map.

*Objective: 1.5.0 Require, through the land development review process that suitable land is made available for infrastructure facilities necessary to support all proposed development and which are consistent with locally adopted level of service standards.*

Policy: 1.5.1 Implement standards for future land use development in accordance with the density, intensity and use standards outlined in Table FLU-1 of this Element.

Policy: 1.5.2 The Village shall ensure that public facilities and services meet adopted levels of service, and are provided concurrent with development impacts.

Policy: 1.5.3 The Village shall continue to condition the issuance of permits on the availability of facilities and services necessary to serve the proposed development.

Policy: 1.5.4 The approval and authorization of land use development within the Village shall be concurrent with the provision of utility service.

Policy: 1.5.5 Apply the standards and requirements of the adopted hurricane evacuation and civil defense regulations where applicable.

Policy: 1.5.6 Provide for drainage and storm water management, open space, and safe and convenient parking and on site traffic flow by applying the site plan review requirements of the current land development regulations within the Village.

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.





- Policy: 1.5.8            The Building Official is designated as the Floodplain Administrator for the Village of Tequesta. The Floodplain Administrator shall coordinate the impacts of all new development and redevelopment within the coastal zone against existing hurricane evacuation plans.
- Policy: 1.5.9            Electric substations shall be permitted in all Future Land Use Districts except Conservation.
- Policy: 1.5.10          The Village shall implement land development regulations to accommodate and protect existing and future energy efficient electric power generation and transmission systems, including right-of-way protection, allowing substations and transmission lines in Future Land Use and zoning districts, and other mechanisms. The Village prefers and shall encourage the provision of underground utility lines where feasible.
- Policy: 1.5.11          The Village of Tequesta, through the Land Development Regulations, will coordinate current land uses and any future land use changes with the availability of water supplies and water supply facilities.
- Objective: 1.6.0          Coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.*
- Policy: 1.6.1            The Village will coordinate its future planning and development with the South Florida Water Management District by requiring the issuance of a Surface Water Management permit, as appropriate, prior to issuing a site plan approval.
- Objective: 1.7.0          Development within Flood Insurance Rate Map zones shall be subject to restrictions implemented through the Village of Tequesta’s Flood Damage Prevention Ordinance, flood resistant construction requirements of the Florida Building Code, land development regulations and other provisions of the Code of Ordinances.*
- Policy: 1.7.1            The Village should keep abreast of federal requirements to assure resident’s eligibility for flood insurance in the Federal Emergency Management Agency’s (FEMA’s) National Flood Insurance Program (NFIP).
- Policy: 1.7.2            The Village Floodplain Administrator shall review all development applications and plans in flood hazard areas to comply with the requirements of the Village of Tequesta’s Flood Damage Prevention Ordinance and the flood resistant construction requirements of the Florida Building Code

- Policy: 1.7.3            The Village shall continue to operate within FEMA’s NFIP Rating System (CRS) and continue to work toward maintaining and improving its CRS status.
- Policy: 1.7.4            A minimum finish first floor elevation above mean sea level (MSL) for all new construction, additions and substantial sea level, or 18 inches above the crown of any road, street, cul-de-sac or highway, or meet the requirements of the Code of Ordinances pertaining to flood hazard areas, whichever is most stringent. (Ord. 22-11)
- Objective: 1.8.0            All proposed new development and redevelopment within the special flood hazard areas shall be subject to site plan review. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, shall be shown on preliminary and final plats.*
- Policy: 1.8.1            The Village Floodplain Administrator shall examine the latest land use control criteria relating to flood zone development for inclusion in site plan review process to ensure such development proposals are consistent with the need to minimize flood damage and be reasonably safe from flooding.
- Policy: 1.8.2            The Village should to discourage high intensity land uses and public facilities in the Flood Insurance Rate Map zones and the Coastal High Hazard Area.
- Objective: 1.9.0            The Village shall continue to enforce regulations found in the Florida Building Code requiring new construction, additions, renovations, and substantial renovations or substantial repairs in the Flood Insurance Rate Map zones and Coastal High Hazard Area to utilize the latest wind damage and flood prevention techniques.*
- Policy: 1.9.1            The Village shall continue to maintain provisions for the utilization of latest techniques and building standards through the Flood Damage Prevention Ordinances of the Village of Tequesta for all development located in the Flood Insurance Rate Map zones and Coastal High Hazard Area.
- Objective: 1.10.0            Encourage local residents within the hurricane flood areas to utilize and participate in the NFIP.*
- Policy: 1.10.1            All structures in the Flood Insurance Rate Map zone and Coastal High Hazard Area should be protected by the NFIP flood insurance, where possible.
- Policy: 1.10.2            The Village shall continue to support the requirements of the NFIP for community participation.





- 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.*
- Policy: 1.11.1     The Village shall continue to support beautification efforts and streetscape improvements on commercial corridors by promoting pedestrian and bicycle friendly design.
- Policy: 1.11.2     The Village shall promote mixed use development, defined as a mixture of residential and non-residential land uses in a design-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 and recreate in a walkable area, and to reduce automobile dependence and greenhouse gas emissions.
- Policy: 1.11.3     The Village shall encourage the implementation of low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by: locating building sites away from environmentally sensitive areas; promoting the preservation of natural resources; providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems); promoting energy conservation through design, landscaping and building techniques (i.e. solar power, increased tree canopies); promoting water conservation through landscaping and building design; ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials), and; considering the development of a Green Building Ordinance and a related Green Certification programs for development and redevelopment, including the development of a Neighborhood Development Rating System that integrates the principles of smart growth, urbanism and green building.
- Objective 1.12.0*     *Special land use policies shall be developed by the Village of Tequesta when necessary to address site specific land development issues.*
- Policy: 1.12.1     Areas designated Mixed Use shall provide for 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.

- Policy: 1.12.2      The Village should pursue all avenues for grants and other assistance in developing its future areas, especially for those planning areas with special needs and concerns.
- Policy 1.12.3      Public Educational Facilities of the School District shall be an allowable use within the “Other Public Facilities” land use category on the Future Land Use Map.
- Objective 1.13.0      The Village shall continue to review hurricane evacuation and emergency management plans to ensure that they adequately address its evacuation and emergency management needs and are compatible with coastal planning area population densities and regional emergency management.*
- Policy: 1.13.1      The hurricane evacuation plan for the Village shall consider the densities and intensities prescribed on the Future Land Use Map.
- Objective: 1.14.0      The Village, as appropriate and feasible, shall encourage the elimination or reduction of uses that are not consistent with interagency hazard mitigation reports or hazard mitigation goals.*
- Objective: 1.15.0      The Village should consider annexation of neighboring areas that are consistent with the character of the community, which can be provided facilities and services consistent with the levels of service standards established by the Village, and which discourage urban sprawl.*
- Policy: 1.15.1      The annexation of future areas into the Village shall discourage the proliferation of urban sprawl consistent with standards contained within Chapter 9J-5.006 (5), Florida Administrative Code (F.A.C.).
- Policy: 1.15.2      Annexation of unincorporated enclave areas shall be pursued consistent with Florida Statutes ensuring the provision of Village services.
- Policy 1.15.3      In the event of a future annexation that has sufficient land area to site schools or co-locate schools with public facilities such as; parks, libraries and community centers, prior to the amendment to incorporate the area into the Village Comprehensive Plan, the Village shall coordinate with the Palm Beach County School Board to determine the need to site a school in the annexed area.
- Objective:1.16.0      The Village shall protect and support its urban forestry to care and manage its tree population for the purpose of maintaining and enhancing the urban environment and the character of the Village.*
- Policy: 1.16.1      The Village shall consider its street trees as infrastructure to preserve and protect them as community assets.





- Policy: 1.16.2      The Village shall protect existing trees by creating mitigation provisions in its land development regulations for its residential and commercial land use districts.
  
- Policy: 1.16.3      The Village shall encourage additional planting of trees to strengthen the character and aesthetic of its residential neighborhoods and commercial areas.
  
- Policy: 1.16.4      All development and major renovations shall be encouraged to provide shade trees along sidewalks to promote pedestrian activity and create scenic corridors in neighborhoods and commercial districts.
  
- Policy: 1.16.5      The Village shall consider providing incentives to developers to preserve trees and natural resources and to encourage additional tree plantings and green areas.
  
- Policy: 1.16.6      The Village shall continue to promote and enhance the Village’s Tree and Landscape Ordinance as a key element in retention and provision of private plant materials to support sustainable development principles of tree preservation and minimize impacts to the existing site resources.

An aerial photograph of a city street intersection, overlaid with a semi-transparent blue geometric shape. The image shows a multi-lane road with traffic, a crosswalk, and surrounding greenery and buildings.

# COMPREHENSIVE PLAN

POLICY DOCUMENT  
*Goals, Objectives,  
& Policies*

# TRANSPORTATION ELEMENT

## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### TRANSPORTATION ELEMENT

**Goal: 1.0.0** *Provide a sustainable, safe, convenient, accessible and efficient multi-modal transportation system (a system that provides for pedestrianism, bicycles, automobiles, watercraft, and transit) for the citizens of Tequesta.*

**Objective: 1.1.0** *Continue to provide an energy efficient multi-modal transportation system that is efficiently managed, circulates traffic safely and conveniently within the Village, reduces greenhouse gas emissions through strategies to reduce the number of vehicle miles travelled, and provides for the safe separation of vehicular and nonvehicular traffic.*

**Policy: 1.1.1** Provide safe and convenient on-site traffic flow through the implementation of the parking regulations in the land development regulations.

**Policy: 1.1.2** Construct or encourage the provision of multi-modal transportation facilities as feasible and appropriate in the implementation of transportation improvements, and require sidewalks in areas of new development.

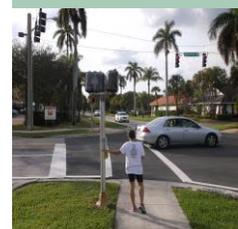
**Policy: 1.1.3** Promote traffic safety through the use of proper traffic control devices and street design improvements.

**Policy: 1.1.4** Restrict fast through traffic to major or minor arterial roads.

**Policy: 1.1.5** The Village shall ensure the provision of multi-modal transportation alternatives by requiring that facilities for bicycles and pedestrians are provided for in future development and redevelopment proposals and incorporating these requirements into the site plan review process.

**Policy: 1.1.6** The Village shall coordinate with the Palm Beach Transportation Planning Agency (TPA) in the implementation of strategies to reduce per capita Vehicle miles traveled (VMT) and discourage single occupant vehicle trips, recognizing that these programs assist in reducing emissions, traffic congestion, and the consumption of fuel.

This can be accomplished through municipal representation on the MPO and providing for Tri-Rail, alternative fuels, ride sharing, alternative work hour programs, public transit, parking management and other transportation control measures that are being continually developed as part of a Countywide effort.



- Policy: 1.1.7 The Village shall consider intermodal terminals and access to intermodal facilities, where applicable, in its assessment of future transportation needs.
- Policy: 1.1.8 Support Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems, turning lanes, ride sharing and other innovative transportation system management activities that are implemented by the appropriate agencies within Palm Beach County.
- Policy: 1.1.9 The Village shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include but not be the promotion of mixed use development that provides for a mixture of residential and non-residential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.
- Objective:1.2.0 The transportation system shall be consistent with the future land uses shown on the Future Land Use Map, population and densities, employment patterns, and the transportation modes and services provided for in the 5-year Schedule of Improvements.*
- Policy: 1.2.1 Control the connections and access points of driveways and private roads to roadways by requiring visibility triangles that are free and clear of obstruction.
- Policy: 1.2.2 The Village shall construct road and street improvements and/or expansions which are consistent with the 5-year Schedule of Improvements and require developers to develop other roads required to serve their development.
- Policy: 1.2.3 Use signage, enforcement and other traffic control techniques to minimize the impact of “bypass” traffic on Village streets.
- Policy: 1.2.4 Continue to use the development plan review process to control roadway access points and on-site traffic flow; amend the Village’s code provisions where necessary.
- Policy:1.2.5 Encourage future land uses which promote public transportation in public transportation corridors.
- Policy:1.2.6 Require land use, building and site design guidelines to provide for accessibility to public transit, where appropriate.



*Objective: 1.3.0 Village shall coordinate its plans and programs with the plans and programs of:*

- a. The Florida Department of Transportation (FDOT);*
- b. The Palm Beach Transportation Planning Agency (TPA);*
- c. The Palm Beach County Engineering Department (Traffic Engineering Division);*
- d. The Martin County MPO and Engineering Department; and*
- e. Adjacent municipalities.*

**Policies: 1.3.1** The Village hereby adopts the following Level of Service (LOS) standards for each listed facility type:

Village Collector Roadways – LOS Standard C, Peak D, except for Country Club Drive, and Seabrook Road which will be LOS Standard C, Peak C; Urban Minor Arterials – LOS Standard C, Peak D; Urban Principal Arterials – LOS Standard C, Peak D.

**Policy: 1.3.2** The Village shall review updates to *Palm Beach Transportation Planning Agency (TPA) Long Range Transportation Plan (LRTP), Unified Planning Work Program (UPWP), and other transportation plans as appropriate, and amend its Comprehensive Plan as needed to address these plans.*

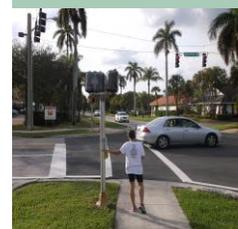
**Policy: 1.3.3** The Village shall continue to identify projects to support and fund mobility, enhance alternate modes of transportation, and ensure connectivity in its Capital Improvements Schedule, in accordance with State requirements. These projects shall include Village-funded projects and projects funded by other agencies that will demonstrably impact its roadway Level of Service standards.

*Objective: 1.4.0 Provide for the protection of existing and future rights-of-way from building encroachment.*

**Policy: 1.4.1** Establish and maintain measures for the reservation and preservation of existing and future rights-of-way and corridors by requiring such reservations and/or preservation in the site plan review process and by abiding by the Palm Beach County Right-of-Way Protection plan.

*Objective: 1.5.0 Encourage the use and provision of mass transit facilities in Palm Beach County by supporting efforts established in the Transportation Element of the Palm Beach County Comprehensive Plan, and by implementing the following Policies.*

**Policy: 1.5.1** The Village shall continue to work with the County and support Palm Beach Transportation Planning Agency (TPA) efforts to increase the presence and use of mass transit services in the County through



modification of the existing route system, increasing services in key areas and other strategies as appropriate.

Policy: 1.5.2 The Village shall support *Palm Beach Transportation Planning Agency (TPA)* efforts to investigate the use of transit services to promote more efficient urban development patterns.

Policy: 1.5.3 The Village shall not object to the County's effort to encourage the future location of Palm Tran bus routes with new developments.

Policy: 1.5.4 The Village shall not object to *Palm Beach Transportation Planning Agency (TPA)* efforts to encourage the use of rail modes of transportation, as Tequesta could be favorably impacted by these efforts.

Policy: 1.5.5 The Village shall support efforts of FDOT, to the extent possible, in the development and implementation of the South Florida East Coast Corridor Study.

Policy: 1.5.6 The Village shall consider all impacts regarding All Aboard Florida / Brightline high speed rail service railroad initiative to assure the well-being of the community.

*Objective: 1.6.0 Encourage Palm Beach County Palm Tran to provide public paratransit transportation services to eligible persons who qualify under the "Americans with Disabilities Act" (ADA).*

Policy: 1.6.1 The Village shall support efforts of Palm Tran to maintain an adequate fleet of sedans, vans, and mini-buses for individuals who qualify for ADA paratransit.

Policy: 1.6.2 The Village shall support efforts of Palm Tran to maintain services for eligible riders with disabilities by providing paratransit services.

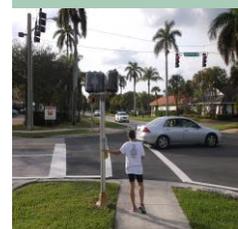
*Objective: 1.7.0 Support Palm Beach Transportation Planning Agency (TPA) coordinating responsibilities regarding transportation services for the transportation disadvantaged.*

Policy: 1.7.1 Support the *Palm Beach Transportation Planning Agency (TPA)* in its efforts to make services available for individuals qualifying under Chapter, Florida Statutes, by managing and monitoring a system of transportation operators and by coordinating provider organizations.

Policy: 1.7.2 Support the *Palm Beach Transportation Planning Agency (TPA)* in its efforts to maximize the use of public school transportation and public fixed route or fixed schedule transit service for the transportation of the transportation disadvantaged.



- Policy: 1.7.3 Encourage the County, through the *Palm Beach Transportation Planning Agency (TPA)*, to coordinate with the School Board in the utilization of the School Board’s vehicles for the transport of the transportation disadvantaged, when those vehicles are not transporting students (per Chapter 427, Florida Statutes).
- Objective: 1.8.0 The Village shall promote the increased use of the bicycles and walking as viable alternate means of transportation through implementation of the Policies below.*
- Policy: 1.8.1 Bikeways shall be given full consideration in the planning and development of Village roadways and transportation facilities and programs, and in the Site Plan Review Process.
- Policy: 1.8.2 The Village shall provide for and encourage the development of pedestrian scaled mixed use, multi-use, and planned unit developments that incorporate and integrate transit stops, bicycle and sidewalk connections.
- Policy: 1.8.3 The Village shall require all new mixed-use, commercial and residential developments or redevelopment projects to address connectivity to adjacent uses.
- Policy: 1.8.4 The Village shall review the recommendations of the *Palm Beach Transportation Planning Agency (TPA)* Long Range Transportation Plan (LRTP), the Unified Planning Work Program (UPWP), and other transportation plans regarding bicycle and pedestrian facilities, shall assist in the implementation of key recommendations as feasible and appropriate.
- Policy: 1.8.5 The Village shall work toward increased mobility in the community by providing for increased amounts of bicycle paths and sidewalks in new development and re-development areas.
- Policy: 1.8.6 The Village shall work toward increased Mobility in the Community by providing for increased amounts of bicycle paths and sidewalks in new development and re-development areas.
- Objective: 1.9.0 The Village shall coordinate its transportation plans and programs with its land use plans and the relevant transportation and land use of other agencies on a continuing basis.*
- Policy: 1.9.1 The Village shall continue to participate in and utilize intergovernmental programs, such as the Countywide Intergovernmental Plan Amendment Review Committee (IPARC) and the Multi-Jurisdictional Issues Forum, to implement the Goal, Objectives, and Policies of the Village’s Transportation Element.

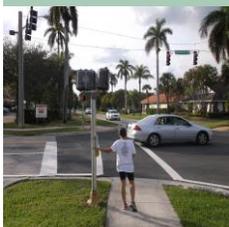


- Policy: 1.9.2 To ensure the availability of adequate transportation facilities, the Village's transportation system shall be coordinated with adjacent local governments' comprehensive plans to reflect the demand created by anticipated development.
- Policy: 1.9.3 The Village shall continue to work with Palm Beach and Martin Counties, the Town of Jupiter, and the Town of Jupiter Inlet Colony in order to coordinate transportation related issues, such as: (1) the locations and dimensions of thoroughfare rights-of-way; (2) strategies to address multi-jurisdictional traffic impacts to assure maintenance of acceptable Level of Service standards on the transportation network; (3) the future transit needs and delivery services, and; (4) the provision and operation of non-vehicular modes as they relate to intercounty travel.
- Policy: 1.9.4 The Village shall continue to coordinate with FDOT, TPA, DEO, Treasure Coast Regional Planning Council, the Governor's Commission for a Sustainable South Florida, and other municipalities to promote sustainable transportation principles within Palm Beach County.
- Policy: 1.9.5 Encourage connectivity of roadways and cross connection of property with similar or compatible land uses in the Village to reduce congestion on arterial and collector roads, including bicycle and pedestrian connections, and utilize traffic calming techniques to minimize the traffic impacts on residential neighborhoods.
- Objective: 1.10.0 The Village shall promote "Complete Streets" network to increase mobility and accommodate all users, including motorized vehicles, bicyclists, public transportation, and pedestrians of all ages and abilities.*
- Policy: 1.10.1 The Village shall review all proposed street modifications to ensure that the proposals are consistent with and support the Village's Transportation Vision of providing for Complete Streets.
- Policy: 1.10.2 The Village shall support the implementation of the US Hwy 1 Corridor Plan in coordination with FDOT and the Palm Beach MPO Transportation Planning Agency (TPA)
- Policy: 1.10.3 The Village shall continue to beautify the pedestrian and bicycle paths by promoting scenic corridors in neighborhoods and commercial districts.
- Policy: 1.10.4 The Village shall prepare a pedestrian path and sidewalk network master plan to provide for a safe and comfortable environment for its different users.



Policy: 1.10.5

The Village shall prepare a bikeway network master plan in coordination with the Southeast Greenways and Trails Plan.





# COMPREHENSIVE PLAN

POLICY DOCUMENT  
*Goals, Objectives,  
& Policies*

# HOUSING ELEMENT

## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### HOUSING ELEMENT

**Goal: 1.0.0** *To assure the availability of sustainable, decent, safe, sanitary, and affordable housing to meet the needs of existing and future residents.*

**Objective: 1.1.0** *To maintain existing standard condition housing, prevent substandard housing conditions, and assure that new residential construction is of the same high quality as the existing housing stock by strictly enforcing adopted building, construction and housing codes.*

**Policy: 1.1.1** Continue enforcement of the Florida Building Code and International Property Maintenance Code, and adopt updated additions thereof as they become available, in order to: (1) assure new building materials and techniques are allowed within the Village in order to reduce construction costs; and (2) maintain existing housing stock.

**Policy: 1.1.2** Continue to develop, implement, and enforce other ordinances and programs (e.g., landscaping code) to assure that the quality of residential neighborhoods is maintained and improved as needed.

**Policy: 1.1.3** Continue to develop and enforce administrative and enforcement procedures, as necessary, to implement minimum housing regulations through code enforcement, in accordance with the following definitions:

*Standard Condition* – A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in the International Property Maintenance Code.

*Substandard Condition* – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the International Property Maintenance Code, where the costs of rehabilitation, renovation or code compliance are valued at less than 50% of the total value of the structure.

*In Need of Replacement* – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the International Property Maintenance Code, where the costs of rehabilitation, renovation or code compliance are valued at greater than 50% of the total value of the structure.



- Policy: 1.1.4 Encourage housing construction that is compatible with existing dwellings located within the Village and adjacent unincorporated areas, by strictly enforcing the Village land development regulations.
- Policy: 1.1.5 Require land developers to comply with review and approval procedures and regulations during the design and construction of residential developments by strictly enforcing provisions to assure that housing characteristics of the Village are maintained.
- Policy: 1.1.6 The Village should encourage neighborhood improvement and beautification programs to improve the condition of houses and quality of neighborhood life.
- Objective: 1.2.0 To provide for adequate and affordable housing to all existing and projected segments of the Village population.*
- Policy: 1.2.1 Support policies and initiatives which will facilitate affordable and workforce housing alternatives.
- Policy: 1.2.2 Encourage programs to alleviate housing problems in Palm Beach County, including continued interlocal participation in federal, State and local housing programs, and associated initiatives.
- Policy: 1.2.3 The Village shall encourage the provision of a diversity of housing units and types that are affordable to residents of all income and special needs groups at levels that are reflective of existing and projected demand.
- Policy: 1.2.4 The Village shall continue supporting housing for the elderly by allowing congregate living facilities within the Mixed-Use areas at up to a maximum of 18 dwelling units per acre.
- Policy: 1.2.5 The Village shall enable the elderly to remain in their own neighborhoods as their needs change by considering the use of accessory dwelling units associated with a principal dwelling unit, smaller homes, shared housing and co-housing for the elderly.
- Policy: 1.2.6 The Village shall coordinate its strategies and policies with the Treasure Coast Regional Planning Council (TCRPC) to provide affordable and workforce housing.
- Policy: 1.2.7 The Village shall consider allowing auxiliary dwelling units associated with a principal dwelling unit to increase the supply of affordable and workforce housing in new residential developments and redevelopment areas, where appropriate.



- Objective: 1.3.0*      *To require residential design that implements the objectives and policies of other Comprehensive Development Plan elements and supports green design.*
- Policy: 1.3.1      Continue to phase residential development with the availability of urban services and infrastructure in accordance with the Concurrency Management System.
- Policy: 1.3.2      Continue to institute policies which minimize adverse environmental effects of residential development. Utilize those management practices which will alleviate residential water pollution problems. Special attention should be given to the environmentally sensitive areas abutting the Loxahatchee River, Intracoastal Waterway and the Atlantic Ocean.
- Policy: 1.3.3      Minimize traffic on local residential streets by instituting site plan controls which will limit traffic generated by the commercial areas from directly accessing local residential streets.
- Policy: 1.3.4      Maintain the current character of the Country Club area by continuing to designate the golf course as a recreational use on the Future Land Use Map.
- Policy: 1.3.5      Require housing in newly annexed undeveloped areas to be consistent with the existing character of housing within the Village by assigning compatible zoning districts.
- Policy: 1.3.6      Encourage new residential development and redevelopment to incorporate energy saving design and construction features, such as adequate insulation, solar power, less heat-absorbent roofing materials, and increased tree canopies, into design, construction and site development plans.
- Policy: 1.3.7      Encourage the use of renewable building materials in the construction of new or redevelopment of existing housing.
- Policy: 1.3.8      The Village shall consider the development of a Green Building Ordinance and a related Green Certification Program for development and redevelopment, including the development of a Neighborhood Development Rating System that integrates the principles of smart growth, urbanism and green building into a national system for neighborhood design.
- Objective: 1.4.0*      *Continue to rely upon the private sector to provide the limited “in-fill” housing that the Village can accommodate while providing incentives*



*such as zoning code amendments and mixed-use regulations to promote the provision of housing that is affordable to residents of all income and special needs groups at levels that are reflective of existing and projected demand.*

- Policy: 1.4.1 Utilize the Future Land Use Element and zoning map to assure a diversity of housing.
- Policy: 1.4.2 Group homes shall be accommodated in accordance with State law. Group homes of three unrelated individuals or less are allowable in all residential and mixed-use zoning districts. Group homes of more than three unrelated individuals may be permitted as a Special Exception Use in residential and mixed-use zoning districts.
- Policy: 1.4.3 By 2019 the Village will consider the need to designate any housing structures as historically significant and in need of special consideration by conducting a survey to identify such resources, if any, and adopting appropriate protection mechanisms into the Code of Ordinances.
- Policy: 1.4.4 Require that reasonably located, standard housing, at affordable cost, is available to persons displaced through any public action prior to their displacement.





# COMPREHENSIVE PLAN

POLICY DOCUMENT  
*Goals, Objectives,  
& Policies*

## UTILITIES ELEMENT

## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### UTILITIES ELEMENT, SANITARY SEWER SUBELEMENT

**Goal: 1.0.0**      ***Ensure the provision of sustainable and quality wastewater collection and treatment systems.***

**Objective: 1.1.0**      *Support the development of, wastewater collection and treatment systems that are sustainable and cost-effective, consistent with the plans of the Loxahatchee River Environmental Control District (LRECD), and sea level rise considerations, and discourage the provision or extension of service in a manner that encourages urban sprawl.*

**Policy: 1.1.1**      The use of septic tanks in areas where sanitary sewer systems are not available shall be governed by Palm Beach County Environmental Control Rule I, Chapter 64E-6, Florida Administrative Code, and Chapter 31-13, Florida Administrative. Further, the Village shall require that all new development and existing uses connect to and utilize the central system in areas where sanitary sewer systems are available.

**Policy: 1.1.2**      The Village should consult with the Loxahatchee River Environmental Control District (LRECD), the Village’s service provider, in determining the most effective and efficient wastewater systems for use in Tequesta.

**Policy: 1.1.3**      The Village should continue to request that Loxahatchee LRECD submit comments on proposed projects/developments regarding wastewater system requirements prior to, or as a part of, the site plan review process.

**Policy: 1.1.4**      The Village should request Loxahatchee LRECD’s approval, or approval with conditions, of proposed projects/developments prior to the issuance of building permits.

**Policy: 1.1.5**      The Village should request that Loxahatchee LRECD submit evidence of acceptance of the wastewater system to serve proposed projects/developments and evidence that contractual obligations placed on the developer regarding the wastewater system are being met prior to issuance of certificate of occupancy.

**Policy: 1.1.6**      The use of existing properly constructed and functioning septic tank systems within the Village is acceptable only in areas where sanitary sewer facilities are not available; however, when analysis indicates that septic tank systems are adversely impacting the environment according to State Water Quality Standards for surface water, groundwater and bathing places and that public health standards are endangered, septic tank systems causing the situation will be repaired or replaced.



- Policy: 1.1.7            When a central sanitary sewer system becomes available to areas currently on septic tanks, hook-up to the central system shall be required consistent with State requirements.
  
- Policy: 1.1.8            The Village shall consider supporting an evaluation of sanitary sewer facilities and infrastructure at risk from sea level rise within the LRECD’s wastewater master plan.
  
- Objective: 1.2.0            Annually participate in the Loxahatchee River Environmental Control District’s facilities planning effort and consider promoting the resiliency of existing and planned sanitary sewer infrastructure or retrofits from the impacts of sea level rise.*
  
- Policy: 1.2.1            Annually, at the time of the Village budget process, request a written assessment by LRECD of wastewater facilities serving Tequesta, including a statement of deficiencies and required improvements, costs of improvements and a schedule for implementation.
  
- Policy: 1.2.2            The Village should encourage and support local membership on the LRECD board by concerned and qualified residents of Tequesta and/or the District.
  
- Policy: 1.2.3            The Village shall encourage LRECD to identify sanitary sewer facilities and collection and disposal infrastructure at risk from sea level rise and other related impacts and update this assessment every 5 years.
  
- Policy: 1.2.4            The Village shall coordinate with LRECD the design for additional capacity in accordance with Section 62- 600.405, FAC; and the impacts of increased coastal flooding, sea level rise, saltwater intrusion, and other potential future impacts, and plan for infrastructure replacement and relocation as needed.
  
- Policy: 1.2.5            The Village shall coordinate with LRECD retrofit of existing and construction of new sanitary sewer facilities and collection systems in coastal areas that are identified to be potentially impacted by sea level rise by 2040.
  
- Objective: 1.3.0            Coordinate with developers to ensure that wastewater collection and treatment needs are met in the planning and phasing of development.*
  
- Policies: 1.3.1            The Village, in coordination with LRECD and to the extent appropriate and feasible, shall incorporate into local plans, codes and ordinances various land use and wastewater systems design and construction criteria that will minimize point and non-point discharges into surface waters in accordance with its National Pollutant Discharge Elimination System Permit (NPDES).



- Policy: 1.3.2      The Village should encourage preliminary meetings with developers prior to the initial stages of site plan preparation and review to alert developers to the requirements and standards set forth in local codes and ordinances relating to wastewater systems.
- Policy: 1.3.3      LRECD shall be included in the pre-application meeting to make appropriate comment on specific wastewater systems needs and requirements.
- Policy: 1.3.4      The Village Level of Service Standards for central wastewater service is 108 gallons per capita per day.



VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

UTILITIES ELEMENT, SOLID WASTE SUBELEMENT

**Goal: 1.0.0** *Ensure the provision of sustainable, adequate and efficient solid waste services and facilities meeting the needs of the population and providing for their health, safety and general welfare.*

**Objective: 1.1.0** *Ensure the provision of a responsive and cost effective solid waste system.*

**Policy: 1.1.1** The Village should maintain a close liaison with its contracted private hauler in order to ensure the provision of responsive service to residents and businesses.

**Policy: 1.1.2** When in the public interest, institute competitive bidding procedures in the letting of all new contracts for collection and disposal service to ensure the lowest possible cost to Tequesta taxpayers relative to the highest level of service.

**Policy: 1.1.3** The following solid waste Levels of Service are established by the Village:

Residential Collection: Twice per week garbage collection,  
Twice per week yard waste collection,  
Once per week recyclable collection

Non-Residential Collection: Private contracts

Disposal Capacity: 7.13 lbs. per person per day

**Policy: 1.1.4** Hazardous materials management concerns should be addressed by the Village’s HAZMAT Response Group.

**Policy: 1.1.5** In accordance with State requirements, the Village shall include Palm Beach County Solid Waste Authority capital projects that will impact achievement of its Solid Waste Level of Service Standard in the Capital Improvement Schedule, as it is annually updated.

**Objective: 1.2.0** *Maintenance of collection service that best serves the residents and businesses of Tequesta.*

**Policy: 1.2.1** In a continued effort to avoid potential sanitation and health hazards created by containers being upset and waste materials subsequently being scattered about, the Village should continue to enforce regulations which require residents to place solid waste materials at curbside at a reasonably determined time prior to collection.



- Policy: 1.2.2 As a part of the site plan review process, continue to require new multiple family living areas to consider utilizing single large containers for ease and time savings in collecting solid wastes by requiring that the applicant coordinate with the private hauler to assure containers are provided that the hauler can service. Evidence must be provided by the applicant as part of the site plan review process.
- Objective: 1.3.0 To continually ensure that a sanitary means of solid waste disposal exists for Tequesta's use.*
- Policy: 1.3.1 Maintain a liaison with the Solid Waste Authority of Palm Beach County in order to ensure the Village input to the management of existing landfill sites and the purchase/development of future landfill sites.
- Policy: 1.3.2 Continue to implement recycling programs in accordance with all applicable laws.



VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

UTILITIES ELEMENT, POTABLE WATER SUBELEMENT

- Goal: 1.0.0** *To provide a sustainable, safe and sufficient potable water supply and distribution network.*
- Objective: 1.1.0** *Maintain water supply and distribution systems which utilize water resources in a safe, economical manner.*
- Policy: 1.1.1** The Village water systems should be managed and operated consistent with local plans, as well as any regional or area-wide plans affecting the Village water systems, including the Lower East Coast Water Supply Plan.
- Policy: 1.1.2** The Village should investigate alternative sources/water systems and methods of treatment for providing and upgrading water supplies, in accordance with the Lower East Coast Water Supply Plan and its Water Supply Work Plan.
- Policy: 1.1.3** Land use plans and development regulations should be consistent with the findings and recommendations of the Lower East Coast Water Supply Plan.
- Policy: 1.1.4** The Village should carefully consider all municipal potable water system expenditures and revenues when determining the cost and benefit of development proposals. A clear statement of costs and benefits should be prepared for the Village before any determinations are made.
- Policy: 1.1.5** The Village shall continue to protect existing wellfields, surface or subsurface storage facilities, control structures, water treatment plants and transmission infrastructure from increased coastal flooding, considering sea level rise, saltwater intrusion, and other potential future impacts, and plan for infrastructure replacement and relocation as needed to maintain the Village’s potable water LOS.
- Policy: 1.1.6** The Village shall consider identifying water infrastructure at risk from sea level rise projections and other related impacts and update this assessment every 5 years.
- Objective: 1.2.0** *Environmental impacts of growth in developing areas should not result in the degradation of water resources and water treatment systems and prevent irreversible damage to the ecological balance of environmental resources.*



- Policy: 1.2.1 Village land development regulations should provide for the protection and availability of water resources.
- Policy: 1.2.2 Future wells should be located where the potential for saltwater intrusion into the surficial aquifer and existing well fields in periods of drought is minimized.
- Policy: 1.2.3 The Village shall require site plans which incorporate innovative urban, architectural, and/or engineering design of impervious areas (e.g. parking lots) to maximize the retention of rainfall in these areas in a manner that increases groundwater recharge and reduces stormwater runoff.
- Objective: 1.3.0 Continue a program for the conservation of potable water resources within the Village which includes the utilization of available non-potable water for purposes other than human consumption when neither the health of the population nor the environment will be adversely affected.*
- Policy: 1.3.1 In an effort to conserve the use of water in irrigation, the Village’s land development codes and ordinances will continue supporting provisions for the use of native vegetation using xeriscape concepts and the Florida Friendly Landscaping provisions.
- Policy: 1.3.2 The Village shall implement, enforce and cooperate fully with emergency water conservation measures mandated by the South Florida Water Management District.
- Policy: 1.3.3 The Village shall continue to actively enforce all existing potable water planning policies, as well as continue to research and develop additional planning policies for the conservation of potable water resources within the Village’s service area.
- Objective: 1.4.0 Establish criteria necessary to maintain adopted Levels of Service Standards for public water facilities within the Village’s designated service area.*
- Policy: 1.4.1 The Village drinking water systems should conform to the standards set forth in the Federal Safe Drinking Water Act of 1974, Public Law 93-523.
- Policy: 1.4.2 The Village shall continue to: coordinate with Palm Beach County in the implementation of the Wellfield Protection Ordinance, and; Will regulate land use activities within the travel time contours of its wellfields, as they are delineated on the Future Land Use Map.
- Policy: 1.4.3 Expansion to the Village’s water supply and distribution systems shall be constructed to the most current engineering and design standards



to meet acceptable federal, State, County fire flows and water quality requirements.

Policy: 1.4.4 The looping of dead-end water mains within the Village’s potable water service area shall be made a priority in planning improvements and new construction of the Village’s potable water distribution system.

Policy: 1.4.5 The Village Water Department shall continue testing water and replacing meters to control system water loss by flow measurement. This program is designed for improved accuracy of flow measurement and accountability of water loss.

Policy: 1.4.6 The potable water Level of Service standards set forth in the Capital Improvements Element are hereby adopted estimating the availability of facility capacity and demand generated by a proposed development project for the Village of Tequesta’s portion of the overall Village system:

- Maximum Day Water Consumption
- Residential: 180 gallons/capita/day
  - Non-Residential: 3030 gallons/acre/day
  - Includes irrigation

Policy: 1.4.7 The Village shall continue to review, improve and enhance its Computer Billing System.

Policy: 1.4.8 The Village shall collect data on an on-going basis to differentiate between residential and nonresidential uses.

Objective: 1.5.0 *The Village shall incorporate and annually update its schedule of public water facilities capital improvement needs into its Capital Improvements Schedule. Capital Improvements needs are defined as*

- (1) those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or*
- (2) those improvements necessary to meet projected future needs without encouraging urban sprawl;*
- (3) those improvements necessary to achieve or maintain the adopted Level of Service standards;*
- (4) those improvements necessary to replace worn-out or obsolete facilities, and; (5) improvements that will otherwise assist in the achievement of Comprehensive Plan goals, objectives and policies.*



Policy: 1.5.1 The Village shall maintain a permitting procedure to ensure that adequate facility capacity exists or will exist concurrently with development to maintain adopted Level of Service Standards.

Policy: 1.5.2 Extension of service to any area within the Service Area is dependent upon approval of both the Water Department and the Village Council based upon:

- Availability of existing capacity as determined by the Water Department;
- Cost effectiveness of provision of service on a long-term basis; and
- The best interest of the Village.

Policy: 1.5.3 The Village shall maintain its on-going monitoring and maintenance program for the potable water system as administered by the Water Department.

Policy: 1.5.4 Proposed potable water facility capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One— whether the project is needed to (a) protect public health and safety in order to fulfill the Village’s legal commitment to provide facilities and services; (b) to preserve or achieve full use or efficiency of existing facilities; or achieve or maintain the Level of Service Standard.

Level Two— whether the project: (a) prevents or reduces future improvement costs; or (b) provides services to developed areas currently lacking full service or promotes in-fill development.

Level Three—whether the project represents a logical extension of facilities and services within a designated Village Planning Area.

*Objective: 1.6.0 Seek to achieve an average potable water consumptive use of 175 gallons per capita per day (defined as the total amount of water used by all consumers in the Village divided by the Village’s population) through the implementation of voluntary programs for existing development and mandatory programs for new development and redevelopment.*

Policy: 1.6.1 The Village continues to design and implement the following water conservation education water conservation education programs:



- Increase public awareness by water bill messages, the Village website, monthly newsletters, education programs at local schools, meetings with homeowners and associations and other innovative means.
- Provide literature racks at Village buildings for public information purposes.
- Provide updates of water conservation goals, the success of on-going programs, and new water-saving techniques and strategies. Such updates should be coordinated with changes in season and recommend appropriate irrigation adjustments.
- The Village Water Utilities Department will have a knowledgeable employee who will be available for consultations on water conservation strategies that may be used in site development plans and in residential and non-residential buildings.

Policy: 1.6.2

The Village shall continue to meet individually with major water users to identify and agree upon the implementation of specific water reduction programs and goals which may include:

- The identification and use of alternative (non-potable) water sources, where available.
- Specific operational changes which will reduce the amount of water consumed in activities such as dish washing, building maintenance, and vehicle washing.
- Limiting the number of days, time of day and/or length of time in which irrigation systems are operated.
- Retrofitting existing systems such as shower heads, sink faucets, toilets, and wash basins with new water-saving devices.
- Retrofitting existing irrigation systems with water saving devices such as drip lines, timers, and tensiometers.

In all cases, expenditures made by the water consumer shall be reasonable in terms of the benefits received as measured by the actual amount of water saved, the dollar amount saved and the public recognition received. However, a cost benefit ratio of 1.0 shall not constitute the sole definition of reasonable. All consumers that are a part of this program shall receive quarterly updates on their progress toward the agreed upon goal.

Policy: 1.6.3

Implement the following regulations which shall apply to new development and redevelopment:

- The use of xeriscape and native vegetation on a portion of development sites.
- The use of soil tensiometers or similar control mechanisms in all irrigation systems.



- The use of in-home water saving plumbing devices such as low volume showerheads and toilets.

Policy: 1.6.4 As part of the required Evaluation and Appraisal Report (EAR) the Village shall specifically evaluate the effectiveness of all on-going water conservation programs and shall consider additional water conservation techniques as appropriate and feasible.

*Objective: 1.7.0 The Village of Tequesta shall update its 10-year Water Supply Facilities Work Plan (Work Plan) as required by section 163.3177(6)(c), F.S.*

Policy 1.7.1 The Village shall amend its Comprehensive Plan and Water Supply Facilities Work Plan. as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District (SFWMD) approves its Lower East Coast Water Supply Plan (LECWSP) Update. The last LECWSP update was approved on November 8, 2018 by the SFWMD’s governing board.

Policy 1.7.2 The Village of Tequesta’s Work Plan is designed to assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies necessary to meet the Village’s water demands for a ten-year period.

Policy: 1.7.3 Incorporate by reference the 10 Year Water Supply Facilities Work Plan adopted by the Village Council by Ordinance 28-19 dated May 2020.

Policy: 1.7.4 Coordinate appropriate aspects of the Comprehensive Plan with the South Florida Water Management District’s Lower East Coast Regional Water Supply Plan adopted November 8, 2018, Upper East Coast Regional Water Supply Plan updated in 2016, and with the Palm Beach County 10-Year Water Supply Work Plan adopted in 2020. The Village shall amend its Comprehensive Plan and Water Supply Facilities Work Plan. As required to provide consistency with the District and County plans.



## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### UTILITIES ELEMENT, STORMWATER MANAGEMENT SUBELEMENT

**Goal: 1.0.0** *Economical, sustainable, efficient and effective networks of stormwater drainage facilities and services.*

**Objective: 1.1.0** *The Village shall incorporate and annually update its five-year schedule of stormwater drainage capital improvement projects into its Capital Improvements Schedule. Capital Improvements needs are defined as: (1) those public drainage improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities while maintaining the adopted Level of Service; or (2) those public drainage improvements necessary to meet projected future needs based upon the adopted Level of Service without encouraging urban sprawl, and/or; (3) improvements that will otherwise assist in the achievement of Comprehensive Plan goals, objectives and policies.*

**Policy: 1.1.1** The Village Stormwater utility shall maintain a 10-year Capital Improvements schedule for storm water facilities as a guideline for planning facilities over the long term.

**Policy: 1.1.2** Expansion of drainage areas shall be based on ability to serve new customers in a cost-effective manner without any reduction in the adopted Level of Service within the drainage area for the present and future customers.

**Policy: 1.1.3** The Village shall implement capital projects to provide stormwater drainage in accordance with its adopted Level of Service standard and shall include these projects in its Capital Improvements Schedule, as it is annually updated. The Capital Improvements Schedule shall also include capital projects being implemented and funded by other agencies, such as the Jupiter Inlet District, to the extent that these projects impact the Village's ability to achieve its Level of Service Standard.

**Objective: 1.2.0** *Village stormwater drainage regulations, incorporated within the appropriate Village land development regulations, shall provide for protection, and where possible, enhancement of natural drainage features and ensure that future development utilizes storm water management systems to protect the functions of recharge areas and natural drainage features.*

**Policy: 1.2.1** The Village shall continue to actively enforce its existing landscaping and open space requirements for new development with emphasis on preserving native vegetation and the reduction of impervious areas.



- Policy: 1.2.2            The Village shall continue its efforts to increase on-site retention/detention capacity of drainage basins in order to minimize to the extent possible stormwater runoff to the Loxahatchee River and Intracoastal Waterway.
- Policy: 1.2.3            The Village shall require new developments to limit post-development runoff rates and volumes to pre-development conditions.
- Policy: 1.2.4            The Village shall protect and preserve water quality by use of construction site Best Management Practices (BMP's) and the incorporation of techniques such as on-site retention and/or detention, use of pervious surfaces, native vegetation and Xeriscape Landscaping practices when considering all proposals for development and/or redevelopment.
- Policy: 1.2.5            The Village shall maintain levels of pollutants at all outfalls within its jurisdiction into the North and Northwest Forks of the Loxahatchee River as part of its "Wet Weather" Sampling regulations of the National Pollutant Discharge Elimination System Stormwater Permitting Program.
- Policy: 1.2.6            The Village shall maintain levels of pollutants at all dry weather sampling areas (areas with three (3) days of no rain) as part of its "Dry Weather" Sampling regulations of the National Pollutant Discharge Elimination System Stormwater Permitting Program.
- Policy: 1.2.7            The Village shall maintain water quality standards consistent with the National Pollutant Discharge Elimination System Program on an ongoing basis.
- Policy: 1.2.8            The Village shall seek funding to evaluate the impact of sea level rise on the storm water system and adopt environmental, and technically feasible strategies to adapt to sea level impact and optimize benefits.
- Objective: 1.3.0            The Village shall ensure through the land development approval process that, at the time a building permit is issued, adequate public drainage capacity is available or will be available at the time of occupancy.*
- Policy: 1.3.1            Protection from the degree of flooding that would result from a twenty-five (25) year frequency, twenty-four (24) hour duration storm event is hereby adopted as the Village's Level of Service Standard for stormwater drainage facilities and shall be used as the basis of estimating the availability of capacity and demand generated by a proposed development project.
- Policy: 1.3.2            All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted Level Service standards.



- Policy: 1.3.3 All development and/or redevelopment activities associated with on-site drainage facilities shall be designed and reviewed to maximize non-structural techniques (i.e. on-site retention and/or detention, use of pervious surfaces, swale areas, native vegetation and Xeriscape landscaping) in combination with structural drainage facilities (i.e. underground drainage facilities) to reduce storm water runoff, maintain local recharge and protect water quality.
- Policy: 1.3.4 The Village shall continue its routine maintenance program through the inspection of catch basins, culverts, outfalls and retention areas as a preventative measure against any major system failure, as required by the National Pollutant Discharge Elimination Program Stormwater Permitting Program.



VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

UTILITIES ELEMENT, NATURAL GROUNDWATER AQUIFER RECHARGE SUBELEMENT

**Goal: 1.0.0**      *The functions of natural groundwater aquifer recharge areas within the Village will be protected and maintained.*

**Objective: 1.1.0**      *The Village shall develop an active program that provides for the protection and maintenance of natural groundwater recharge areas, including natural drainage features, within the Village to ensure or enhance groundwater recharge to the surficial aquifer.*

**Policy: 1.1.1**      The subdivision regulations shall include standards for inclusion of recharge areas in open space preservation requirements.

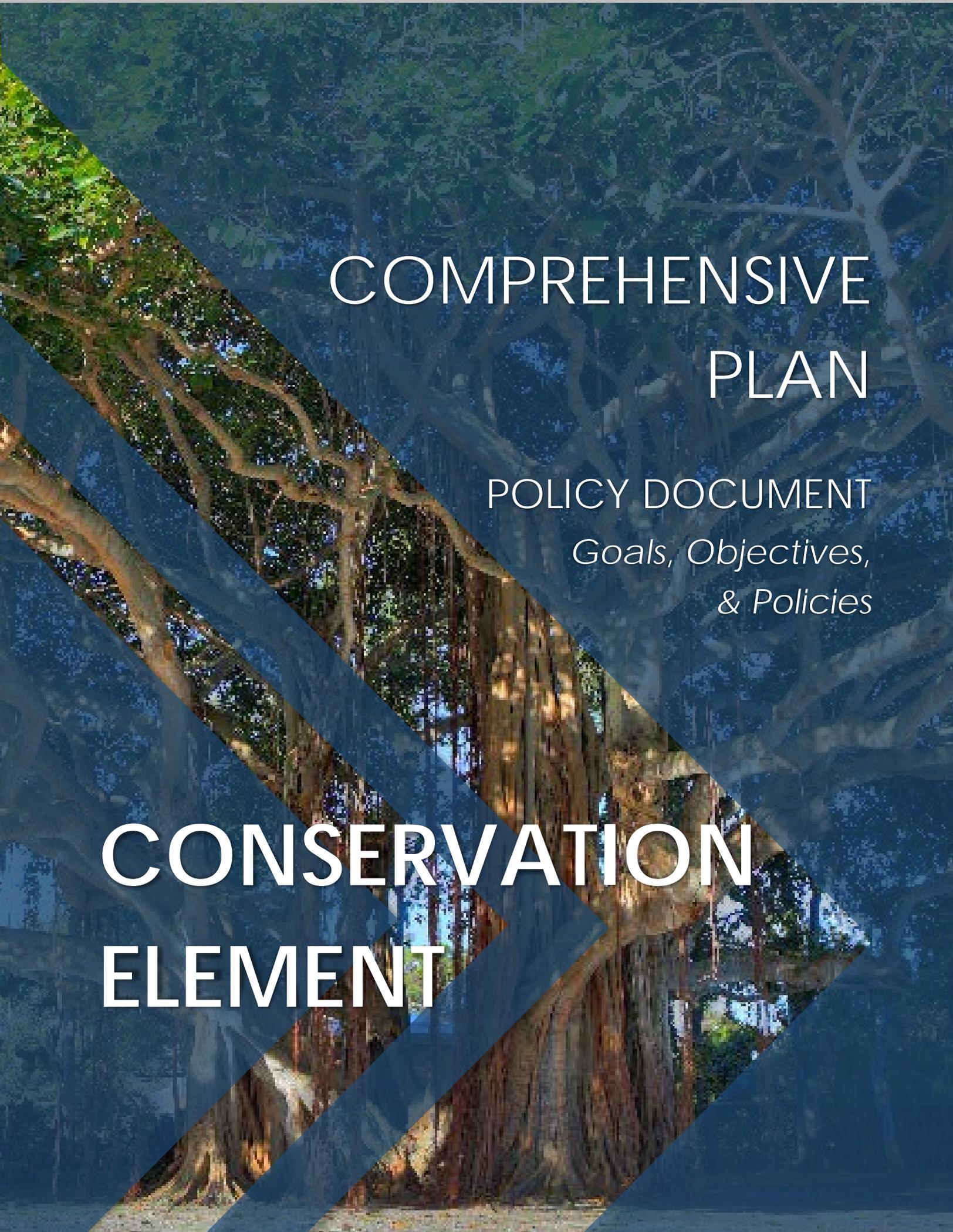
**Policy: 1.1.2**      The stormwater drainage regulations will continue requiring retention of stormwater runoff to maximize groundwater recharge potential.

**Policy: 1.1.3**      The Village shall coordinate the development and implementation of aquifer recharge area protection programs to meet national, State, regional and local objectives.

**Policy: 1.1.4**      Continue to encourage and work closely with the Loxahatchee River Environmental Control District (LRECD) to facilitate Irrigation Quality water systems for irrigation usage.

**Policy: 1.1.5**      The Village shall support SFWMD efforts to maintain and expand the regional groundwater monitoring network to assess the movement of the saltwater front and ensure adequate data for modeling progression of sea level rise and saltwater intrusion.





# COMPREHENSIVE PLAN

POLICY DOCUMENT  
*Goals, Objectives,  
& Policies*

# CONSERVATION ELEMENT

## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### CONSERVATION ELEMENT

**Goal: 1.0.0**      *Sustainable growth and development will be accommodated in the Village of Tequesta without compromising the biodiversity and intrinsic value of its natural resources through conservation, protection, enhancement, and management of these resources to ensure a high quality natural environment.*

**Objective: 1.1.0**      *The Village shall manage growth and development to ensure that air quality within the Village shall meet or exceed the minimum air quality standards in compliance with the National Ambient Air Standards.*

**Policy: 1.1.1**      Continue to landscape public areas and continue to require landscaping as a part of new private development.

**Policy: 1.1.2**      The Village shall cooperate with Florida Department of Environmental Protection (FDEP) and U.S. Environmental Protection Agency (EPA) in the efforts of these agencies to enforce all standards and regulations pertaining to the maintenance of air quality standards.

**Policy: 1.1.3**      Applicable FDEP and EPA permits for required pollution control devices shall be obtained prior to construction of any project receiving a building permit.

**Policy: 1.1.4**      The Village shall require all land areas exposed during construction be treated with mulch, spray, grass or other appropriate methods to minimize air pollution.

**Policy: 1.1.5**      The Village shall reduce the potential for vehicular emissions pollution by the following means:

- (a) Adopt and enforce provisions of the Tree Protection Ordinance to protect and enhance the tree canopy to filter, collect and absorb airborne pollutants;
- (b) Provide more opportunities for alternative transportation modes and support Complete Streets principles.
- (c) Require the installation of bicycle racks in all new nonresidential projects requiring, at a minimum, 20 or more parking spaces and the construction of pedestrian sidewalks in multi-family and commercial projects.
- (d) Provide where feasible bicycle racks in public parking facilities.



(e) Support the expansion of transit service and promote the expansion of bicycle lanes, bicycle and pedestrian paths throughout the Village.

*Objective: 1.2.0*      *Require future development to restrict off-site runoff of stormwater pollutants in accordance with drainage criteria established by the South Florida Water Management District and the Urban Best Management Practices established by area wide plans.*

**Policy: 1.2.1**      The Village shall maintain on-site stormwater retention/detention criteria established by Chapter 62-302, F.A.C. and as administered by the South Florida Water Management District and Palm Beach County as part of its land development regulations.

*Objective: 1.3.0*      *The Village shall continue implementing Florida Friendly Landscaping regulations that provide for the preservation of a minimum 50% native vegetation that is indigenous to South Florida on all new development and re-development sites.*

**Policy: 1.3.1**      The Village shall support the U.S. Department of Interior, Bureau of Land Management/ Palm Beach County Environmental Resource Management Department Land Stewardship Memorandum of Understanding, to provide for joint management of the Jupiter Inlet Lighthouse Outstanding Natural Area. The Village shall support preservation of native plant and animal species on Eco-Site #61, a 49.9-acre parcel located east of US-1 and north of County Road 707 (Beach Road) within the Village boundaries, as a component of this effort.

**Policy: 1.3.2**      Continue to review all development applications in the context of the pervious cover and landscaping provisions of the development code; be particularly diligent in the review of any coastal zone projects such as any development in mangrove areas.

**Policy: 1.3.3**      Work with Palm Beach County and State park officials to assure that any park improvements are sensitive to the mangrove and other vegetative/wildlife/marine habitats.

*Objective: 1.4.0*      *The Village shall require preservation of existing mangroves except where the proposed use is for a water-dependent or water-related land use deemed to be in the public interest in its mangrove protection regulations.*



- Policy: 1.4.1            The Village shall require preservation or mangrove mitigation (i.e. replanting) through implementation of its adopted mangrove regulations.
- Policy: 1.4.2            Discourage development in coastal mangrove systems, except in cases shown by assessment of all pertinent factors to be not contrary to the public interest.
- Policy: 1.4.3            Notwithstanding the intent of Objective 1.4.0 of this element, the Village shall continue to restrict public works projects from disturbing existing mangroves except where such work is essential to the continued health, safety and welfare of the public.
- Objective: 1.5.0            The Village shall protect natural wildlife areas and environmentally sensitive lands by implementing the following policies.*
- Policy: 1.5.1            Continue to preserve all existing wetland areas identified on the Coastal Zone & Conservation Map by adopting regulations that require the protection of existing native wetland vegetation buffers adjacent to the Loxahatchee River and Indian River Lagoon estuaries.
- Policy: 1.5.2            The Village shall restrict development activities that may adversely affect the survival of endangered and threatened wildlife species and provide for the mitigation of development impacts on their habitats and food sources by requiring an environmental assessment at the time of a development or re-development proposal as part of the site plan review process.
- Objective: 1.6.0            All construction activities seaward of the coastal construction control lines established pursuant to s.161.053, F.S. shall be consistent with chapter 161, F.S.*
- Policy: 1.6.1            No construction should be allowed that would threaten the stability of either the dune systems or the beach itself. All new construction should be restricted to areas landward of the primary dune line, except as may be approved by the state.
- Policy: 1.6.2            The Village should prohibit new development east of the State designated coastal construction setback line, except as may be approved by the State, or unless the Village establishes more restrictive provisions at the local level. In such cases, the local provisions should be adhered to.





- Policy: 1.6.3            The Village should establish new setback lines in local codes or ordinances if the state setback lines prove to be inadequate.
  
- Objective: 1.7.0            The Village shall, through its landscape regulations, require the use of native vegetation to stabilize the dune system identified in the Coastal Zone & Conservation Map as described in the support documentation.*
  
- Policy: 1.7.1            In the areas where beaches and dunes are being eroded, the Village should continue to encourage a multijurisdictional approach to stabilization and restoration projects, preferably by using native vegetation as a stabilizing medium.
  
- Policy: 1.7.2            Where appropriate, previously disturbed indigenous vegetation areas should be renourished and replanted.
  
- Objective: 1.8.0            The Village shall require the dedication of public access easements for new developments in the coastal area.*
  
- Policy: 1.8.1            When appropriate, the Village should seek means and innovative techniques to allow proper access to beaches while protecting the integrity of the dune system in such future beach acquisitions.
  
- Objective: 1.9.0            Prevent certain motorized vehicles from driving on the primary dunes except in emergency situations.*
  
- Policy: 1.9.1            Village ordinances and regulations should delineate which motorized vehicles are to be prohibited from driving on the primary dunes.
  
- Objective: 1.10.0            Adopt and implement strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.*
  
- Policy: 1.10.1            The Village of Tequesta shall coordinate with Palm Beach County, other agencies, local governments, and the private sector to develop initiatives and goals to address climate change.
  
- Policy: 1.10.2            The Village of Tequesta shall coordinate with Palm Beach County to integrate consideration of climate change impacts, and adaptation and mitigation strategies, into existing and future system-wide planning, operations, policies, and programs.
  
- Policy: 1.10.3            The Village of Tequesta shall implement climate change adaptation and mitigation measures to the extent practical.

Policy: 1.10.4 The Village of Tequesta shall consider the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

**Goal: 2.0.0** *The complete consideration of identified use limitations in future coastal zone planning and management decisions by the Village.*

Objective: 2.1.0 *The Village Code of Ordinances shall provide for the continued conservation and protection of the quality and quantity of waters that flow into estuarine or oceanic waters within its jurisdiction by providing for the review of all development activities in or impacting the coastal area as part of its development review process.*

Policy: 2.1.1 The Village shall continue to require, as part of its development review process, the submittal of a drainage/environmental statement describing how the proposed development will affect the estuarine water quality of the Class III waters of the Village by amending its Code of Ordinances.

Policy: 2.1.2 The Village shall continue to review all proposed developments within the coastal area for consistency with on-going planning efforts for the Loxahatchee River Estuary and the Indian River Aquatic Lagoon Aquatic Preserve by cooperating with the Palm Beach County Department of Environmental Resource Management and the Florida Department of Environmental Protection.

Policy: 2.1.3 The Village shall continue to protect water quality and quantity by restricting activities and land uses known to adversely affect identified water sources such as natural ground water aquifer recharge areas and wellhead protection areas.

Objective: 2.2.0 *The Village shall recognize the unique estuarine environment of the Indian River Lagoon Aquatic Preserve and prohibit development along its shores that will destroy or disturb the vital sea grasses within its jurisdiction through its Code of Ordinances.*

Policy: 2.2.1 The Village shall continue to prohibit development or modification of the shoreline within the Indian River Lagoon Aquatic Preserve, with the following exceptions: 1) water-dependent and water-related land uses such as marinas, provided that the siting of such shall be consistent



with the Marina Siting ordinance; 2) modification or development deemed necessary for the continued health, safety and welfare of the public.

*Objective: 2.3.0 The Village shall provide for the protection of the Indian River Lagoon Aquatic Preserve by prohibiting development in the area that will degrade or otherwise adversely affect the water quality or wetlands of this unique estuarine environment through its Code of Ordinances.*

*Objective: 2.4.0 The Village shall encourage local residents within the hurricane flood areas to utilize the flood insurance programs developed by the Federal Insurance Administration, such as the National Flood Insurance Program (NFIP).*

**Policy: 2.4.1** The Village shall continue to make available to Village residents and developers information on flood zones, flood rates and flood insurance.

*Objective: 2.5.0 The Village shall review its internal drainage system and analyze its capability of providing proper relief from flooding. Based upon this analysis, the Village shall provide for necessary improvements to the existing system through updates to the Capital Improvements Program.*

**Policy: 2.5.1** The Village shall implement capital projects to provide stormwater drainage in accordance with its adopted Level of Service standard and shall include these projects in its Capital Improvements Schedule, as it is annually updated. The Capital Improvements Schedule shall also include capital projects being implemented and funded by other agencies, such as the Jupiter Inlet District, to the extent that these projects impact the Village’s ability to achieve its Level of Service Standard.

**Policy: 2.5.2** The Village shall continue to maintain land development regulations that limit the amount of impervious area permitted in the development of flood prone areas by enforcing minimum green space requirements pursuant to a master drainage plan for the coast area.

*Objective: 2.6.0 The Village shall maintain, create and expand outdoor recreational facilities in the coastal zone.*

**Policy: 2.6.1** The Village shall continue to encourage public access easements to the beaches and shoreline in the coastal area through its Code of Ordinances.

**Policy: 2.6.2** coastal areas should provide opportunities for appreciation of and education about coastal and wildlife resources, while not degrading or negatively impacting these resources.



- Objective: 2.7.0*      *The Village shall establish and maintain land use controls that will encourage recreational-oriented development and allow for future expansion of recreation facilities in desired areas of the jurisdiction.*
- Policy: 2.7.1      The Village should consider lease arrangements of public areas to private entities to develop recreational facilities, when appropriate.
- Objective: 2.8.0*      *The Village shall encourage air monitoring programs to continue throughout the area by local pollution control agencies.*
- Policy: 2.8.1      The Village should continue to support efforts of local pollution control agencies to monitor air quality in the Village.
- Policy: 2.8.2      The Village should coordinate and cooperate with local pollution control agencies to assure appropriate local input.
- Objective: 2.9.0*      *The Village shall maintain water conservation measures to provide for emergency conservation of water services.*
- Policy: 2.9.1      The Village will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of draught, supply reduction, and other emergencies.
- Objective: 2.10.0*      *The Village shall maintain measures regulating the management of hazardous wastes and materials.*
- Policy: 2.10.1      The Village shall maintain an ordinance regulating the storage and disposal of hazardous wastes and materials.
- Policy: 2.10.2      The Village shall provide for the management of hazardous wastes to protect natural resources through its local Haz-Mat team.
- Policy: 2.10.3      The Village shall maintain measures regulating the management of hazardous wastes and materials.
- Objective: 2.11.0*      *The Village shall protect and conserve mangroves, wetlands and seagrasses to ensure that there will be no net loss of the existing natural resources within the Village.*
- Policy: 2.11.1      Mangrove, wetlands and seagrass areas within the Village shall be deemed environmentally sensitive, in recognition of their many natural functions and values, and shall be protected from incompatible land uses. The Village shall afford protection to all these resources regardless of size.



- Policy: 2.11.2      The definition of mangroves and wetlands to be used for regulatory purposes by the Village shall be the most comprehensive definitions used by the South Florida Water Management District, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers. Representatives of these agencies will be contacted for assistance in identifying the location of all wetland areas within the Village.
  
- Policy: 2.11.3      The location of mangrove and wetland areas shall be identified by survey at the time of site development review on a site-by-site basis. The Village shall not issue a development order or permit for a parcel until all wetland areas on that parcel or immediately adjacent to the proposed development have been identified and located.
  
- Policy: 2.11.4      No development, including residential development, shall be permitted within mangrove or other wetland areas unless project alternatives that would avoid mangrove and wetland impacts are unavailable and mitigation is provided by the applicant to offset adverse impacts. For purposes of this policy, sufficient mitigation is as required by Sections 403.9321-403.9333 the “Mangrove Trimming and Preservation Act”. It is intended that all standards in these citations are to apply to all new development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, are not applicable.
  
- Policy: 2.11.5      The Village shall permit the following within mangrove, seagrass and wetland areas: elevated piers, docks, and walkways of no more than five feet in width, unless vehicular access in the form of a golf cart or similar vehicle is necessary, in conjunction with a permit from the Florida Department of Environmental Protection, pursuant to Sections 403.9321-403.9333 the “Mangrove Trimming and Preservation Act.”
  
- Policy: 2.11.6      Within mangrove, seagrass and wetland areas, all piers, docks and walkways shall be constructed on pilings.
  
- Policy: 2.11.7      No pier, dock or walkway shall be located on submerged land which is vegetated with seagrasses except as is necessary to reach waters at a depth prescribed by the state Department of Environmental Protection. The docking terminus shall not be located over a seagrass bed.
  
- Policy: 2.11.8      Bulkheads and seawalls shall be permitted only to stabilize disturbed shorelines or to replace deteriorated existing bulkheads and seawalls. Riprap shall be placed at the toe of all replaced bulkheads and seawalls.



- Policy: 2.11.9                    No dredging or filling shall be permitted within mangrove and wetland areas or on seagrass beds in the Village unless project alternatives that would avoid mangrove, wetland and seagrass impacts are unavailable and sufficient mitigation is provided by the applicant to offset adverse impacts. For purposes of this policy, sufficient mitigation is as required by Sections 403.9321-403.9333 the “Mangrove Trimming and Preservation Act”. It is intended that all standards in these citations are to apply to all new development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, are not applicable.
- Policy: 2.11.10                  Drain fields for septic tanks shall not be permitted in mangrove and wetlands areas.
- Policy: 2.11.11                  Graywater discharge shall not be permitted in mangrove and wetlands areas except as may be required by the Loxahatchee River Environmental Control District (LRECD) and as permitted pursuant to Sections 403.9321-403.9333 the “Mangrove Trimming and Preservation Act”, and with Village approval.
- Policy: 2.11.12                  Require a buffer zone of native upland edge vegetation around mangrove and wetland areas to protect these areas from the impacts, including stormwater runoff, of adjacent development. The buffer zone shall consist of preserved native vegetation, including canopy, understory and ground cover. If there is no native vegetation on the site, a planted vegetative buffer shall be required. The buffer zone shall begin at the upland limit of any mangrove or wetland area, including the transitional vegetation zone, and shall be no less than twenty-five (25) feet in width at any point unless otherwise not achievable due to platting, right-of-way easements, utility easements, or existing access easements existing at the time of adoption of this comprehensive plan.
- Policy: 2.11.13                  The Village shall continue to implement the Wetlands Protection Section of the Palm Beach County Unified Land Development Code and shall continue to review and comment on wetland alteration applications being reviewed by other agencies to ensure that no activity results in the net loss of wetland values and functions. Ensure that the following steps are taken, in order, when assessing proposed activities that may result in wetlands impact: 1. Avoidance of wetland impacts, 2. Minimization of unavoidable wetlands impacts and 3. Compensation for wetland impacts through mitigation; Require, for any wetland that is degraded or destroyed, that mitigation be provided through the creation of new wetland habitat, through the restoration of degraded habitat, or through the enhancement of functions and values provided by existing habitat. Mitigation efforts that include creating new wetland habitat shall be designed, constructed, and maintained in a manner which will reflect the habitat being altered, degraded or destroyed; Designate appropriate and inappropriate uses





for wetlands, including the use of wetlands for wastewater treatment, to ensure that the functions and values of existing wetland systems are maintained or enhanced; do not allow activities that would diminish the functions and values of wetlands by altering the quantity or timing of water availability to existing wetlands or altering their water regimes; Require, when reviewing development activities adjacent to or within wetland areas, that a buffer zone of native vegetation, which may include canopy, understory and ground cover, as appropriate, be provided and maintained around all wetlands. The area requirements for the buffer zone shall be consistent with the Treasure Coast Strategic Regional Policy Plan; and support wetland creation, restoration, enhancement, and preservation and shall encourage public and private sector initiatives for these efforts.

Policy: 2.11.15 The Village shall conserve and protect wetlands by directing incompatible future land uses away from wetlands; or where incompatible uses are allowed, mitigation shall be a means to compensate for loss of wetlands functions and consistent with Policy 2.13.4 of this element.

Objective: 2.12.0 *The Village shall implement measures to identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites, and protect these natural resources from the impacts of development.*

Policy: 2.12.1 Require the evaluation and proper management of native wildlife and vegetative communities including endangered, threatened, and species of special concern by requiring that all proposed development sites of 5 acres or more, regardless of use, be surveyed by an ecologist, biologist or other similar professional for the presence of State and federally protected plant and animal species. Criteria for site surveys shall be specified in the Village’s land development regulations and are to be professionally accepted techniques for such surveys. Site surveys shall address the size and distribution of the native habitat, wildlife and listed species populations within a proposed development site, the feasibility and viability of on-site protection and management, whether the proposed development site includes a wildlife corridor, and the feasibility of maintaining the wildlife corridor. The survey shall also address the appropriateness of mitigation to an acceptable off-site location in the event that on-site mitigation is shown to be ineffective. Protection of any wildlife and protected plant and animal species found on the site and their habitat will be required as part of the overall development plan submitted for development approval.

Policy: 2.12.2 The Village shall request the assistance of the U.S. Fish and Wildlife Service, the Florida Game and Fresh Water Fish Commission, Florida Department of Environmental Protection, or other applicable state or

federal agency in the implementation of recovery programs for state and federally protected plant and animal species as part of the development plan for sites of 5 acres or more in size; or for sites less than 5 acres that are identified by state or federal agencies.

Policy: 2.12.3 For development on sites less than 5 acres, the Village’s land development regulations shall require the retention and use of native vegetation on-site to fulfill part of the landscaping requirements; require the protection of specimen trees (specimen trees shall be defined as those trees which have a diameter at breast height (dbh) of twelve inches or more); require the use of tree protection barriers during the time heavy construction equipment is used on-site for land clearing and delivery of building materials; and, require site development design using such techniques as clustering and locating driveways and roadways on the least environmental sensitive portion of the site.

Objective: 2.13.0 *The Village shall require the conservation and use of native plant species in the developed landscape and prohibit the spread of exotic nuisance species such as Australian pines, melaleuca, Brazilian pepper and other species as set forth on the most current list supplied by Palm Beach County.*

Policy: 2.13.1 The Village shall require the use of native plant species in the landscaping of new development projects and additions to existing projects and require the removal of exotic nuisance plants from the sites of new development.

Policy: 2.13.2 The Village shall maintain and distribute a recommended native plant list and other educational materials to increase public awareness of the need to utilize native plant species in the developed landscape and eliminate exotic nuisance plants from exiting developed areas.

Policy: 2.13.4 The Village shall maintain its program to plant native trees in public rights of-way and other public lands, whenever practical, thereby adding to the Village’s aesthetic appeal and providing habitat for urban wildlife.

Policy: 2.13.5 The Village shall develop programs on Village-owned or leased lands to eliminate exotic nuisance plant species.

Objective: 2.14.0 *The Village shall seek to reduce greenhouse gas emissions and conserve energy resources.*

Policy: 2.14.1 The Village shall promote mixed use development, defined as a mixture of residential and non-residential land uses in a design-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 and recreate in a walkable area, and to reduce automobile dependence and greenhouse gas emissions.

**Policy: 2.14.2** The Village shall encourage the implementation of low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by: locating building sites away from environmentally sensitive areas; promoting the preservation of natural resources; providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems); promoting energy conservation through design, landscaping and building techniques (i.e. solar power, increased tree canopies); promoting water conservation through landscaping and building design; ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials), and; considering the development of a Green Building Ordinance and a related LEED Certification Program for development and redevelopment, including the development of a Neighborhood Development Rating System that integrates the principles of smart growth, urbanism and green building into a national system for neighborhood design.

**Policy: 2.14.3** The Village shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include but not be the promotion of mixed use development that provides for a mixture of residential and non-residential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.

**Objective: 2.15.0** *The Village shall implement the Water Supply Facilities Work Plan to ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth the Village may experience.*

**Policy: 2.15.1** The Village shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Loxahatchee River Environmental Control District (LRECD), Palm Beach County, Martin County, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

**Policy: 2.15.2** The Village will cooperate with the LRECD to jointly develop methodologies and procedures for biannually updating estimates of

system demand and capacity and ensure that sufficient capacity to serve development exists.

- Policy: 2.15.3 If in the future there are issues associated with water supply, conservation or reuse the Village will immediately contact the LRECD to address the corresponding issue(s). In addition, the Village will follow adopted communication protocols with the LRECD communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.
- Policy: 2.15.4 The Village will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are *Energy Star* rated and *WaterSense* certified in all new and retrofitted residential projects.
- Policy: 2.15.5 The Village will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.
- Policy: 2.15.6 The Village will participate, when warranted, in the SFWMD's Water Savings Incentive Program (*WaterSIP*) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan.
- Policy: 2.15.7 The Village shall cooperate and comply with Palm Beach County's Wellfield Protection Ordinance for existing and future public water wells.
- Policy: 2.15.8 The Village shall seek funding to implement the recommendations of the Southeast Florida Regional Climate Change Compact to reduce the impact of Sea Level Rise (SLR) and salt water intrusion into the aquifer feeding Village's wells.
- Policy: 2.15.9 The Village shall seek ways to optimize the integrity of its recharge areas and minimize future degradation affecting water supply quality and quantity by limiting adverse usage, adding additional recharge areas, and/or alternate water supply areas.
- Policy: 2.15.10 The Village shall consider the recommendations of the Southeast Florida Regional Climate Change Compact to reduce the impact of Sea Level Rise (SLR) and salt water intrusion into the aquifers feeding Village's wells.



- Policy: 2.15.11      The Village shall consider conservation initiatives addressing sea level projections as adopted by the southeast Florida Regional Climate Change Compact.
- Policy: 2.15.12      The Village shall work to protect existing wellfields and water supplies, and plan for infrastructure replacement and wellfield relocation as needed in accordance with state rules, water policy, and in consideration of potential increased coastal flooding, sea level rise, saltwater intrusion, and other potential future climate change impacts.
- Policy: 2.15.14      The Village, in cooperation with the United States Geological Survey (USGS) and the SFWMD, shall establish source-water (wellfield) monitoring and protection programs.
- Policy: 2.15.15      The Village shall protect the Surficial Aquifer System by controlling land uses and preventing any use that might contaminate or reduce the quality level of the aquifers.
- Policy: 2.15.16      To further protect and conserve the Surficial Aquifer, and protect against sea level rise and future climate change impacts, the Village shall seek funding for studies to research enhancing aquifer recharge and investigate utilization of alternative water resources to supplement and broaden the Village’s future water supply sources. These potential sources include but are not limited to, Aquifer Storage and Recovery (ASR), desalination, capture and storage of excess storm water, appropriately treated reclaimed water, and other technologies addressed in the 2018 Lower East Coast Water Supply Plan Update of the SFWMD.
- Policy: 2.15.17      The Village shall continue to enforce the land development regulations that require a minimum of fifty (50) percent of all required trees to be native vegetation and twenty-five (25) percent of all other required plants to be native vegetation species to satisfy landscaping requirements as a condition of development or permit approval.
- Policy: 2.15.18      The Village shall maintain and seek to expand the Village's inventory of green permeable open space so as to provide maximum area for shallow aquifer recharge and Stormwater filtration/percolation, oxygen production, visual buffer and wildlife habitat. This shall be accomplished through implementation of land development regulations, additional parks and open space.
- Policy: 2.15.19      The Village shall implement land clearance regulations requiring the removal of invasive exotics plants and the preservation and reestablishment of native vegetative communities to the greatest extent practicable, considering climate adaption needs and strategies for assisting in natural migration, thereby enhancing wildlife habitat.



- Policy: 2.15.20      The Village shall ~~consider~~ implement strategies to address the climate adaptation needs of native plants and animal species.
- Policy: 2.15.21      The Village shall implement strategies to promote species diversity, the planting of native landscapes, and sustainable urban forest landscape practices in order to protect the health and resiliency of our natural resources from the impacts of climate change.
- Policy: 2.15.22      The Village shall coordinate with Palm Beach County to assess the vulnerability of specific species, habitats, landscapes, and ecosystem functions that may be sensitive to climate change and develop coping strategies and contingency plans for their adaptation, such as identifying habitats that may be viable during climate disturbances and could potentially serve to give refuge to and sustain at-risk species.
- Objective: 2.16.0      The Village shall work locally and cooperate regionally to improve energy conservation, reduce greenhouse gas (GHG) emissions from government operations and the community, and work to minimize air quality and ecosystem impacts in order to reduce the carbon footprint ~~by~~ and enhance economic and community resiliency.*
- Policy: 2.16.1      The Village shall identify specific strategies to guide energy efficiency accounting for Public Facilities.





# COMPREHENSIVE PLAN

POLICY DOCUMENT

*Goals, Objectives,  
& Policies*

## RECREATION & OPEN SPACE ELEMENT

## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### RECREATION AND OPEN SPACE ELEMENT

- Goal: 1.0.0** *The development of a sustainable recreation and open space system that adequately provides for the current and projected recreational needs of the Village and enhances its built and natural environment by providing active and passive recreation opportunities.*
- Objective: 1.1.0** *Maintain community and neighborhood parks and facilities meeting the current and future needs of all age groups in Tequesta.*
- Policy: 1.1.1** Provide recreation facilities which offer sufficient choice and variety for all age groups.
- Policy: 1.1.2** Continue the implementation of recreation programs for Tequesta Park that complement and enhance the use of the Village’s recreational facility assets, with periodic evaluations of how these programs are meeting the recreation needs of the Village.
- Objective: 1.2.0** *As part of the development approval process, require that recreation areas be provided as a part of the development, or accept a recreation fee in lieu of land, where and when appropriate, in order to maintain a sustainable recreation system for the community.*
- Policy: 1.2.1** The Village shall continue to zone all properties utilized or targeted for recreation and open space purposes as R/OP, Recreation/Open Space.
- Objective: 1.3.0** *Continue to coordinate development which allows safe and easy access to recreational facilities outside and within the Village’s corporate limits in a manner that is consistent with the Transportation Element of this Plan and the Village of Tequesta Capital Improvement Program.*
- Policy: 1.3.1** The Village should provide for safe access to recreation areas by making road improvements and pathway improvements compatible with surrounding development patterns and consistent with the Village Capital Improvement Program and Transportation Element.
- Policy: 1.3.2** Existing roads and thoroughfares should be considered as primary locations for the accommodation of bicycle traffic when they lead to the Village’s park and recreation facilities and encourage bicycle paths in the parks.
- Policy: 1.3.3** Obtain easements or use road rights-of-way for bicycle and pedestrian paths well in advance of development where they are desired consistent with Complete Street principles.



Policy: 1.3.4 In providing pathways with safe access to recreational areas, the Village should coordinate this activity with surrounding involved governments by reviewing Comprehensive Plans and Capital Improvement Programs of adjacent governments as part of the annual budgetary process.

Objective: 1.4.0 *Continue to expand recreational facilities with the growth of the Village to meet the needs of the residents and Level of Service Standards.*

Policy: 1.4.1 Preserve currently allocated recreational areas within the Village by zoning those parcels and properties R/OP, Recreation/Open Space district.

Policy: 1.4.2 Strive to meet minimum standards for recreation open space, service areas, and facilities as established in the Policy 1.4.5 of this Element.

Policy: 1.4.3 Encourage the use of private recreation facilities within the Village and work cooperatively with the private sector to provide public recreation areas in future developments as part of the site plan review process.

Policy: 1.4.4 Through cooperative arrangements, encourage the use of existing school and publicly owned recreation facilities in the North County area to meet the recreation needs of Village residents.

Policy: 1.4.5 The following Level of Service Standards, shall apply to recreation and open space facilities within the Village of Tequesta.

Classification Area/Activity	Standard (Unit/Population)
Neighborhood Parks	2 acres/1,000
Community Parks	2 acres/1,000

Policy: 1.4.6 The Village shall continue maintaining and enforcing landscaping regulations which establish landscaping and open space definitions, standards and regulations consistent with Florida Friendly Landscaping requirements.

Policy: 1.4.7 The Village should continue to work cooperatively with the Federal Government and Palm Beach County to direct the development of the Coast Guard property north of CR 707 for future recreation/open space, culture/civic and/or other appropriate public use. Since there is similar federally owned property south to CR 707 within the corporate limits of the Town of Jupiter, the Village should investigate coordination with their work toward similar development of the entire area.



- Objective: 1.5.0*      *Consider utilizing methods of obtaining additional land to increase the community and neighborhood recreational facilities within the corporate limits of Tequesta when necessary.*
- Policy: 1.5.1      Establish methods for the use of and/or purchase of privately owned lands suitable for recreation in order to increase the existing inventory of recreation areas and open space facilities.
- Policy: 1.5.2.      The Village shall consider seeking land donations from property owners and financial contributions from the private sector for the development of recreational opportunities.
- Policy: 1.5.3      The Village shall coordinate ways and means for private developers to provide public recreation facilities within their developments.
- Policy: 1.5.4.      The Village shall encourage co-sponsorship of recreational and cultural events, such as races, greenmarkets, festivals and athletic events, using Village facilities as a location for these events.
- Objective: 1.6.0*      *Continue to receive and consider citizen input in determining recreational needs of the community.*
- Policy: 1.6.1      Encourage citizen participation in determining recreation facility needs for the various existing and future neighborhood recreation developments by adhering to the public participation procedures established by this Plan.
- Policy: 1.6.2      Maintain citizen input in the planning of additional recreational facilities within the Village by adhering to the public participation procedures established by this Plan.
- Objective: 1.7.0*      *Encourage the protection and supplementation of the existing tree canopy, a vital community and environmental asset, in order to sustain the resource and maintain the environmental benefits provided by mature tree canopies.*
- Policy: 1.7.1      Consider acquiring and preserving open space lands for purposes of recreation, habitat protection and enhancement.
- Policy: 1.7.2      Consider the community's street trees as infrastructure and strive to preserve and protect these trees as a community and private property asset.
- Policy: 1.7.3      The Village shall encourage Tree and Landscape Ordinances to support sustainable development principles of tree preservation as a key element in retention and provision of plant materials and minimize impact to the existing site resources.



Policy: 1.7.4 The Village shall support Public/Private beautification efforts on public property and encourage private maintenance agreements.

Objective: 1.8.0 *Coordinate with the Southeast Florida Regional Greenways and Trails Plan, the Village’s greenway and trail initiatives throughout its geographical boundary and along its waterfront areas,*

Policy: 1.8.1 Consider adopting Southeast Florida Regional Greenways and Trails Plan to coordinate the development of a future greenways and trails network within the Village that connects to County trails and facilities.

Policy: 1.8.2 Seek funding opportunities for acquisition, development and maintenance of sites for greenway corridors.

Policy: 1.8.3 Utilize future park and open space acquisition opportunities to connect the Village’s existing park and open space into a coordinated greenway and trail system



A group of firefighters in dark blue uniforms are holding a red banner with a circular logo that reads "TEQUESTA FLORIDA FIRE-RESCUE". They are standing in front of a yellow and white fire truck with "TEQUESTA" written on the front. The background shows a building with a clock and a blue sky. The entire image is overlaid with a semi-transparent blue geometric pattern.

# COMPREHENSIVE PLAN

POLICY DOCUMENT  
*Goals, Objectives,  
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# INTERGOVERNMENTAL COORDINATION ELEMENT

## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### INTERGOVERNMENTAL COORDINATION ELEMENT

**Goal: 1.0.0** *Coordinate with other governmental entities for the purpose of maintaining a sustainable high quality of life for the residents of Tequesta and achieving mutually beneficial goals.*

**Objective: 1.1.0** *The Village of Tequesta shall participate in intergovernmental coordination processes with neighboring municipalities, Palm Beach County, Martin County, the Palm Beach County School Board, and other agencies charged with planning and review activities to ensure that full consideration is given to the extra-jurisdictional impacts of proposed Comprehensive Plan amendments and development requests, and that such impacts are appropriately mitigated and addressed.*

**Policy: 1.1.1** The Village of Tequesta shall identify those development activities which affect other jurisdictions and evaluate the impacts of such activities at the time of development and as part of the site plan review process. Conversely, the Village of Tequesta shall coordinate with adjacent local governments to ensure that they consider the impacts of development occurring within their boundaries on the Village of Tequesta and ensure that these impacts are adequately considered and addressed.

**Policy: 1.1.2** The Village of Tequesta shall recognize that planning and zoning initiated by the Village can have diverse effects on neighboring jurisdictions and develop procedures by which such external effects can be addressed as part of the site plan review process established in the Village Zoning Code. Conversely, the Village of Tequesta shall recognize that planning and zoning initiated by surrounding jurisdictions may affect the Village and urge these jurisdictions to address these external effects through the appropriate development review procedures and mechanisms.

**Policy: 1.1.3** The Village of Tequesta shall coordinate its Comprehensive Plans, land development regulations, and planning programs with the plans and programs of surrounding jurisdictions, including Martin County, to provide for greater compatibility and the achievement of mutually beneficial goals.

**Policy: 1.1.4** The Village of Tequesta shall continue to participate in the Intergovernmental Planning and Review Committee (IPARC) process with its fellow municipalities, County, School Board, South Florida Water Management District and various special districts that opt to participate in order to implement a countywide intergovernmental coordination program for reviewing proposed changes to



comprehensive plans of adjacent local governments and the plans of other units of local government providing services but not having regulatory authority over the use of land.

- Policy: 1.1.5      The Village of Tequesta shall continue to participate in the “Multi-Jurisdictional Issues Coordination Forum Interlocal Agreement” with its fellow cities, County, School Board, South Florida Water Management District and various special districts that opt to participate in order to implement a multi-jurisdictional issues forum to facilitate the identification and possible resolution of countywide issues by providing a vehicle for consensus building through the joint research and discussion of issues.
- Policy: 1.1.6      Although there are no schools that are part of the State University system located or planned to be located in the Village of Tequesta at present, in the event that such a school is located in the Village in the future, the Village shall coordinate with the school regarding the development of campus master plans or amendments thereto, in accordance with Section 240.155, F.S.
- Policy: 1.1.7      The Village of Tequesta shall coordinate with agencies charged with planning and/or review responsibilities at all levels of government in order to address issues of mutual concern and achieve mutually beneficial goals.
- Policy: 1.1.8      The Village of Tequesta shall communicate with adjacent jurisdictions regarding projected impacts of new developments, redevelopment and changes in local government.
- Policy: 1.1.9      The Village of Tequesta shall respond in a prompt and thorough manner to review and comment requests from other governments and agencies.
- Policy: 1.1.10     The Village of Tequesta shall coordinate with other government entities and agencies including the Town of Jupiter, Jupiter Inlet Colony, Martin and Palm Beach Counties, the Palm Beach County School Board, the Treasure Coast Regional Planning Agency, and the State by reviewing their comprehensive plans, proposed amendments, and/or other planning documents.
- Policy: 1.1.11     The Village of Tequesta shall coordinate the Comprehensive Plan with the Treasure Coast Strategic Regional Policy Plan and utilize the Treasure Coast Regional Planning Council dispute resolution process to resolve conflicts with other local governments, regional agencies, and private interests on planning and growth management issues.



- Policy: 1.1.12      The Village of Tequesta shall notify potentially affected entities, jurisdictions and/or service providers of actions that may create an impact on public facilities and services in other jurisdictions.
  
- Policy: 1.1.13      The Village of Tequesta shall enter into interlocal agreements with neighboring entities, jurisdictions and/or service providers in order to address how the cost for impacts to public facilities and services will be borne, and by whom, when the impacts are imposed upon other entities, jurisdictions and/or service providers. Interlocal-Agreements and the IPARC Process will be used to identify and implement joint planning areas, when deemed to be appropriate.
  
- Objective: 1.2.0      To consider strengthening existing interlocal mechanisms which provide a means of discussing and implementing sea level rise, social, environmental and service programs for mutual benefit.*
  
- Policy: 1.2.1      The Village of Tequesta shall and cooperate with area wide organizations as the Loxahatchee River Environmental Control District, the Palm Beach County League of Cities, Inc., and the Countywide Intergovernmental Coordination Program.
  
- Policy: 1.2.2      The Village of Tequesta shall cooperate with agencies and municipalities serving to protect the resources of the Indian River Lagoon Aquatic Preserve (Intracoastal Waterway) by actively coordinating with the development of estuarine policies that shall be, at a minimum, consistent with present management plans through coordination with agencies including, but not limited to, Jupiter Inlet District and Martin County.
  
- Policy: 1.2.3      The Village of Tequesta shall continue to participate as a cooperative and coordinating partner in the Palm Beach County National Pollutant Discharge Elimination System Program.
  
- Objective: 1.3.0      To continuously develop alternative mechanisms, strategies and methods for obtaining funds through intergovernmental coordination.*
  
- Policy: 1.3.1      The Village of Tequesta shall ensure that opportunities for acquiring funding or other forms of assistance through intergovernmental relations with municipalities, Palm Beach County, Martin County, the State, and/or the federal government are fully explored.
  
- Policy: 1.3.2      The Village of Tequesta shall direct or indirect contact should be maintained with federal, state and local agencies in order to monitor opportunities for grant and funding opportunities.
  
- Objective: 1.4.0      To maintain high standards in the execution of service agreements by reviewing all agreements prior to renewal to assure that all terms of*



*the service agreement have been met. If the terms have not been met, adjust the agreements through negotiation.*

Policy: 1.4.1 The Village of Tequesta shall assess the impacts of rezoning, annexation, and development activities on interlocal agreements which exist between the Village and other jurisdictions to determine any effects on the ability to provide the services which are the subject of the agreements.

Objective: 1.5.0 *To coordinate with other agencies having maintenance and/or operational responsibility of facilities within and affecting the Village in the establishment of Level of Service standards for such facilities.*

Policy: 1.5.1 On an ongoing basis, the Village of Tequesta shall evaluate the Level of Service standards for facilities within the Village operated by Palm Beach County, the Loxahatchee River Environmental Control District, the Florida Department of Transportation, neighboring jurisdictions, and other service providers to determine the compatibility of these standards with the Village’s planning efforts.

Policy: 1.5.2 The Village of Tequesta shall coordinate the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, the State Comprehensive Plan, and the South Florida Water Management District’s Regional Water Supply Plan.

Policy: 1.5.3 The Village of Tequesta shall continue to coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Loxahatchee River Environmental Control District, Palm Beach County, Martin County, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

Objective: 1.6.0 *To coordinate with the appropriate State and federal agencies having locational, maintenance and operational responsibilities in the designation of new dredge spoil disposal sites, if any are to be located within the limits of Tequesta in the future.*

Policy: 1.6.1 The Village of Tequesta shall work cooperatively with appropriate State and federal agencies in providing for the identification of dredge spoil disposal sites.

Policy: 1.6.2 If a conflict arises between the Village of Tequesta and an agency with locational maintenance and operational responsibility seeking a dredge spoil disposal site, the conflict shall be resolved through the Coastal



Resources Interagency Management Committee’s dispute resolution process.

*Objective 1.7.0*      *Adopt and implement strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of sea level rise, changes in rainfall patterns, and extreme weather events.*

Policy: 1.7.1      The Village of Tequesta shall consider coordinating with Palm Beach County, other agencies, local governments, and the private sector to develop initiatives and goals to address sea level rise and other changes.

Policy: 1.7.2      The Village of Tequesta shall coordinate with Palm Beach County to integrate consideration of sea level rise, climate change impacts, and adaptation and mitigation strategies, into existing and future system-wide planning, operations, policies, and programs.

Policy: 1.7.3      The Village of Tequesta shall support Palm Beach County’s participation in the Southeast Florida Regional Climate Change Initiative through a four county Compact. The County shall collaborate to increase regional resilience by sharing technical expertise, participating in annual summits, assessing regional vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.

Policy: 1.7.4      The Village of Tequesta shall consider coordinating with the Loxahatchee River Environmental Control District and other applicable agencies regarding sea level rise adaptation and mitigation measures and shall provide technical support to the extent practical.



# COMPREHENSIVE PLAN

POLICY DOCUMENT  
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& Policies*

# COASTAL MANAGEMENT ELEMENT

## VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

### COASTAL MANAGEMENT ELEMENT

**Goal: 1.0.0** *Protect, conserve and enhance coastal resources while providing for water-dependent land uses in a manner consistent with the general health, safety and welfare of Village residents and visitors.*

**Objective: 1.1.0** *Protect and enhance coastal and estuarine environmental quality and other natural resources by maintaining specific ordinances or revising existing code provisions related to water quality, shoreline stabilization, wetland preservation and wildlife and habitat protection.*

**Policy: 1.1.1** The Village shall cooperate with agencies and municipalities serving to protect the resources of the Loxahatchee River and Indian River Lagoon Aquatic Preserve by actively participating in the development of estuarine policies that are consistent with present management.

**Policy: 1.1.2** Preserve all existing wetland areas identified on the Coastal Management/Conservation Map by adopting regulations that require the protection of existing, native wetland vegetation buffers adjacent to the Loxahatchee River and Indian River Lagoon. Exceptions shall be provided for water-dependent and water-related land uses that have been determined to be consistent with management plans for these estuaries or when modification of said wetlands is necessary for the continued health, safety and welfare of the public.

**Objective: 1.2.0** *The Village shall continue to provide for the protection of estuarine water quality and resources in its Code of Ordinances.*

**Policy: 1.2.1** The Village shall continue to restrict urban stormwater run-off from entering the Loxahatchee River and Indian River Lagoon estuaries and maintain its landscape regulations to promote vegetative filtering of stormwater pollutants.

**Policy: 1.2.2** The Village shall cooperate with the Palm Beach County Health Department and Department of Environmental Resource Management to continue to monitor water quality at sampling stations located within the Village and shall continue to incorporate substantiated water quality controls (e.g. drainage) into the development review process to ensure that future development in the coastal area does not contribute to the degradation of estuarine water quality.



*Objective: 1.3.0      The Village shall continue to preserve and protect existing coastal resources while providing for future water-dependent and water-related land uses by implementing the Policies below.*

Policy: 1.3.1      The Village shall continue to maintain beach and beach access requirements as a component of its adopted Level of Service Standard for recreation and open space, and associated concurrency requirements.

Policy: 1.3.2      The Village shall preserve and protect existing sea grass areas as a vital food source for manatees and a nursery for estuarine species by prohibiting dredging and filling activities in or near these areas except where expressly provided for in the development of water-dependent land uses or where it is necessary for the general health, safety and welfare of the public.

Policy: 1.3.3      The Village, through its land development regulations and continued compliance with and adherence to the Palm Beach County Boat Facilities Siting Plan, shall ensure that marinas are sited to minimize impacts on coastal and estuarine resources.

Policy: 1.3.4      The Village shall regulate the siting of marinas through the Palm Beach County Boat Facilities Siting Plan, which addresses land use support, compatibility, availability of upland support services, hurricane contingency planning, protection of water quality, water depth, environmental disruptions and mitigation actions, availability of public use and economic needs and feasibility.

*Objective: 1.4.0      Continue to coordinate with the Jupiter Inlet District to achieve adequate beach renourishment to the south of the Jupiter Inlet; otherwise continue to protect the beach and dune system.*

Policy: 1.4.1      Continue to coordinate with the Jupiter Inlet District to ensure adequate renourishment of the beach area south of Jupiter Inlet and continue to support County efforts to implement the U.S. Army Corps of Engineers plan of providing additional sand pumping capability by implementing a coordinated, multi-jurisdictional plan in cooperation with the Council of Governments, Jupiter Inlet District, Palm Beach County, and the Corps of Engineers.

Policy: 1.4.2      Continue to use land use controls to prevent construction that adversely impacts the dune and its vegetation system.



- Objective: 1.5.0*      *The Village shall continue to avoid increases in infrastructure capacity that promote population growth and additional development beyond that currently provided for in the Comprehensive Plan in the Coastal High Hazard Area unless public safety so requires. The Village has shall defined its coastal high hazard area as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area shall be shown on the Future Land Use Map series (Category 1 and higher surge areas, Figure 10-1).*
- Policy:1.5.1      The Village shall review and appropriately address any infrastructure capacity increase that would induce and subsidize development in the Coastal High Hazard Area beyond that currently provided for in the Comprehensive Plan.
- Policy: 1.5.2      The Village Floodplain Administrator shall not amend the Comprehensive Plan and Future Land Use Map to increase the maximum allowed densities and intensities on lands within the Coastal High Hazard Area.
- Objective: 1.6.0*      *The Village shall require dedication of public access easements to those privately-owned shoreline areas that receive public funds for beach renourishment and shoreline stabilization projects.*
- Policy: 1.6.1      The Village shall continue to work with Palm Beach County to maintain general public parking and access via the Coral Cove Park.
- Policy: 1.6.2      The Village shall continue to coordinate with Palm Beach County in the operation, maintenance and development of plans for Coral Cove Park.
- Goal: 2.0.0**      ***To preserve and enhance the significant natural features in Tequesta.***
- Objective: 2.1.0*      *The Village shall continue to review and analyze its internal drainage system to evaluate its effectiveness in reducing urban stormwater pollutants from entering the estuaries and groundwater within its jurisdiction.*
- Policy: 2.1.1      The Village shall continue to review development plans in order to require on-site detention of a substantial portion of stormwater, in coordination with the South Florida Water Management District.





- Policy: 2.1.2            The Village shall continue to utilize its development review procedures to reduce non-point source pollutant loading to the Loxahatchee River and Indian River Lagoon Aquatic Preserve in accordance with its NPDES Permit and review its current drainage system in terms of design criteria established by the South Florida Water Management District.
  
- Objective: 2.2.0        The Village shall maintain provisions for the protection of existing native vegetative communities and wildlife habitats in its Code of Ordinances.*
  
- Policy: 2.2.1            Continue to review all development applications in the context of the pervious cover and landscaping provisions of the development code; be particularly diligent in the review of any coastal area projects such as any development in mangrove areas.
  
- Policy: 2.2.2            Work with Palm Beach County and State park officials to assure that any park improvements are sensitive to the mangrove and other vegetative/wildlife/marine habitats.
  
- Policy: 2.2.3            The Village shall support the U.S. Department of Interior, Bureau of Land Management/ Palm Beach County Environmental Resource Management Department Land Stewardship Memorandum of Understanding to provide for joint management of the Jupiter Inlet Lighthouse Outstanding Natural Area (ONA). The Village shall support preservation of native plant and animal species on Eco-Site #61, a 49.9-acre parcel located east of US-1 and north of County Road 707 (Beach Road), which is the northern portion of the ONA, as a component of this effort.
  
- Policy: 2.2.4            The Village shall maintain its landscape regulations to require the removal of exotic species on the beach and dunes during renourishment, stabilization or revegetation projects and the substitute replanting of native dune and beach vegetation.
  
- Policy: 2.2.5            In the event that publicly-owned spoil islands are located within the Village in the future, they will be designated as “Conservation” on the Future Land Use Map to ensure their future as protected wildlife habitats.
  
- Policy: 2.2.6            The Village shall continue to coordinate with Palm Beach County, coastal municipalities and the marina industry to implement a manatee protection program.

- Policy: 2.2.7            The Village shall continue to participate in Palm Beach County’s manatee protection program.
- Policy: 2.2.8            The Village shall continue to participate in Palm Beach County’s sea turtle protection program.
- Goal: 3.0.0            *The protection of preservation areas to the maximum degree possible, while continuing to recognize and respect private property rights.***
- Objective: 3.1.0        The Village shall avoid or minimize adverse impacts upon coastal mangrove systems that might result from public works activities such as transportation, mosquito control, and drainage activities.*
- Policy: 3.1.1            The Village shall continue to prohibit the public expenditure of funds that will adversely affect existing mangrove areas or sea grass.
- Objective: 3.2.0        The Village shall expressly prohibit new construction seaward of the coastal construction setback line or in an area that would threaten the stability of either the primary dune or the beach itself, except as may be approved by the state.*
- Policy: 3.2.1            The Village shall prohibit new construction seaward of the coastal construction setback line and modification to the existing dune system, except as may be approved by the state. All access from upland areas to the beach will be by way of dune walkover.
- Objective: 3.3.0        The Village shall maintain its landscape regulations to require the use of native vegetation for dune stabilization.*
- Policy: 3.3.1            In areas where beaches and dunes are being eroded, the Village should encourage a multi-jurisdictional approach to stabilization and restoration projects as appropriate.
- Policy: 3.3.2            Where appropriate, previously disturbed indigenous vegetation areas should be renourished and replanted.
- Policy: 3.3.3            The Village shall maintain its landscape regulations to encourage the removal of exotic vegetative species and the substitute replanting of native species.
- Policy: 3.3.4            The Village shall continue implementing Florida Friendly Landscaping principles and identify which non-native plants might be appropriate for landscaping use in the Village.





- Objective: 3.4.0**      *The Village shall support programs that will ensure adequate access to public beaches while maintaining dune stability.*
- Policy: 3.4.1**      When appropriate, the Village should utilize innovative techniques to provide proper access to beaches while protecting the future integrity of the dune system.
- Objective: 3.5.0**      *The Village shall prohibit all private motor vehicles from driving on the beach and dune. An exception shall be provided for emergency vehicles and those associated with beach restoration and cleanup, provided that the latter are restricted to the area adjacent to the mean high-water line and meet the specific provisions of the Palm Beach County Sea Turtle Protection Ordinance.*
- Policy: 3.5.1**      Village ordinances and regulations should delineate which motorized vehicles are to be prohibited from driving on the primary dunes.
- Goal: 4.0.0**      ***The complete consideration of identified use limitations in future coastal zone planning and management decisions by the Village.***
- Objective: 4.1.0**      *The Village will continue to prohibit the disturbance of the sensitive sea grass beds and productive mangrove and high marsh areas adjacent and within the Indian River Lagoon Aquatic Preserve, except when necessary for the continued health, safety and welfare of the public.*
- Policy: 4.1.1**      The Village shall continue to require a twenty-five (25) foot landscape buffer zone along the Indian River Lagoon Aquatic Preserve in accordance with its participation in the Palm Beach County Mangrove Protection Program.
- Objective: 4.2.0**      The Village shall limit development, redevelopment, and infrastructure in the coastal high-hazard area in accordance with statutory requirements.
- Policy: 4.2.1**      The Village should keep abreast of federal requirements to assure residents’ eligibility for flood insurance.
- Policy: 4.2.2**      The Village should carefully scrutinize all developments in flood zone areas as part of the planning and review process.
- Policy: 4.2.3**      The relocation, mitigation or replacement of infrastructure within the coastal high hazard area shall be prioritized as follows when State funding is anticipated to be needed: 1. When the general health, safety

and welfare of the community is directly impacted; 2. When the general health, safety and welfare is not directly impacted, mitigation of infrastructure can be considered, while relocation of infrastructure shall be given the lowest priorities.

**Goal: 5.0.0**      ***Protect human life and limit public expenditures in areas subject to destruction by natural disasters.***

**Objective: 5.1.0**      *The Village shall limit public expenditures that subsidize development in coastal high-hazard areas, except for restoration or enhancement of natural resources.*

**Policy: 5.1.1**      The Village shall discourage the expenditure of public funds in the coastal high-hazard area, unless funds are to be used to upgrade existing facilities or infrastructure, or to replace damaged infrastructure.

**Policy: 5.1.2**      The Village shall continue to identify areas needing redevelopment, including the elimination of unsafe conditions and inappropriate uses, in the coastal high hazard area.

**Policy: 5.1.3**      The Village Floodplain Administrator shall periodically review existing coastal construction regulations to determine the need for revisions based on natural disaster mitigation techniques formulated by State and County agencies and the Village post-disaster redevelopment plan, as it may be amended from time to time.

**Objective: 5.2.0**      *The Village shall maintain hurricane evacuation procedures that will maintain or reduce hurricane evacuation times.*

**Policy: 5.2.1**      The Village shall periodically review hurricane evacuation methods and keep abreast of procedures regarding integration into the regional evacuation plan.

**Policy: 5.2.2**      The Village shall consider hurricane contingency planning as a component of the marina siting criteria and procedures referenced in Policy 1.3.3 of this Element.

**Objective: 5.3.0**      *The Village shall provide for post-disaster redevelopment plans which reduce or eliminate the exposure of human life and public and private property to natural hazards.*





- Policy: 5.3.1      The Village shall distinguish between immediate repair and clean up actions needed to protect public health and safety and long term repair and redevelopment activities by abiding by the following criteria and procedures: 1. Mobilize Village crews, contractors, and appropriate entities to assess and re-activate essential services (e.g. power, water, sewer, roads, cable, telephone, etc.) as part of the immediate repair and clean-up activities; 2. Issue press release to establish a hotline for impacted residents and businesses to assess post-disaster damages and send out “Disaster Relief Information Forms” directly to residents and businesses to help assess same; 3. Cooperate and coordinate with FEMA, DCA, and the PBC Department of Public Safety Division of Emergency Management to perform on-site inspection of damages; 4. Based on the previous activities perform the final repair and redevelopment of damaged facilities and; 5. The Village shall seek post-disaster redevelopment funds to offset local costs of post-disaster redevelopment activities.
  
- Policy: 5.3.2      The Village shall provide for removal, relocation, or structural modification of damaged infrastructure, as determined appropriate by the Village, but consistent with federal funding provisions and unsafe conditions. Priority shall be given to immediate clean-up actions and replacement service, and maintenance of infrastructure in the coastal high-hazard area, including but not limited to, roadways, drainage and utilities.
  
- Policy: 5.3.3      The Village shall restrict redevelopment in the coastal high-hazard area as part of a post-disaster redevelopment plan and discourage the expenditure of public funds for the construction of new facilities and infrastructure. Where possible, economical and feasible, further, the Village shall relocate public infrastructure and facilities outside of the coastal high-hazard area where feasible, appropriate, and economical.
  
- Objective: 5.4.0      The Village shall protect and preserve historic resources by establishing an archaeological and historic resource review procedure in the Village Code of Ordinances.*
  
- Policy: 5.4.1      The Village shall prohibit development and/or redevelopment of sites that may be determined to have archaeological or historic significance by amending the Village development codes to provide for a review process by State and local agencies and, if appropriate, the requirement to conform to a preservation plan.

- Goal: 6.0.0** *Continue to provide for the sustainable use of the natural resources of the Village, ensure that adequate services are available to serve Village residents and the public to the coastal area, and support sea level rise mitigation strategies.*
- Objective: 6.1.0** *The Village shall consider investigating and adopt and implement appropriate and cost-effective strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, sea level rise, changes in rainfall patterns, and extreme weather events.*
- Policy: 6.1.1** The Village shall utilize best practices and initiate mitigation strategies to reduce the risk of flooding in coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and shall consider the related impacts of sea level rise. [Section 163.3178, F.S (Chapter 2015-69, Section 1)]
- Policy: 6.1.2** The Village shall collaborate with Palm Beach County to increase regional resilience by sharing technical expertise, participating in annual summits, assessing local vulnerabilities, advancing agreed-upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.
- Policy: 6.1.3** The Village shall consider coordinating with Palm Beach County, other local governments, federal, state and regional agencies and private sector to develop initiatives and goals to address sea level rise.
- Policy: 6.1.4** The Village shall consider the feasibility of the use of Adaptation Action Areas as provided by Section 163.3177(6)(g)(10), Florida Statutes, to identify areas vulnerable to coastal storm surge and sea level rise impacts.
- Policy: 6.1.5** The Village of Tequesta shall conduct a study to implement sea level adaptation and mitigation measures to the extent practical.
- Policy: 6.1.6** The Village of Tequesta shall consider coordinating with Palm Beach County to integrate consideration of sea level impacts, and adaptation and mitigation strategies, into existing and future system-wide planning, operations, policies, and programs.
- Policy: 6.1.7** The Village shall evaluate opportunities to protect coastal investments and infrastructure, as necessary and feasible, from the impacts of climate change. Specifically, the Village shall maintain shoreline protection and erosion control by:





- a) Continuing the appropriate use of beach nourishment and sand bypassing;
- b) Facilitating the installation and maintenance of native beach dune vegetation along appropriate areas of beach;
- c) Considering hard structures, such as seawalls, only when alternative options are unavailable.

Policy: 6.1.8 The Village shall continue the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as encouraging compact residential development, providing incentives for mixed use and redevelopment that maximize internal trip capture, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

Policy: 6.1.9 The Village shall implement strategies for adaptation to climate change impacts, especially sea level rise, is incorporated into the planning, siting, construction, replacement and maintenance of public infrastructure in a manner that is cost-effective and that maximizes the use of the infrastructure throughout its expected life span.

Policy: 6.1.10 The Village shall make the practice of adapting the built environment to the impacts of climate change an integral component of all planning and capital improvement processes.

*Objective: 6.2.0 The Village shall continue and enhance its participation in programs that reduce flood insurance premiums for residents including but not limited to then National Flood Insurance Program’s Community Rating System.*

Policy: 6.2.1 The Village will continue its participation in the National Flood Insurance Program’s Community Rating System, and strive to improve its score, resulting in reductions in flood risk and insurance premiums for residents.

Policy: 6.2.2 The Village shall prioritize public outreach and education to residents and the business and development community on the importance and benefits of mitigating flood risk, and how the Village’s participation in these efforts results in reduced flood insurance premiums.

- Objective 6.3.0: To adopt principles and strategies and implement engineering solutions to address the impact of climate change and sea level rise and to reduce flood risk in affected coastal areas.*
- Policy 6.3.1.: To protect coastal infrastructure, public and private property from the impacts of climate change and sea level rise.
- Policy 6.3.2.: The Village shall seek funding from studies and infrastructure improvements to implement engineering solutions that reduce flood risk in the coastal zone.





COMPREHENSIVE  
PLAN

POLICY DOCUMENT

*Goals, Objectives,  
& Policies*

Tequesta  
Municipal  
Complex

**CAPITAL  
IMPROVEMENT  
ELEMENT**

# VILLAGE OF TEQUESTA COMPREHENSIVE PLAN

## CAPITAL IMPROVEMENTS ELEMENT

**Goal: 1.0.0** *Undertake actions necessary to: (1) keep present public facilities in good condition; (2) accommodate new sustainable development and redevelopment; (3) maximize the use of existing facilities and promote orderly sustainable municipal growth, and; (4) achieve adopted Level of Service Standards. Further, decisions to finance public facilities improvements shall be based upon the use of sound fiscal policy oriented to minimizing Village debt service liabilities.*

**Objective: 1.1.0** *Capital Improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; and/or (3) address consideration of sea level rise impacts.*

**Policy: 1.1.1** The Village shall include all projects identified in the policies of the various elements of this Comprehensive Plan as capital improvements projects for inclusion within the 5-Year Schedule of Improvements. Provision of capital improvements so defined shall be implemented through procedures outlined in policies 1.1.2 – 1.1.4 and 1.4.1 – 1.4.4 of this Element. A capital improvements project is defined to include land and/or improvements, plus any studies oriented to defining the initial need for land and/or facilities.

**Policy: 1.1.2** The Village shall, as a matter of priority, schedule for funding any capital improvement projects in the 5-Year Capital Improvement Schedule (CIS) which are designed to correct existing public facility deficiencies, and or that are needed to maintain or meet adopted Level of Service Standards. In addition, the CIS shall list projects funded and implemented by other agencies that will impact the Village’s ability to meet its Level of Service standards.

**Policy: 1.1.3** The Village shall annually evaluate and rank proposed capital projects in order of priority for inclusion in the 5-Year CIS.

**Policy: 1.1.4** Proposed capital projects shall be evaluated and ranked in order of priority according to the following guidelines:

- Whether the proposed project is financially feasible;
- Whether the project is needed to protect public health and safety, fulfill the Village’s legal commitment to provide facilities and services, or to achieve the full use and efficiency of existing facilities;
- Whether the project prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development;



- Whether the proposed project is consistent with plans of State agencies and the South Florida Water Management District.

Policy: 1.1.5 The Village, in conjunction with Palm Beach County, other municipalities and partner agencies, shall coordinate and implement strategies that adaptation to sea level rise is incorporated into the planning, siting, construction, replacement and maintenance of public infrastructure in a manner that is cost-effective and that maximizes the use of the infrastructure throughout its expected life span.

Policy: 1.1.6 The Village in conjunction with Palm Beach County, other municipalities and partner agencies shall make the practice of adapting the built environment to the impacts of sea level rise an integral component of all planning and capital improvement processes.

Policy: 1.1.7 The Village, in coordination with Palm Beach County, shall consider designating Adaptation Action Areas (AAA), per Florida State Law, in order to:

- Identify areas that are vulnerable to the impacts of rising sea level;
- Identify and implement adaptation policies to increase community resilience;
- Enhance the funding potential of infrastructure adaptation projects.

*Objective: 1.2.0 Village expenditures in high hazard coastal areas shall include those post-disaster improvements costs for facilities over which Tequesta has operational responsibility (e.g.: potable water systems and public streets and recreational facilities).*

Policy: 1.2.1 The Village shall expend funds in high hazard coastal areas for the replacement and renewal of public facilities over which the Village has operational responsibility.

Policy: 1.2.2 The Village shall continue to expend funds to maintain existing facilities and services under the jurisdiction or Tequesta at their existing Levels of Service.

Policy: 1.2.3 The Village shall coordinate with other agencies providing infrastructure and services in the programming and implementation of projects that impact the achievement of its adopted Level of Service standards.

*Objective: 1.3.0 Future development and redevelopment shall bear a proportionate cost of facility improvements in order to maintain adopted Tequesta Level of Service standards. Proportionate costs are defined to mean 100% of*



*that amount necessary to assure that Tequesta Level of Service standards are maintained as a result of development approval for those facilities over which Tequesta has operational control.*

Policy: 1.3.1 The Village shall require new development to provide for local streets, drainage, sewage collection, and potable water distribution system, recreation open space, and other capital improvements required to address their Level of Service impacts.

Policy: 1.3.2 Defined Recreation Facility needs may be met by any of the following means: (1) on-site provision of public or private facilities; (2) dedications; or (3) fees in lieu thereof. Planned expansion for potable water and sewer systems shall be accommodated by charges administered by the Village and the Loxahatchee River Environmental Control District. Major road improvements shall be accommodated by participating in the County's Fair Share Road Impact Fee program. Solid waste collection and disposal improvements shall be accommodated by the fee schedule annually levied by the private hauler (Note: Tipping fees are levied by the Palm Beach County Solid Waste Authority).

Policy: 1.3.3 Determination of needed public facility improvements shall be made prior to the time that a Building Permit is issued.

Objective: 1.4.0 *The Village shall manage its fiscal resources to ensure the provision of needed capital improvements at a level equal to, or exceeding, the adopted Tequesta Level of Service standards.*

Policy: 1.4.1 Prior to the issuance of certificates of Occupancy, the Village shall require that all public facilities are available to serve development for which development orders were previously issued. Development orders for future development and redevelopment shall not be issued unless the Village has demonstrated either of the following: (1) Compliance with Tequesta Level of Service Standards; or (2) Provision of needed public facilities in compliance with the adopted 5-Year Capital Improvement Schedule.

Policy: 1.4.2 In providing capital improvements, the Village shall limit general obligation debt to an amount equal to or less than 5% of the property tax base.

Policy: 1.4.3 The Village will continue updating annually the 5-Year capital Improvement Schedule, in accordance with Florida Statutes. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.



- Policy: 1.4.4 Efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.
- Policy: 1.4.5 Appropriate mechanisms will be developed and adopted with the South Florida Water Management District, the Loxahatchee River Environmental Control District, Palm Beach County, Martin County, Jupiter Inlet Colony, Jupiter Island, Rolling Hills Subdivision and Jonathan Dickenson State Park in order to assure that adequate water supplies are available to all water users. Prior to approval of the building permit or its functional equivalent, the Village of Tequesta shall consult with the Village's Water Utilities Department to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy. Furthermore, the Village will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.
- Policy: 1.4.6 The Village shall incorporate capital improvements affecting Village levels of service by referencing the Capital Improvements Schedules of Palm Beach County, Martin County, Loxahatchee River Environmental Control District, State agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Capital Improvement Schedule. The Schedule shall be maintained and updated annually.
- Objective: 1.5.0 Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this Plan, the Village land development regulations, and availability of necessary public facilities needed to support such development at the time needed.*
- Policy: 1.5.1 Prior to issuing a development order or building permit, the Village shall use Level of Service (LOS) Standards adopted in the various elements of this Comprehensive Plan to review the impacts of new development and redevelopment on public facility provision. The Village shall not issue a development order or building permit which results in a reduction in service for affected public facilities below these Level of Service Standards. The Village of Tequesta LOS Standards are listed on Table CI-1.



**Table CI-1. Village of Tequesta Level of Service Standards**

Public Facility	Level of Service (LOS) Standards
Sanitary Sewer	108 gallons/capita/day
Solid Waste	7.13 lbs./person/day.
Potable Water	Residential: 180 gallons/capita/day
	Non-Residential: 3030 gallons/day
	Storage capacity: 2.75 MG
Stormwater Management	Design Storm: 25 Year, 24 Hr. duration
Transportation	Collector Roadways: LOS C, Peak D
	Urban Minor Arterials: LOS C, Peak D
	Urban Principal Arterials: LOS C, Peak D
Recreation and Open Space	Neighborhood parks: 2 acres/1000
	Community Parks: 2 acres/1000

Policy: 1.5.2 The Village shall maintain a Concurrency Management Ordinance requiring that, at the time a development order is issued, adequate facility capacity is available, or will be available upon occupancy of the development, based upon the application of the Tequesta Level of Service Standards.

Policy: 1.5.3 Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- Contribute to any condition of public hazard as described in the UTILITIES and COASTAL MANAGEMENT ELEMENTS;
- Exacerbate any existing condition of public facility capacity deficits, as described in the TRANSPORTATION ELEMENT; UTILITIES ELEMENT; and RECREATION AND OPEN SPACE ELEMENT;
- Generate public facility demands that may be accommodated by capacity increases planned in the 5-Year Schedule of Improvements; and
- Conform with future land uses as shown on the Future Land Use Map of the FUTURE LAND USE ELEMENT, and public facility availability as described in UTILITIES ELEMENT.

If public facilities are developer-provided, they shall accommodate public facility demands based upon adopted LOS standards.

If public facilities are provided, in part or wholly, by the Village, financial feasibility shall be demonstrated subject to this element.



Effects upon appropriate State agency and/or Water Management District facilities plans shall be evaluated.

*Objective: 1.6.0*

*The Village shall maintain a concurrency management system to ensure that public facilities services to support development are available concurrent with the impact of development.*

**Policy: 1.6.1**

For sanitary sewer, solid waste, drainage and potable water facilities, the Village shall meet the following standards to satisfy the concurrency requirements:

- A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities are in place and available to serve the new development; or
- At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement and development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve a new development at the time of issuance of a certificate of occupancy or its functional equivalent.
- A development order or permit is issued subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5-year capital improvement schedule; or
- At the time the development order or permit is issued, the necessary facilities are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
- At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

**Policy: 1.6.2**

For transportation facilities (roads and mass transit designated in the adopted Village Comprehensive Plan), at a minimum, the Village shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections (4) – (7) of this section.



- At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
- A development order or permit is issued subject to the conditions that the necessary facilities and services to serve the new development are scheduled to be in place or under construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the local government five-year capital improvement schedule. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program. The Capital Improvements-Element must include the following policies:
  - a. The estimated date of commencement of actual construction and the estimated date of project completion.
  - b. A provision that a plan amendment is required to eliminate, defer or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or
- At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding, executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
- At the time a development order of permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

Objective: 1.7.0

The following Capital Improvement Schedule, as it is annually updated in accordance with Florida Statutes, includes all projects scheduled to meet or improve the adopted Level of Service Standards during the five-year planning period, and other projects that further implementation of this Comprehensive Plan and its goals, objectives and policies.





VILLAGE OF TEQUESTA 5 YEAR CAPITAL IMPROVEMENT SCHEDULE FISCAL YEARS 2018-2022						
ACCOUNT NAME & NUMBER	FY 2017/2018	FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	TOTAL 5 YEAR COST
<b>VILLAGE CLERK - DEPT. 120</b>						
664.601 - COMPUTER EQUIPMENT	0	38,000	0	0	0	38,000
<b>TOTAL:</b>	<b>0</b>	<b>38,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38,000</b>
<b>FINANCE - DEPT. 130</b>						
664.601 - COMPUTER EQUIPMENT	15,000	0	0	0	0	15,000
<b>TOTAL:</b>	<b>15,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,000</b>
<b>COMMUNITY DEVELOPMENT -DEPT. 150</b>						
664.601 - COMPUTER EQUIPMENT	0	0	0	0	0	0
<b>TOTAL:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>MANAGER- DEPT. 110</b>						
664.601 - COMPUTER EQUIPMENT	0	0	0	0	0	0
<b>TOTAL:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>HUMAN RESOURCES- DEPT. 111</b>						
664.601 - COMPUTER EQUIPMENT	15,000	0	0	0	0	15,000
<b>TOTAL:</b>	<b>15,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,000</b>
<b>GENERAL GOVERNMENT - DEPT. 180</b>						
664.601 - COMPUTER EQUIPMENT	4,300	10,000	75,000	15,000	32,000	136,300
<b>TOTAL:</b>	<b>4,300</b>	<b>10,000</b>	<b>75,000</b>	<b>15,000</b>	<b>32,000</b>	<b>136,300</b>
<b>POLICE DEPARTMENT - DEPT.'S 175</b>						
664.600 - MACH/EQUIPMENT	80,000	80,000	80,000	80,000	85,000	405,000
664.601 - COMPUTER EQUIPMENT	82,000	5,000	75,000	7,500	16,000	185,500
664.602 - VEHICLES	0	105,600	105,600	105,600	0	316,800
<b>TOTAL:</b>	<b>162,000</b>	<b>190,600</b>	<b>260,600</b>	<b>193,100</b>	<b>101,000</b>	<b>907,300</b>
<b>FIRE-RESCUE - DEPT.'S 191-192</b>						
664.600 - MACH/EQUIPMENT	22,000	125,000	28,200	16,000	35,000	226,200
664.601 - COMPUTER EQUIPMENT	3,100	5,000	75,000	7,500	16,000	106,600
664.602 - VEHICLES	0	30,000	0	35,000	0	65,000
664.603 - FURNITURE FIXTURES & EQUIP	0	0	4,500	24,600	0	29,100
664.605 - FIRE VEHICLES	0	0	225,000	0	850,000	1,075,000
<b>TOTAL:</b>	<b>25,100</b>	<b>160,000</b>	<b>332,700</b>	<b>83,100</b>	<b>901,000</b>	<b>1,501,900</b>
<b>BUILDING - DEPT. 180</b>						
664.601 - COMPUTER EQUIPMENT	0	0	0	0	0	0
<b>TOTAL:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PARKS AND RECREATION - DEPT. 231</b>						
664.601 - COMPUTER EQUIPMENT	0	0	0	0	0	0
663.600 Improvements other than Bldgs	30,000	45,000	50,000	200,000	200,000	525,000
664.600 Mach/Equipment	14,000	0	0	0	20,000	34,000
Building Construction	0	2,000,000	0	0	0	2,000,000
664.607 Equipment - Tech	20,000	0	0	0	0	20,000
<b>TOTAL:</b>	<b>64,000</b>	<b>2,045,000</b>	<b>50,000</b>	<b>200,000</b>	<b>220,000</b>	<b>2,579,000</b>
<b>PUBLIC WORKS - DEPT. 210</b>						
664.601 - COMPUTER EQUIPMENT	0	0	0	0	0	0
664.602 - VEHICLES	0	0	0	45,000	0	45,000
<b>TOTAL:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45,000</b>	<b>0</b>	<b>45,000</b>
<b>GENERAL FUND TOTAL:</b>	<b>285,400</b>	<b>2,443,600</b>	<b>718,300</b>	<b>536,200</b>	<b>1,254,000</b>	<b>5,237,500</b>
<b>CAPITAL IMPROVEMENT AND CAPITAL PROJECTS - FUNDS 301 AND 303</b>						
301.663.652 - PATHWAY IMPROVEMENTS	250,000	416,988	389,825	175,429	150,000	1,382,241
301.663.657 - ROAD IMPROVEMENTS	320,000	320,000	320,000	320,000	320,000	1,600,000
301.663.660 - STREETLIGHTS	0	0	0	0	0	0
303.317.663.632- ARCH. & ENGIN. (REG. CENTER)	200,000	0	0	0	0	200,000
<b>CAPITAL IMP &amp; PROJECTS TOTAL:</b>	<b>770,000</b>	<b>736,988</b>	<b>709,825</b>	<b>495,429</b>	<b>470,000</b>	<b>3,182,241</b>
<b>WATER UTILITY - FUND 401</b>						
662.632 - ARCHITECT & ENGINEERING	150,000	150,000	150,000	150,000	150,000	750,000
662.640 - WATER MAIN R&R	150,000	100,000	100,000	100,000	100,000	550,000
662.710 - WATER PLANT EXPANSION	580,000	300,000	300,000	300,000	300,000	1,780,000
664.600 - MACH/EQUIPMENT	85,000	50,000	50,000	50,000	50,000	285,000
664.602 - VEHICLES	75,000	40,000	40,000	0	40,000	195,000
664.601 - COMPUTER EQUIPMENT	2,300	10,000	10,000	10,000	10,000	42,300
<b>WATER UTILITY TOTAL:</b>	<b>1,042,300</b>	<b>650,000</b>	<b>650,000</b>	<b>610,000</b>	<b>650,000</b>	<b>3,602,300</b>
<b>STORM WATER UTILITY - FUND 403</b>						
663.663 - DRAINAGE IMPR-SWALES	250,000	300,000	200,000	200,000	200,000	1,150,000
664.602 - VEHICLES	0	0	0	0	0	0
664.601 - COMPUTER EQUIPMENT	0	0	0	0	0	0
<b>STORM WATER UTILITY TOTAL:</b>	<b>250,000</b>	<b>300,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>1,150,000</b>
<b>GRAND TOTAL:</b>	<b>2,347,700</b>	<b>4,130,587.5</b>	<b>2,278,125</b>	<b>1,841,628.5</b>	<b>2,574,000</b>	<b>13,172,041</b>