AGENDA

Regular Council Meeting
Village of Tequesta
345 Tequesta Drive
Tequesta, FL 33469

Mayor Molly Young Vice-Mayor Patrick Painter
Council Member Laurie Brandon Council Member Rick Sartory
Council Member Kyle Stone

October 8, 2026	**6:00 PM**	**Council Chambers and Youtube Live**

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE - VICE MAYOR PAINTER

APPROVAL OF AGENDA

PRESENTATION

1. Proclamation Recognizing October 19, 2026 - October 25, 2026 as Florida City Government Week in the Village of Tequesta

   Presenter: Mayor Molly Young

   Agenda Memo #26-265 - Pdf

CONSENT AGENDA

All items listed under the Consent Agenda are considered routine and will be enacted by one motion . There will be no separate discussion of these items unless a Village Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

2. MINUTES: 9/10/26 Special Meeting; 9/17/26 Special Meeting

   First Budget Hearing - Sep 10 2026 - Minutes - Pdf
   Regular Council - Sep 10 2026 - Minutes - Pdf
   Special Council Meeting - Sep 17 2026 - Minutes - Pdf

3. Consider approval of special event permit application for an outdoor Trunk or Treat event on Saturday, October 24 2026 from 5:00p.m. - 7:00 p.m. for ~500 attendees by Family Church LLC to take place on its premises located at 423 Tequesta Drive. No alcohol will be served.

   Presenter: Wayne Cameron

   Agenda Memo #26-285 - Pdf

4. Consider Approval of McKim & Creed Proposal for As-Needed SCADA System Engineering Support in an Amount Not to Exceed $30,000

   Presenter: Allyson Burg

   Agenda Memo #26-286 - Pdf

5. Consider Approval of Kimley-Horn and Associates, Inc. Proposal for Professional Services Related to the Renewal of the Village's Water Use Permit in an Amount Not to Exceed $30,321.44

   Presenter: Allyson Burg

   Agenda Memo #26-279 - Pdf

6. Consider the Approval of a Memorandum of Agreement Between the Tequesta Police Department and the Drug Enforcement Agency.

   Presenter: Gus Medina, Police Chief

   Agenda Memo #26-302 - Pdf

7. Consider Approval of 2027 Ford F-150 XL Super Cab X1K Purchase From Duval Ford, LLC for the Utilities Department, Through the Florida Sheriff's Association Contract, at a Total Cost of $45,331

   Presenter: Allyson Burg

   Agenda Memo #26-296 - Pdf

8. Consider Approval of 2027 Ford F-150 XL Super Crew Cab W1K from Duval Ford, LLC for the Utilities Department, Through the Florida Sheriff's Association Contract, at a Total Cost of $40,843

   Presenter: Allyson Burg

   Agenda Memo #26-297 - Pdf

9. Consider Approval of Agreement with Amaya Solutions, Inc., dba American Water Chemicals to Supply Reverse Osmosis Antiscalant, Piggybacking on an Agreement with the City of Port Saint Lucie

   Presenter: Allyson Burg

   Agenda Memo #26-287 - Pdf

10. Consider Approval of Contracts Signed by the Manager Under $25,000 (Per Village Ordinance we are presenting the following agreements, proposals, commitments and memorandum of understanding to Council.) A. Kimley-Horn Work Authorization Agreement, $15,914.89; B. Kimley-Horn Work Authorization Agreement, $15,000.00; C. Holtz Consulting Engineering, Inc. Work Authorization, $15,000.00; D. Holtz Consulting Engineering, Inc. Work Authorization, $7,980.00; E. Bonded Lightning Protection Systems, Inc. Proposal, $13,682.00; F. OnsiteGenPros Generator Maintenance Agreement, $10,600.00; G. Kimley-Horn Work Authorization (Stormwater), $15,000.00; H. VuSpex, Inc. Information Technology Services Agreement, $8,750.00

Presenter: Jeremy Allen, Village Manager

Agenda Memo #26-299 - Pdf

END OF CONSENT AGENDA

COMMUNICATIONS FROM CITIZENS

Public comments / communications from citizens are limited to 3 (three) minutes. Anyone wishing to address Council should complete a "Comments by the Public" card and present it to the Village Clerk prior to the Communications from Citizens. When you are called to speak, please go to the podium and state your name and address for the record prior to addressing Council. Council will not discuss this item this evening; however, Council may choose to have the item placed on a future agenda for discussion. Reference Resolution 25-18 regarding public participation.

Rules of Decorum

COMMUNICATIONS FROM COUNCIL

APPOINTMENTS

11. Consider Appointment to Fill the Planning & Zoning Board Vacancy

Presenter: Lori McWilliams, Village Clerk

Agenda Memo #26-304 - Pdf

STANDING REPORTS

VILLAGE ATTORNEY

VILLAGE MANAGER

12. Monthly Manager's Report

Presenter: Jeremy Allen, Village Manager

Agenda Memo #26-307 - Pdf

POLICE DEPARTMENT

12. Police Department Standing Report

Presenter: Gus Medina, Police Chief

Agenda Memo #26-303 - Pdf

FIRE DEPARTMENT

13. Fire Department Report

Presenter: John McLoughlin, Fire Chief

Agenda Memo #26-305 - Pdf

UTILITIES

14. Utilities Standing Report

Presenter: Allyson Burg

Agenda Memo #26-281 - Pdf

REGULAR AGENDA

OLD BUSINESS

15. ORDINANCE 14-26: SECOND READING: AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, AMENDING CHAPTER 78. ZONING; PROVIDING MULTIPLE STAFF-RECOMMENDED UPDATES TO CHAPTER 78. ZONING; AMENDING CHAPTER 78 AT ARTICLE IX. – SUPPLEMENTAL REGULATIONS TO CLARIFY LOCATION OF ACCESSORY BUILDINGS; AT SECTION 78-309 TO ESTABLISH STANDARDS FOR OUTDOOR SEATING; ARTICLE VI. – SCHEDULE OF DISTRICT REGULATIONS; DIVISION 3. AFFORDABLE HOUSING AND LIVE LOCAL ACT; AMENDING THE VILLAGE'S LIVE LOCAL ACT PROVISIONS TO COMPLY WITH STATE MODIFICATIONS TO THE LIVE LOCAL ACT POLICY ADOPTED IN HB 1389 (2026); PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 78. ZONING SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE; A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Presenter: Jay Hubsch

Agenda Memo #26-293 - Pdf

16. ORDINANCE NO. 13-26, SECOND READING, AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, AMENDING CHAPTER 2. ADMINISTRATION; ARTICLE IV. – CODE ENFORCEMENT; CREATING DIVISION 4. – CHRONIC NUISANCE PROPERTY CODE; ADOPTING A CHRONIC NUISANCE PROGRAM FOR PROPERTIES ENGAGING IN PATTERNS OF NUSIANCE ACTIVITIES; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 2 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE; A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Presenter: Jay Hubsch

Agenda Memo #26-292 - Pdf

NEW BUSINESS

17. VAR 01-26: Application from Tequesta Restaurant Group LLC, for a Variance from the requirement of Sec. 78-298 to sell intoxicating liquors, wines and beverages for consumption on the premises within a 860 +/- foot radius of any church, school or youth center, where Village Code requires a 1,000 feet separation, which shall be measured in a straight line from main entrance door to main entrance door. The address of the property is 381 Tequesta Drive, Tequesta Fl 33469.

    Presenter: Jay Hubsch

    Agenda Memo #26-300 - Pdf

18. ORDINANCE 15-26: FIRST READING: AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, AMENDING THE VILLAGE OF TEQUESTA COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, TO REVISE OBJECTIVE 1.3.0 AND POLICY 1.3.13 AND TO CREATE NEW POLICY 1.3.14 RELATING TO LAND USE COMPATIBILITY AND RESIDENTIAL COMPATIBILITY; PROVIDING FOR IMPLEMENTATION OF SECTION 163.3194(7), FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION INTO THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

    Presenter: Jay Hubsch

    Agenda Memo #26-298 - Pdf

19. ORDINANCE 16-26: FIRST READING: AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES AT CHAPTER 22, “COMMUNITY DEVELOPMENT,” ARTICLE II, “COMMUNITY APPEARANCE,” DIVISION 3, “SUPPLEMENTAL CRITERIA AND PROCEDURAL RULES,” BY AMENDING SECTION 22-82, “GENERAL REQUIREMENTS RELATIVE TO SITE PLAN REVIEW,” TO ESTABLISH RESIDENTIAL COMPATIBILITY STANDARDS APPLICABLE TO CERTAIN REZONINGS, SUBDIVISIONS, AND SITE PLAN APPROVALS; PROVIDING FACTORS FOR ASSESSING RESIDENTIAL COMPATIBILITY; PROVIDING MEASURES FOR MITIGATING OR MINIMIZING POTENTIAL INCOMPATIBILITIES; PROVIDING REQUIREMENTS FOR COMPATIBILITY REVIEW AND FINDINGS; PROVIDING FOR IMPLEMENTATION OF SECTION 163.3194(7), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

    Presenter: Jay Hubsch

    Agenda Memo #26-301 - Pdf

20. Consider Approval of Holtz Consulting Work Authorization No. HCE-U26-24 for Water Main Replacement Project No. 6 Design and Permitting in an Amount Not to Exceed $199,718.00

    Presenter: Allyson Burg

Agenda Memo #26-280 - Pdf

21. Consider Approval of Johnson-Davis, Inc. Piggyback Agreement and Associated Proposal for Water Treatment Plant Feedwater and Concentrate Header Replacement in an Amount Not to Exceed $421,000.00

Presenter: Allyson Burg

Agenda Memo #26-306 - Pdf

ANY OTHER MATTERS

ADJOURNMENT

ADA ACCESSIBILITY: The Village of Tequesta strives to be an inclusive environment. As such, it is the Village's policy to comply with the requirements of Title II of the American with Disabilities Act of 1990 ("ADA") by ensuring our records are accessible to individuals with disabilities. However, there are records we receive from outside entities (contractors, vendors, other state agencies, etc.) that are not ADA compliant. We take every measure possible to remediate those documents, however, some records may not be compliant. If there is a file that is not compliant that you wish to access, please contact the Village Clerk's Office and we will make an accommodation.

DISABLED ACCOMMODATION: Disabled persons who need an accommodation in order to participate in this Village Council Meeting are requested to contact the Village Clerk's Office at 768-0440 at least three working days before this meeting. Hearing impaired persons please note wireless hearing system receivers are available by requesting the same from the Village Clerk.

PLEASE TAKE NOTICE AND BE ADVISED: If any person decides to appeal any decision made by this Council with respect to any matter considered at this meeting or hearing he /she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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OTHER AGENDA ITEMS: Any citizen is entitled to be heard on any official agenda item when the Village Council calls for public comments subject to the three-minute limitation. Village Council Meetings are public business meetings, and as such, the Village Council retains the right to limit discussion on any issue.

SCHEDULE OF MEETINGS AND EVENTS
345 Tequesta Drive unless otherwise indicated
Workshop - November 2, 2026 - 6:00 p.m.
Regular Council Meeting - November 12, 2026 - 6:00 p.m.