

Regular Council
STAFF MEMO



Meeting: Regular Council - Sep 09 2021
Staff Contact: Jeremy Allen, Village Manager **Department:** Manager

TITLE

RESOLUTION 47-21, A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, APPROVING A REVISED PRELIMINARY TEQUESTA PARK CONCEPTUAL MASTER PLAN; DIRECTING THE VILLAGE MANAGER TO PROVIDE SAID PRELIMINARY CONCEPTUAL MASTER PLAN TO THE STATE OF FLORIDA THROUGH THE VILLAGE'S CONGRERSSIONAL REPRESENTATIVE AND SENATOR FOR LEGISLATIVE FUNDING AND/OR GRANT APPLICATION PURPOSES; DELEGATING AUTHORITY TO THE VILLAGE MANAGER TO AUTHORIZE CERTAIN REVISIONS TO SAID PRELIMINARY CONCEPTUAL MASTER PLAN WHICH DO NOT CHANGE THE OVERALL SUBSTANCE OR INTENT THEREOF AS STATED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

SUMMARY:

The proposed resolution is presented with edits as directed by the Council at its August 2021 meeting. The resolution also includes a delegation of authority to the Village Manager to approve certain minor edits to the Preliminary Conceptual Master Plan administratively.

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POTENTIAL MOTION / DIRECTION REQUESTED:

Council discussion and approval of Resolution 47-21.

ATTACHMENTS:

[Resolution approving Tequesta Park Master Plan REVISED](#)
[Final Draft PCMP 8-31-21](#)
[Tequesta Park Supplemental](#)

RESOLUTION NO.47-21

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, APPROVING A REVISED PRELIMINARY TEQUESTA PARK CONCEPTUAL MASTER PLAN; DIRECTING THE VILLAGE MANAGER TO PROVIDE SAID PRELIMINARY CONCEPTUAL MASTER PLAN TO THE STATE OF FLORIDA THROUGH THE VILLAGE'S CONGRERSSSIONAL REPRESENTATIVE AND SENATOR FOR LEGISLATIVE FUNDING AND/OR GRANT APPLICATION PURPOSES; DELEGATING AUTHORITY TO THE VILLAGE MANAGER TO AUTHORIZE CERTAIN REVISIONS TO SAID PRELIMINARY CONCEPTUAL MASTER PLAN WHICH DO NOT CHANGE THE OVERALL SUBSTANCE OR INTENT THEREOF AS STATED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Village of Tequesta leases Tequesta Park from the State of Florida through a Lease Agreement with the Board of Trustees of the Internal Improvement Trust Fund, which Lease Agreement has a term of 50 years, ending on July 25, 2055; and

WHEREAS, the aforesaid Lease Agreement obligates the Village to manage the Tequesta Park property for "resource based public outdoor activities and education ... along with other related uses..."; and

WHEREAS, in accordance with the Lease Agreement and the aforesaid obligations therein, the Village has previously prepared a "Management Plan" for Tequesta Park which has been approved by the Board of Trustees of the Internal Improvement Trust Fund and which includes use of Tequesta Park for youth baseball, softball, lacrosse, basketball, tennis, and rugby; as well as adult tennis, soccer, basketball, dog walking, picnicking and nature walking; and

WHEREAS, Tequesta Park also contains undeveloped natural areas; which shall remain undeveloped and continue in their natural state separate and distinct from the areas of the park which are the subject of the aforesaid Board of Trustees of the Internal Improvement Trust Fund approved recreational activities contained in the Management Plan; and

WHEREAS, Village staff has prepared a Preliminary Conceptual Master Plan for re-development of the existing recreational activity facilities as previously approved by the Board of Trustees of the Internal Improvement Trust Fund, and as contained in the Tequesta Park Management Plan; and

WHEREAS, it is recognized and understood by the Village Council that the submittal of the Preliminary Conceptual Master Plan to the Florida Legislature is necessary at the current time in order to be able to seek funding for the re-development of the existing recreational activity facilities as previously approved by the Board of Trustees of the Internal Improvement Trust Fund, and as contained in the Tequesta

Park Management Plan; however, it is also recognized and understood by the Village Council that the Preliminary Conceptual Master Plan is subject to revision based on further study and input from Village residents, Village staff, and other stakeholders; and

WHEREAS, the Village Council desires to retain authority to accept or reject substantive revisions to the Preliminary Conceptual Master Plan which impact or alter the overall substance or intent thereof, but also desires to delegate authority to the Village Manager to approve certain minor revisions to said Preliminary Conceptual Master Plan which do not change the overall substance or intent thereof as stated herein; and

WHEREAS, the Village Council desires to formally approve the Preliminary Conceptual Master Plan and direct its submittal to the Florida Legislature immediately in compliance with early September 2021 submittal deadlines so that funding to implement the Preliminary Conceptual Master Plan, which may be amended or revised pursuant to further study and input from Village residents, Village staff, and other stakeholders, can be sought during the 2022 legislative session.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA:

SECTION 1. The above recitals are declared to be true and correct and are incorporated herein by reference.

SECTION 2. The Village Council hereby approves and adopts the Tequesta Park Preliminary Conceptual Master Plan, attached hereto as Exhibit "A".

SECTION 3: The Village Council hereby directs the Village Manager to implement a process to allow for additional public, staff, and other stakeholder input on the Preliminary Conceptual Master Plan which does not exceed the re-development of the existing recreational activity facilities as previously approved by the Board of Trustees of the Internal Improvement Trust Fund, and as contained in the Tequesta Park Management Plan, and which does not alter the existing undeveloped natural areas in Tequesta Park.

SECTION 4. The Village Manager is hereby authorized to approve certain minor proposed revisions to said Preliminary Conceptual Master Plan which do not change the overall substance or intent thereof as stated herein; however, any proposed substantive revisions to the Preliminary Conceptual Master Plan which impact or alter the overall substance or intent thereof shall be presented to the Village Council for further review and for approval. Any doubt regarding whether a particular proposed revision may or may not be approved by the Village Manager shall be resolved in favor of presenting the proposed revision to the Village Council.

SECTION 5. The Mayor and / or the Village Manager is hereby directed to provide this Resolution to the Village's Congressional Representative and Senator for legislative funding purposes.

SECTION 6. This resolution shall take effective immediately upon its adoption.

EXHIBIT A
Tequesta Park Master Plan

Village of Tequesta

345 Tequesta Drive
Tequesta, FL 33469



561-768-0700
www.tequesta.org

Village of Tequesta
345 Tequesta Drive,
Tequesta, FL 33469

August 23rd, 2021

Office of Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

To Whom It May Concern:

The Village of Tequesta requests inclusion in your budget recommendation the Legislative Budget Request (LBR) for the allocation of funds in the Fiscal Year 2022 budget for Tequesta Park. Tequesta Park is a regional park that is owned by the State of Florida, situated in Martin County, leased and managed by the Village of Tequesta. We recognize there will be many funding requests in the upcoming legislative session however Tequesta Park serves both a vital recreational and green space for the Village of Tequesta, Palm Beach County and Martin County.,

Regional parks offer numerous benefits to the surrounding community:

- Strengthen local economies and create job opportunities.
- Parks make municipalities and counties more environmentally and economically resilient.
- Encourage active lifestyles thereby reducing health care costs.
- Increase community engagement and reduce crime
- Help clean air and improve public health.

The Village of Tequesta maintains the Park under a long-term lease (expires 2055) and has invested over 2 million dollars in maintenance costs over the last 15 years. However, the park is now at a point where it requires a substantial capital investment to bring it to a standard that allows for the full utilization by the community of this hidden gem. The Village has developed master plan concept, and cost estimate attached, for the State to review. Sponsorship at the legislative level will be led by Senator Bobby Powell and Representative John Snyder. Their efforts will be further supported by additional members of the Martin County and Palm Beach legislative delegations.

Residents of the Village of Tequesta as well as the surrounding communities hope that the State will approve funding the improvements as proposed. We have provided letters of support from the surrounding communities of Jupiter Inlet Colony, Martin County Board of County Commissioners, the Palm Beach Board County Commissioners, Town of Jupiter and the Jupiter/Tequesta Athletic Association.

On behalf of the Village Council of Tequesta, our residents and those in the surrounding communities we appreciate your consideration of this request and your work on behalf of the State of Florida and its residents.

Sincerely,

Vice-Mayor Kyle Stone
Council Member Bruce Prince

Mayor Frank D'Ambra, III
Village Manager Jeremy Allen

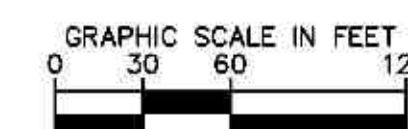
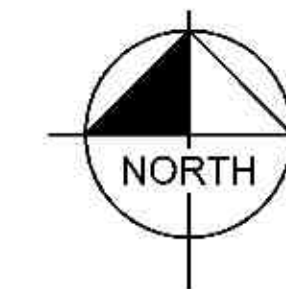
Council Member Laurie Brandon
Council Member Molly Young

WS 8/31/21
Frank D'Ambra item # 2

TEQUESTA PARK
MARTIN COUNTY, FL

LEGEND:

- 1. BASEBALL FIELDS
(2) 225' FIELDS
(1) 250' FIELD
- 2. BATTING CAGES
- 3. SOCCER FIELDS
(2) 360'X225' FIELDS
- 4. EXISTING PICKLEBALL COURTS
- 5. EXISTING TENNIS COURTS
- 6. EXISTING GIRL SCOUT PAVILION
- 7. CONCESSION/RESTROOM PAVILION
- 8. EXISTING DOG PARK
- 9. 24'X50' MAINTENANCE SHED
- 10. SKATE PARK
- 11. PLAYGROUND



Kimley»Horn



OPINION OF PROBABLE CONSTRUCTION COST

Date:

8/26/2021

Project Name:

Tequesta Park

General Conditions

Item No.	Description	Unit	Quantity	Unit Cost	Cost
1	Mobilization/ Demobilization (5%)	LS	1	\$ 400,000	\$ 400,000
2	Survey Layout/Record Drawings	LS	1	\$ 20,000	\$ 20,000
3	Testing/Inspections	LS	1	\$ 15,000	\$ 15,000
4	Bonds/Insurance (2%)	LS	1	\$ 150,000	\$ 150,000
5	Permit Fees (Construction/Non-City)	LS	1	\$ 50,000	\$ 50,000
6	Contractor's Erosion and Sediment Control	LS	1	\$ 50,000	\$ 50,000
7	Clearing, Grubbing, Demolition	LS	1	\$ 100,000	\$ 100,000
8	Earthwork	LS	1	\$ 100,000	\$ 100,000

Parking Lots / Site

Item No.	Description	Unit	Quantity	Unit Cost	Cost
9	Asphalt Pavement (Proposed Drive Aisle, 2" Thick)	SF	56,000	\$ 5	\$ 280,000
10	Concrete Sidewalks (4" Thick)	SF	43,650	\$ 6.50	\$ 283,725
11	Concrete Type 'D' Curb	LF	3,150	\$ 30	\$ 94,500
12	Concrete Wheel Stops	EA	125	\$ 100	\$ 12,500
13	Extend Electrical Service in Park	LS	1	\$ 35,000	\$ 35,000
14	Extend Sewer and Water Services	LS	1	\$ 100,000	\$ 100,000
15	Stormwater Improvements	LS	1	\$ 100,000	\$ 100,000
16	Parking Lot Lighting, including electrical/ controls	EA	15	\$ 5,000	\$ 75,000

Playground

Item No.	Description	Unit	Quantity	Unit Cost	Cost
13	Concrete (4" Thick)	SF	8,200	\$ 6.50	\$ 53,300
17	Wooden Guardrail	LF	185	\$ 50	\$ 9,250
18	20x20 Shelter, Pre-engineered	LS	1	\$ 35,000	\$ 35,000
19	Playground Equipment (includes Surfacing)	LS	1	\$ 300,000	\$ 300,000
20	Playground Shade Sails	LS	1	\$ 100,000	\$ 100,000

Sports Fields

Item No.	Description	Unit	Quantity	Unit Cost	Cost
21	225' Baseball Field + irrigation/lights/dugouts	EA	2	\$ 650,000	\$ 1,300,000
22	250' Baseball Field + irrigation/lights/dugouts	EA	1	\$ 700,000	\$ 700,000
23	Soccer Field + irrigation/lights/underdrain	EA	2	\$ 700,000	\$ 1,400,000
24	Bleachers - 3 row, movable	EA	10	\$ 5,000	\$ 50,000
25	Batting Cages (5 bays)	LS	1	\$ 25,000	\$ 25,000

OPINION OF PROBABLE CONSTRUCTION COST

Date:

8/26/2021

Project Name:

Tequesta Park

Landscape

Item No.	Description	Unit	Quantity	Unit Cost	Cost
26	Tree Removal/Relocation	LS	1	\$ 7,500	\$ 7,500
27	Native trees/ Palms	EA	50	\$ 1,000	\$ 50,000
28	Native shrubs/groundcovers	EA	3000	\$ 15	\$ 45,000
29	Sod (Bahia)	SF	200000	\$ 0.35	\$ 70,000

Irrigation

Item No.	Description	Unit	Quantity	Unit Cost	Cost
30	Site Irrigation (select areas, excludes fields)	LS	1	\$ 100,000	\$ 100,000
31	Irrigation Controller and Source (whole site)	LS	1	\$ 60,000	\$ 60,000

Site Furnishings

Item No.	Description	Unit	Quantity	Unit Cost	Cost
32	Benches	EA	10	\$ 1,800	\$ 18,000
33	Waste Receptacles	EA	10	\$ 1,800	\$ 18,000
34	Bike Racks	EA	3	\$ 750	\$ 2,250

Buildings

Item No.	Description	Unit	Quantity	Unit Cost	Cost
35	Soccer Building: Concession/Restroom (1800 SF @ \$350/SF) + Open air pavilion (1700 sf @ \$150/SF)	EA	1	\$ 865,000	\$ 865,000
36	Baseball Building: Concession/Restroom (900 SF @ \$350/SF) + Open air pavilion (900 sf @ \$150/SF)	EA	1	\$ 450,000	\$ 450,000
37	Maintenance Building (1200 SF @ \$200/SF)	EA	1	\$ 240,000	\$ 240,000

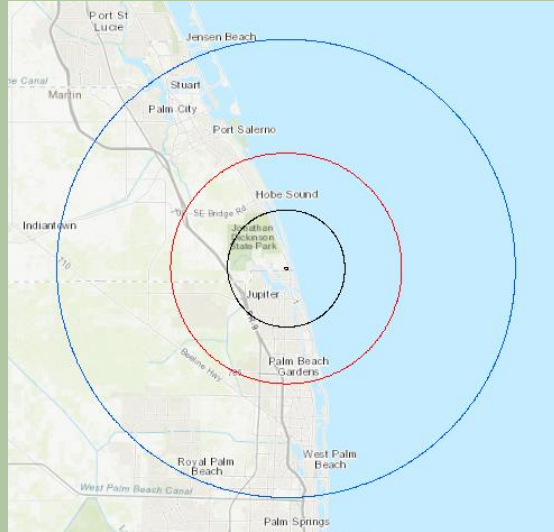
Subtotal:	\$ 7,764,025
5% Approvals/State:	\$ 388,201
12% Design:	\$ 931,683
10% Contingency:	\$ 776,402
GRAND TOTAL:	\$ 9,860,311

Note: The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known at this time and represent only the judgment as a design professional familiar with the construction industry. This estimate cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Tequesta Park Population Served



Baseball - Last practices/games scheduled to end at 9:30 p.m. during the week



- 5 Mile Radius – 78,000
- 10 Mile Radius – 175,000
- 20 Mile Radius – 570,000



Lacrosse – Last practices are scheduled until 9:30 p.m. during the week

Estimated youth athletic participants from Tequesta:

- 2018: 576
- 2019: 600
- 2020: 450 (overall JTAA #'s down due to COVID)
- 2021: 500+



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

TARYN KRZYDA, CPM County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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August 10, 2021

Office of Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe Street
Tallahassee, FL 32399-0001

Dear Governor DeSantis:

The Martin County Board of County Commissioners has reviewed the Master Plan that the Village of Tequesta has prepared to send to the State of Florida. On behalf of the board, please accept this letter of support for consideration of funding under the Fiscal Year 2022 budget to provide capital improvements to Tequesta Park, which is owned by the state of Florida. The 41 acres park, while owned by the State of Florida, is situated in Martin County, leased and maintained by the Village of Tequesta.

The current conceptual plan provides recreational amenities that will benefit Martin County residents. The following will be included in the request for improvements: Baseball/Softball Fields, Multi-purpose Fields, Basketball Courts, Dog Park and Nature Walking.

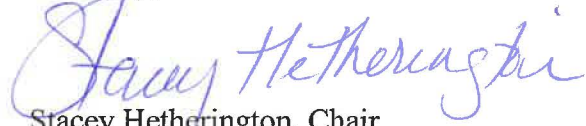
The park offers a number of vital benefits and opportunities to the region which include:

- Encouraging kids' activity in a safe environment in which all are included
- Promoting community wellness
- Cleaner air
- Conserving green space
- Improved property values
- Community gathering place

Parks serve as the heart of their communities. As such, these recreation areas should be high priority for the State of Florida. The importance of parks and recreation goes beyond adding green space to beautify the community. Residents, kids and the local government all benefit

from having a nearby park or play space. The State of Florida should consider funding for Tequesta Park as requested by the Village of Tequesta.

Sincerely,



Stacey Hetherington, Chair

Martin County Board of County Commissioners

cc: The Honorable Martin County Board of County Commissioners
Taryn Kryzda, County Administrator

Dr. Daniel J. Comerford III
Mayor



**Town of
Jupiter Inlet Colony**
50 Colony Road
Jupiter, FL 33469
(561) 746-3787
www.jupiterinletcolony.org

August 6, 2021

Office of Governor Ron DeSantis
State of Florida
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

Dear Governor DeSantis:

The Town Commission for Jupiter Inlet Colony has reviewed the Master Plan for Tequesta Park that the Village of Tequesta has prepared to send to the State of Florida. On behalf of the Town Commission, please accept this letter of support for consideration of funding under the Fiscal Year 2022 budget to provide capital improvements to Tequesta Park which is owned by the State of Florida. The 41 acres park while owned by the State of Florida is situated in Martin County, leased and maintained by the Village of Tequesta and utilized by many Palm Beach County residents.

The current conceptual plan provides recreational amenities that will benefit Palm Beach County residents. The following will be included in the request for improvements: Baseball/Softball Fields, Multi-purpose Fields, Basketball Courts, Dog Park, and Nature Walking.

The Park offers a number of vital benefits and opportunities to the region which include:

- Encouraging kids' activity in a safe environment in which all are included
- Promoting community wellness
- Cleaner air
- Conserving green space
- Improved property values
- Community gathering place

Parks serve as the heart of their communities. As such, these recreation areas should be a high priority for State of Florida. The importance of parks and recreation goes beyond adding green space to beautify the community. Residents, kids and the local government all benefit from having a nearby park or play space. The State of Florida should consider funding for Tequesta Park as requested by the Village of Tequesta.

Sincerely,

A handwritten signature in blue ink that reads "Daniel J. Comerford III". The signature is fluid and cursive.

Dr. Daniel J. Comerford, III
Mayor/Police Commissioner



July 19, 2021

Office of Governor Ron DeSantis
State of Florida, The Capitol
400 S. Monroe Street
Tallahassee, FL 32399-0001

TODD WODRASKA
MAYOR

Dear Governor DeSantis:

CAMERON MAY
VICE MAYOR

The Town Council of the Town of Jupiter has reviewed the Master Plan for Tequesta Park that the Village of Tequesta has prepared to send to the State of Florida. On behalf of the Town of Jupiter, please accept this letter of support for consideration of funding under the Fiscal Year 2022 budget to provide capital improvements to Tequesta Park, which is owned by the State of Florida. The 41-acres park, while owned by the State of Florida, is situated in Martin County, leased and maintained by the Village of Tequesta, and utilized by many Jupiter residents.

RON DELANEY
COUNCILOR

The current conceptual plan provides recreational amenities that will benefit Jupiter residents. The following will be included in the request for improvements: Baseball/Softball Fields, Multi-purpose Fields, Basketball Courts, Dog Park and Nature Walking.

ILAN KAUFER
COUNCILOR

The park offers a number of vital benefits and opportunities to the region, which include:

JIM KURETSKI
COUNCILOR

- Encouraging kids activity in a safe environment in which all are included
- Promoting community wellness
- Cleaner air
- Conserving green space
- Improved property values
- Community gathering place

MATT BENOIT
TOWN MANAGER

Parks serve as the heart of their communities. As such, these recreation areas should be a high priority for State of Florida. The importance of parks and recreation goes beyond adding green space to beautify the community. Residents, kids and the local government all benefit from having a nearby park or play space. The State of Florida should consider funding for Tequesta Park, as requested by the Village of Tequesta.

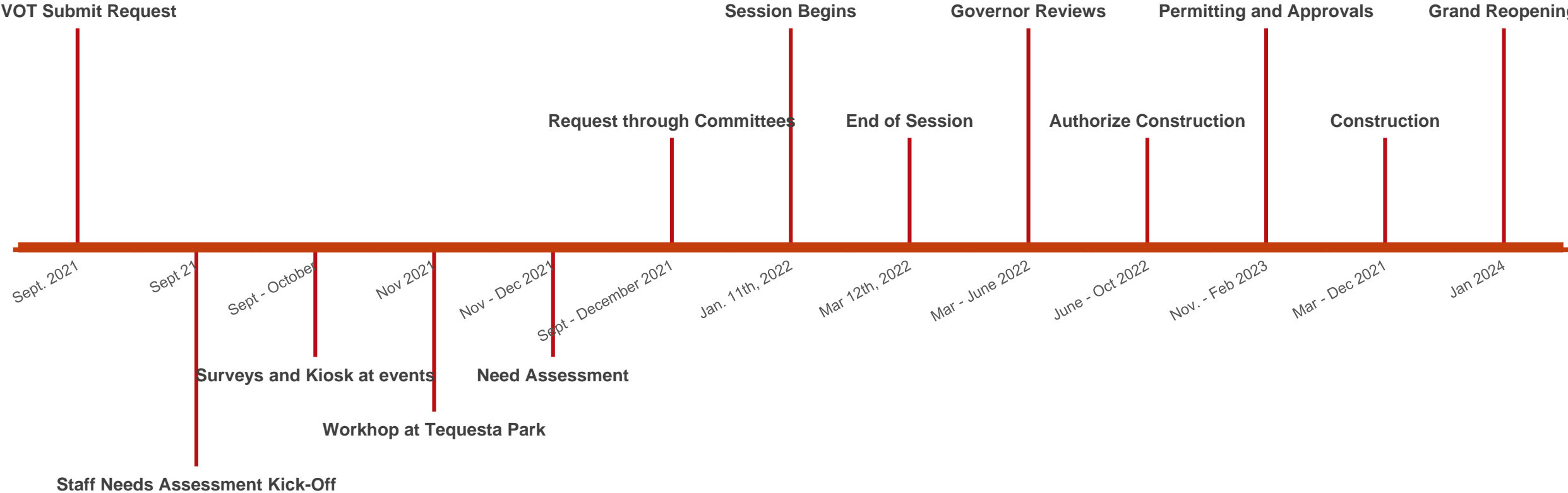
Sincerely,

Todd Wodraska
Mayor

Supplemental Information

- Tequesta Park Timeline
- Needs Assessment (Include Remembrance)
- Current Maintenance
- Projected Maintenance Cost
- Potential Direct Revenue Daily Use

Tequesta Park Process Timeline



Needs Assessment (Will include Remembrance Park)

Meet with Village Manager and Staff to discuss implementation of the scope, project schedule and deliverables.

Staff Project Kick-Off Meeting

Advertise the Initiative and provide the opportunities to participate.

Public Outreach and Participation

The Village Team led by NZC will collect relevant information regarding Tequesta Park.

Gathering Information and Existing Condition Analysis

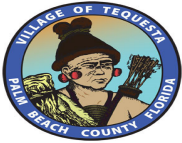
Events, HOAs, public meetings, interviews, online surveys.

Surveys, Interviews and Events

Discuss the process, discussion about the needs and wants of the park

Design Workshop

Needs Assessment Delivered
Will be graphic driven and will provide the park's existing conditions and reflect the residents vision and needs.



Current Tequesta Park Maintenance

2021

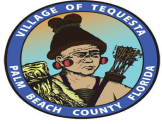
Annual Landscaping Costs	
General Areas	\$34,989.00
Ballfield Maintenance	\$30,000.00
Oak Tree Trimming	\$8,000.00
Palm Tree Trimming	\$3,000.00
Path Clearing	\$3,000.00
Irrigation Well Pumps(2)	\$2,000.00
Irrigation Repairs	\$1,500.00
Total Annual Cost	\$82,489.00

Annual Maintenance Costs	
Labor Cost (Maint Worker)	\$17,000.00
FPL Utility Services	\$14,400.00
Park & Ballfield Lights	\$7,500.00
Water Utilities	\$3,600.00
Misc. General Repairs	\$3,000.00
Custodial	\$2,000.00
Pet Park	\$1,200.00
Tennis Courts	\$500.00
Pickle Ball Courts	\$400.00
Total Annual Maintenance	\$49,600.00

Total Annual Maintenance Cost

\$132,089.00

DRAFT



Tequesta Park Projected Annual Maintenance Cost

Annual Landscaping Costs	
General Areas and Soccer	\$75,000.00
Ballfield Maintenance	\$60,000.00
Oak Tree Trimming	\$8,000.00
Palm Tree Trimming	\$3,000.00
Path Clearing	\$3,000.00
Irrigation Well Pumps(2)	\$2,000.00
Irrigation Repairs	\$1,500.00
Total Annual Cost	\$152,500.00

Annual Maintenance Costs	
Labor Cost (Maint Worker) 2 PT	\$60,000.00
FPL Utility Services	\$30,000.00
Park & Ballfield Lights Replacemet	\$7,500.00
Water Utilities	\$3,600.00
Misc. General Repairs	\$6,000.00
Custodial	\$2,000.00
Pet Park	\$1,200.00
Tennis Courts	\$500.00
Pickleball Courts	\$400.00
Total Annual Maintenance	\$111,200.00

Total Annual Maintenance Cost Before Renovation	\$132,089.00
Total Projected Annual Maintenance Cost	\$263,700.00

-Increase cost for mowing and landscaping of general areas and soccer fields. Although we retain 3 baseball fields, we would like to increase the number of fields to 4. This will allow for preparation of fields for practices or games. There may also be some shared labor within the park. Utility cost would increase. We would look to utilize LED lights and an automated system to minimize the cost.

* These estimates are based on the preliminary design. The projected cost could change based on any design changes.

** To add a FT Recreation Coordinator for programming \$85,000 per year. Not recommended at this time.