

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5I

From: Staff

Date: February 20, 2009 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Haverhill Comprehensive Plan
DCA Reference No. 09-1ER

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The Town of Haverhill has proposed text amendments to a number of elements of the Town Comprehensive Plan. The Town has requested that the DCA carry out a formal review of the amendments.

The majority of the text amendments are pursuant to the recommendations in an Evaluation and Appraisal Report (EAR) that was adopted by the Town on April 27, 2006 and found sufficient by the DCA on July 7, 2006. Some of the text amendments are to address statutory requirements (Chapter 373.0361(7) and 163.3177(6)(c), Florida Statutes) by providing coordination of the Town's 10-Year Water Supply Facility Work Plan (WSFWP) with the South Florida Water Management District (SFWMD) Lower East Coast Water Supply Plan (LECWSP). The annual update to the Capital Improvements Element is also included in the amendment package.

Evaluation

As part of the EAR process, local governments have the opportunity to identify major issues to be evaluated during the EAR process.

The Town identified one major issue, “Land Use Updates/Amendments”. Following are the highlights of the proposed amendments:

1. Future Land Use Element

- a. Policy 1.3 is revised to modify the density standards for the residential Future Land Use Map (FLUM) categories.
- b. New Policy 1.5 establishes intensity standards for commercial development.
- c. New Policies 4.3 and 4.4 address coordination with the Palm Beach County Water Utilities Department (PBCWUD) regarding the future land use change, site plan review and land development processes to ensure the availability of adequate potable water supplies.
- d. The new FLUM category of Conservation is added to the Future Land Use Classification System in Section 31.3.

2. Transportation Element

- a. Objective 1 is revised to indicate the Town shall coordinate with the plans and programs of other jurisdictions to assure consistency with these plans and programs in the review of development projects.
- b. Revised Policy 1.3 indicates the Town shall coordinate with the Florida Department of Transportation and Palm Beach County on the establishment of level of service standards on state or county roads.
- c. New Policy 1.5 is to maintain proportionate fair-share mitigation options for developers.
- d. New policies under Objective 5 deal with participating in the Palm Beach County Intergovernmental Plan Amendment Review Committee and Multi-Jurisdictional Issues Forum and coordination to promote sustainable transportation principles.
- e. Revised Policy 6.1 is to prepare and adopt a Future Transportation map.
- f. Revised Objective 8 is to provide an energy efficient multi-modal transportation system.
- g. New policies under revised Objective 8 address traffic safety through traffic control devices and street design; requiring sidewalks; traffic speeds; the provision of bicycle and pedestrian facilities in new development and redevelopment; working with the Palm Beach Metropolitan Planning Organization (MPO) to reduce per capita vehicle miles traveled and discourage single occupant vehicle trips; and support for transportation system demand strategies.

- h. New policies under revised Objective 9 (public mass transit) address cooperation and support for the MPO for the increased presence and use of mass transit, improved transit stops, new bus routes, and rail transportation.
- i. New Objective 10 and associated policies are to encourage Palm Beach County to provide public para-transit transportation services to eligible persons.
- j. New Objective 11 and associated policies are to support the MPO's coordinating responsibilities regarding transportation services for the transportation disadvantaged.

3. Housing Element

- a. Revised Policy 3.4 lists various concepts that will allow a broad range of housing densities and types. The policy indicates the Town should adopt and maintain these techniques when determined to be appropriate and necessary.
- b. Revised Policy 3.5 indicates that various housing types shall be encouraged on varying sized lots.

4. Infrastructure Element

- a. New Policy 1.4 indicates that facilities, including potable water, shall be in place and available.
- b. Policy 2.1 is revised to include activities that will be undertaken to address deficiencies in public facilities.
- c. New policies under Objective 7 (water supply, conservation and reuse) address coordination with the PBCWUD and SFWMD in the preparation of water supply plans, water supply planning as part of the EAR process, and potable water level of service by residential and non-residential categories.
- d. New Objective 8 is to adopt and maintain a Ten (10) Year WSFWP.
- e. New Policy 8.1 incorporates the 10 Year WSFWP into this element.

5. Conservation Element

- a. New policies under revised Objective 2 (protection and preservation of potable water supplies) address participation in water supply planning carried out by the PBCWUD, coordination on water conservation techniques and programs with the SFWMD, water supplies during declared water shortages, and water reuse programs.

6. Recreation and Open Space Element

- a. Recreation and Open Space Standards are established under Policy 3.1.

7. Intergovernmental Coordination Element

- a. New policies under Objective 1 address confirmation of potable water service availability prior to building, confirmation of potable water service consistent with water supply plans, adequate water supply for future growth and coordination of the local WSFWP with the SFWMD.
- b. New policies under Objective 4 commit the Town to continued participation in the Comprehensive Plan Amendment Interlocal Agreement, continued participation in the Multi-Jurisdictional Issues Forum Interlocal Agreement, utilization of the Countywide Intergovernmental Coordination Process to deal with issues unique to Palm Beach County and the municipalities, and coordination with affected jurisdictions regarding mitigation to impacted road facilities.

8. Capital Improvements Element

- a. The element is revised to include adopted level of service standards.
- b. The 5-Year Schedule of Improvements (Table 10-6) is replaced with tables for Short Range (5 Year) Improvements (Table 10-2) and Long Range (10 Year) Improvements (Table 10-3).

Extrajurisdictional Impacts

The proposed amendments were not noticed to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) prior to transmittal. A copy of the amendment materials was provided to Palm Beach County, pursuant to state requirements. Council staff contacted Palm Beach County in a memo dated December 15, 2008 that requested the County provide comments regarding any conflicts with the amendments. As of the date of the preparation of this report, no comments were received.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

Housing Element

In its EAR, the Town did not identify affordable housing for the workforce as a major issue. The EAR contained a brief assessment of housing characteristics and conditions, but did not recommend any significant changes to housing policy. The assessment did indicate that a significant proportion (24 percent) of the households in the Town were “cost-burdened: (spending more than 30 percent of their income on housing costs). The

Town proposes to adopt one new policy and one revised policy that address housing densities and a variety of housing types.

While the Town of Haverhill has little vacant land remaining, it has the potential for future redevelopment and a significant potential for future annexation (a subject considered a major issue in the EAR, but not resulting in any EAR amendments). The existing policy language in the comprehensive plan does not adequately address the well-documented shortage of affordable housing to meet the needs of the workforce in Palm Beach County. While those needs may vary somewhat from community to community, each local government should implement specific programs and strategies to address these needs. An entire tool box of programs and strategies (accessory dwelling units, reduction of regulatory barriers, inclusionary zoning, density bonuses, community land trusts, impact fee assistance, trust funds, etc) is available. Not all local governments can make a large impact on reducing the deficit of housing that is affordable to low and moderate income members of the workforce. However, all local governments can make a commitment to ensure that future housing development includes a mix of housing types and affordabilities consistent with Regional Goal 2.2.

Revised Policy 3.4 in the Housing Element indicates that concepts such as Mixed Use, Workforce Housing, Accessory Dwelling Units, Special Overlay Areas and other innovative techniques should be adopted and maintained by the Town “when determined to be appropriate and necessary”. Now it is the appropriate time for the Town to clearly indicate in the comprehensive plan what programs will be implemented, what incentives will be offered and what tools will be utilized to ensure that at least a proportion of all new housing will be affordable to the workforce.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Future Land Use Map
- 3 Future Transportation Map

**Exhibit 1
General Location Map
Town of Haverhill**

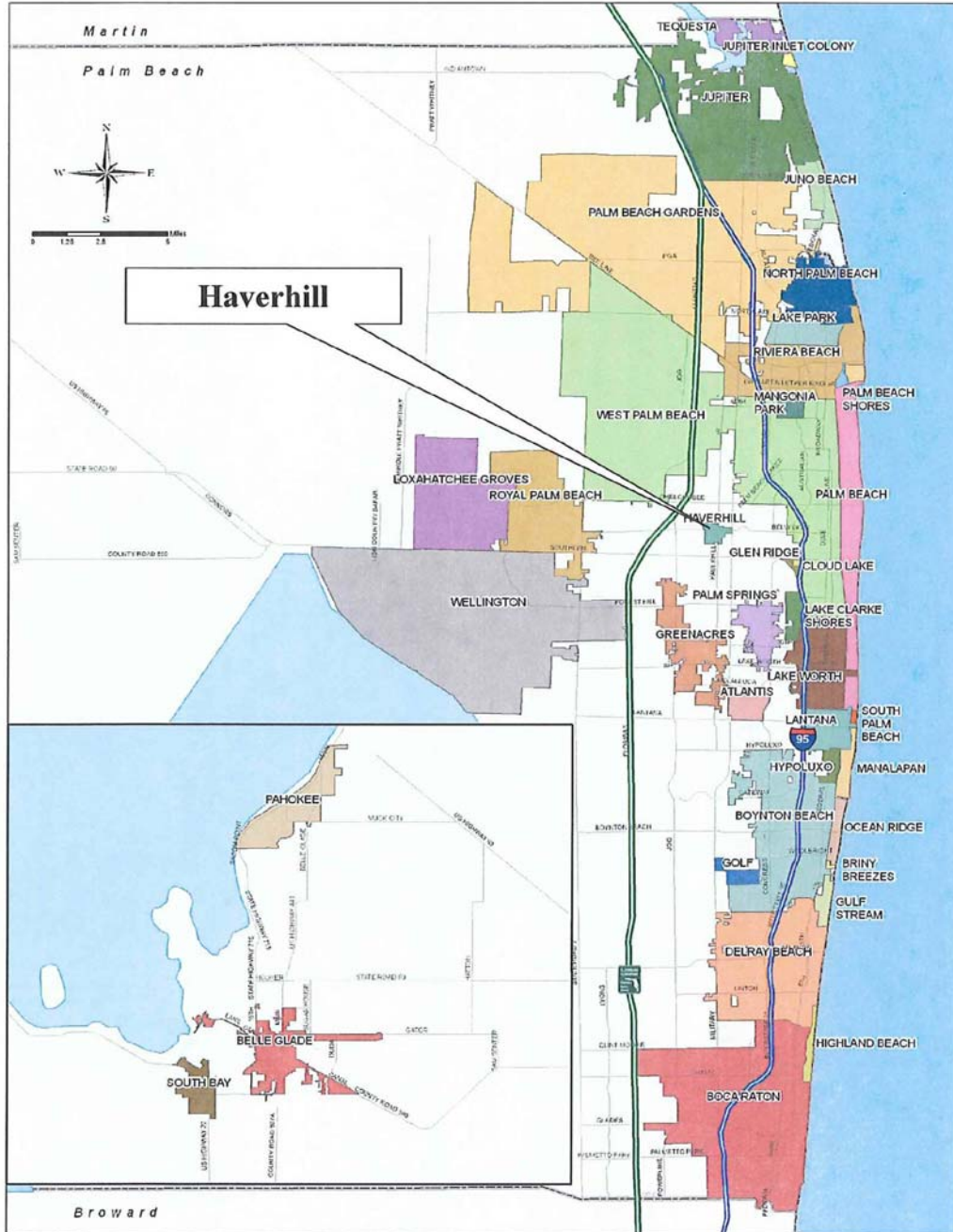


Exhibit 2 Future Land Use Map

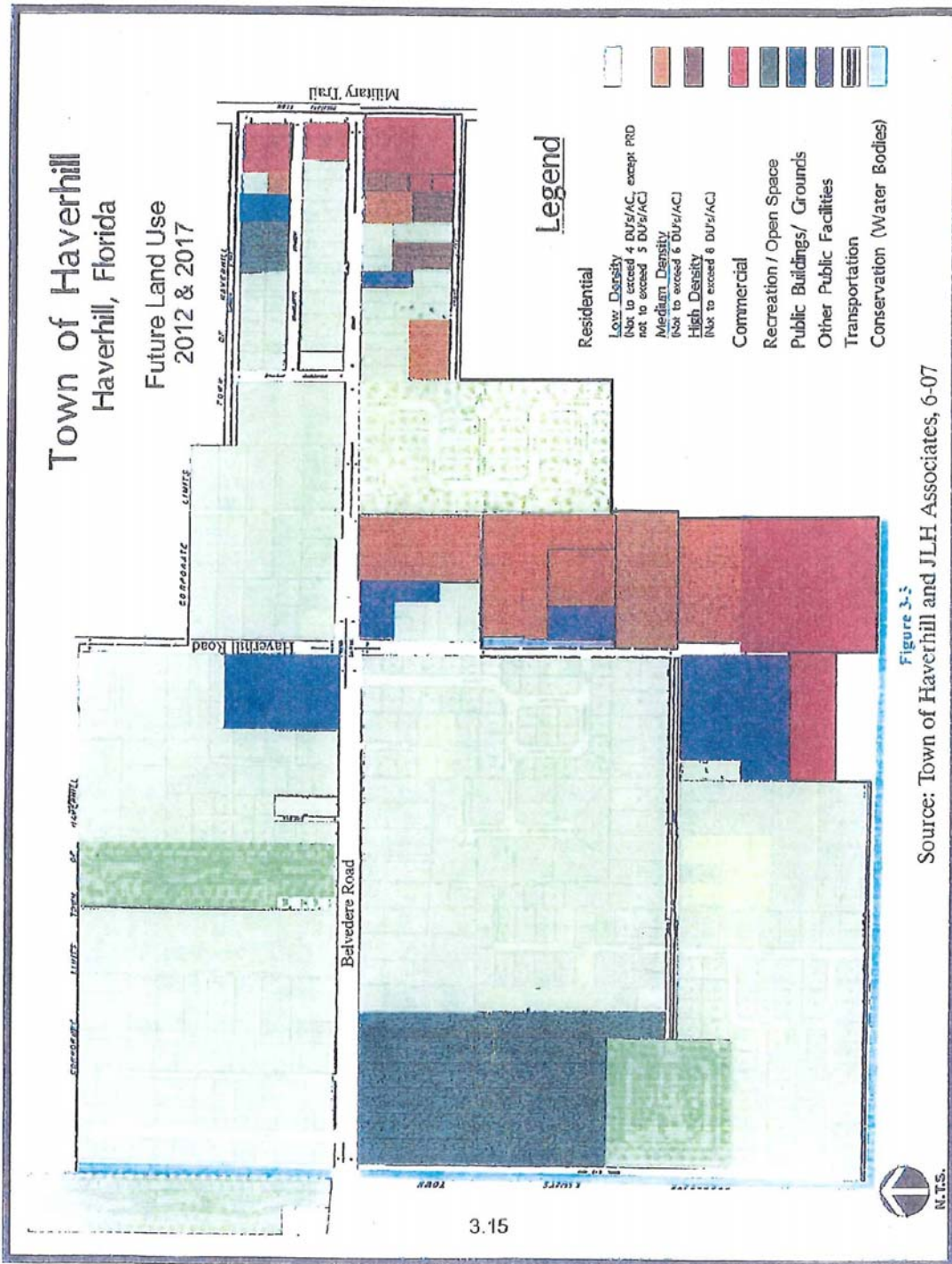


Figure 3-2
Source: Town of Haverhill and JLH Associates, 6-07

Exhibit 3 Future Transportation Map

