MEMORANDUM

To: Regional Planning Council Members  

AGENDA ITEM 5N

From: Staff

Date: June 19, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Village of Tequesta Comprehensive Plan  
DCA Reference No. 09-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 amendment within 30 days of its receipt.

Background

The Village of Tequesta is proposing one amendment to the Future Land Use Map (FLUM) of the Village Comprehensive Plan. The Village requested a formal review of the amendment by the DCA.

Evaluation

The proposed FLUM amendment is for an 8.09 acre property located on the south side of County Line Road, approximately 1,900 feet west of Old Dixie Highway (see attached exhibits). The property was annexed by the Village on December 11, 2008.

The property is currently vacant, and was formerly used as a commercial landscaping operation. No development application has been submitted to the Village, but both two-story residential units and a residential care facility have been discussed. The FLUM designations under the County Comprehensive Plan are Low Density Residential (LR-2) on 5.5 acres and Medium Density Residential (MR-5) on 2.5 acres. The proposed FLUM
designation is Residential Medium Density, allowing up to 12 dwelling units per acre. This increases the development potential from 28 to 96 dwelling units. Surrounding land uses are single-family residential.

The Village indicates that the location of the property near a school and the proximity to County Line Road are characteristics that warrant an increase in the assigned residential density for the property.

**Extrajurisdictional Impacts**

Information regarding the proposed amendment was provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee and was circulated on December 1, 2008. Council is not aware of any objections to the proposed amendment from surrounding local governments in Palm Beach County. Council staff provided a memorandum to Martin County seeking comments on any extrajurisdictional impacts as a result of the proposed amendment. As of the date of preparation of this report, no comments have been received.

**Effects on Significant Regional Resources or Facilities**

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

**Analysis of Consistency with Strategic Regional Policy Plan**

**Comments/Recommendation for Modification**

1. According to the Village, no development plan has been submitted for the property. Since the proposed density of development may be higher than some surrounding parcels, the Village should ensure that the location and design of new units is compatible with and provides a transition to the lower density areas. For example, if multi-story buildings are proposed, there should be a transition in height between single-story and multi-story.

**Consistency with Strategic Regional Policy Plan**

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendment to be CONSISTENT with the SRPP.

**Recommendation**

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

**Attachments**
List of Exhibits

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Exhibit 1
General Location Map
Village of Tequesta
Exhibit 2
Amendment Area Location Map
Exhibit 3
Amendment Location Map
Exhibit 4
Amendment Area Current Future Land Use Map
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Amendment Area Proposed Future Land Use Map