

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 5D

From: Staff

Date: October 16, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Haverhill 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 amendments within 30 days of its receipt.

Background

The Town of Haverhill has proposed a number of amendments to the Future Land Use Map (FLUM) of the Town Comprehensive Plan. The Town requests that the DCA **not** carry out a formal review of the proposed amendments.

Evaluation

The proposed amendments are for 15 lots totaling 18.7 acres at the northern edge of the Town (see Exhibits 2 and 3). The property was annexed by the Town in March 2008. The property is entirely developed with residential uses, including 10 single family detached units, one duplex, 24 multi-family units, and one 6 unit assisted living facility. No change is proposed to the current use. The current FLUM designation is Low Density Residential (LR-2), under the County plan. The proposed Town FLUM designation is Residential Low Density (maximum of 4 dwelling units per acre).

The existing land use on surrounding properties includes single family and duplex residential uses to the north, single-family residential uses to the east and south, and single family residential uses on lands planned for redevelopment to a nursery school to the west. The FLUM designations on surrounding properties are Residential Low Density and Other Public Facilities to the west, Residential Low Density to the south and High Density Residential (County designation) to the east and north.

The Town indicates the proposed amendments are consistent with the goals, objectives and policies of the Town Comprehensive Plan.

Extrajurisdictional Impacts

The Town provided a summary of the proposed amendments to the Palm Beach County Intergovernmental Plan Amendment Review Committee and a notice of the amendments was circulated on July 29, 2009. Council is not aware of any objections to the proposed amendments by surrounding local governments.

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

The TCRPC has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

Conclusion

Due to the lack of detrimental extrajurisdictional impacts or effects on significant regional resources and facilities, the TCRPC does not recommend that the DCA formally review the proposed amendments.

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 amendments 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

Exhibit

- 1 General Location Map
- 2 Future Land Use Map
- 3 Future Land Use Map 2017 & 2018

Exhibit 1
General Location Map
Town of Haverhill

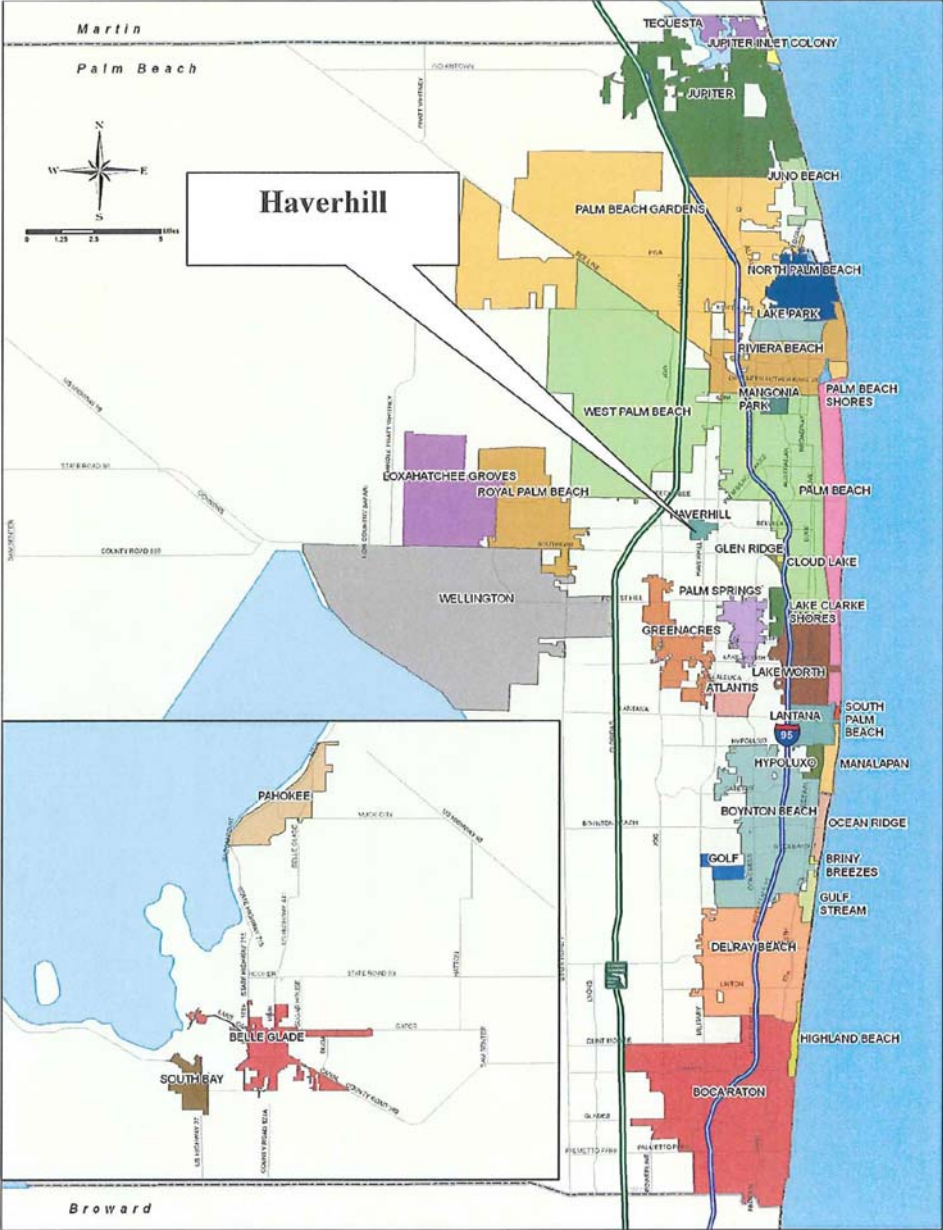


Exhibit 3 Future Land Use Map 2017 & 2018

