To: Council Members  AGENDA ITEM 5G

From: Staff

Date: January 20, 2012 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Tequesta Comprehensive Plan
Amendment No. 12-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

Background

The Village of Tequesta is proposing a text amendment to the Future Land Use Element (FLUE) of the Comprehensive Plan.

Evaluation

The text amendment to Policy 1.7.4 of the Comprehensive Plan is being proposed to address specific recommendations by the Federal Emergency Management Agency (FEMA). The amendment will provide consistency between the FLUE and the Village’s Code of Ordinances with respect to flood damage prevention. The proposed change is to comply with the current National Flood Insurance Program (NFIP). Additionally, FEMA has advised the Village that the NFIP uses the term “lowest floor” instead of “finished floor.” The proposed changes are shown in underline and strike through as follows:

Policy 1.7.4. A minimum finish first floor lowest floor elevation above mean sea level (MSL) for all new construction, additions and substantial improvements to existing structures shall be 8.5 ft mean sea level, or 18 inches above the crown of
any road, street, cul-de-sac or highway, or meet the requirements of the Code of Ordinance pertaining to flood hazard areas, whichever is most stringent.

Extrajurisdictional Impacts

The proposed amendment was provided by the Village to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and was circulated by the IPARC Clearinghouse Coordinator on November 8, 2011. No extrajurisdictional impacts have been identified.

Effects on Significant Regional Resources and Facilities

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is not in conflict or inconsistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the Village of Tequesta and the Florida Department of Economic Opportunity.