To: Council Members
From: Staff
Date: March 21, 2014 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Tequesta Comprehensive Plan
Amendment No. 14-1ESR

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.

The amendment package from the Village of Tequesta includes a proposed text amendment to the Future Land Use and Housing Elements of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment revises a reference to density in Table FLU-1, Future Land Use Districts, Density and Intensity Standards, in the Future Land Use Element. The maximum density is revised from 24 to 18 dwelling units per acre for an Adult Congregate Living Facility. Also, the proposed amendment specifies the maximum density is 8 units per acre for a rehabilitation facility. Additionally, the proposed amendment revises the density from 24 to 18 dwelling units per acre for an Adult Congregate Living Facility in Policy 1.2.4 in the Housing Element. The purpose of the proposed amendment is to provide consistency between the comprehensive plan and the Village’s Code of Ordinance.
Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on January 24, 2014. No extrajurisdictional impacts have been identified.

Regional Impacts

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

Conclusion

The proposed amendment is consistent 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.

Attachments
List of Exhibits

Exhibit

1 General Location Map
2 Proposed Amendment Showing Strikethrough and Underline
Exhibit 1
General Location Map

Village of Tequesta
**FUTURE LAND USE ELEMENT**

Table FLU-1. Future Land Use Districts, Density and Intensity Standards

<table>
<thead>
<tr>
<th>District</th>
<th>Uses</th>
<th>Maximum Density and Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>Residential units</td>
<td>5.4 units per acre</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>Residential units</td>
<td>12 units per acre</td>
</tr>
<tr>
<td>Commercial</td>
<td>Activities related to the sale, lease or distribution of products and/or the provision of services</td>
<td>Floor Area Ratio of 2.0</td>
</tr>
<tr>
<td>Recreation and Open Space</td>
<td>Active or passive recreational uses</td>
<td>Floor Area Ratio of .10</td>
</tr>
<tr>
<td>Public Buildings and Grounds</td>
<td>Land and structures owned, leased or operated by a government entity, and/or privately owned but used for a public purpose</td>
<td>Floor Area Ratio of 2.0</td>
</tr>
<tr>
<td>Other Public Facilities</td>
<td>Public or private facilities or institutions such as churches, schools, fraternal organizations, and nursing homes</td>
<td>Floor Area Ratio of 2.0</td>
</tr>
<tr>
<td>Conservation</td>
<td>Land used for the conservation and preservation of natural resources</td>
<td>Floor Area Ratio of .10</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>A mix of: single and multi-family residential uses; small scale retail sales and services, business services and professional services primarily designed to serve residential neighborhoods, and; recreation and open space</td>
<td>18 dwelling units per acre, 24 18 dwelling units per acre in an Adult Congregate Living Facility. Maximum Floor Area Ratio of 4.2 for non-residential uses and mixed use buildings. Residential uses shall comprise no less than 20 percent and no more than 80 percent of a mixed-use district. 8 units per acre for Rehabilitation Facility</td>
</tr>
</tbody>
</table>

**HOUSIGN ELEMENT**

Policy: 1.2.4. The Village shall continue to provide for elderly rental units by permitting development of independent supportive congregate living facilities within the Mixed-Use areas at up to a maximum of 18 dwelling units per acre, or 24 18 dwelling units per acre in an Adult Congregate Living Facility.