

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8I

From: Staff

Date: September 18, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Pahokee Comprehensive Plan
Amendment No. 15-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 City of Pahokee contains a text amendment to the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to modify Policy 1.1.12 in the Future Land Use Element. The change will allow funeral parlors within the Residential Low future land use category. A funeral parlor is defined as a building used primarily for human funeral services, provided that such building shall not contain facilities for 1) embalming; 2) performance of autopsies or other similar surgical procedures; 3) cremation; or 4) storage of funeral caskets and funeral urns, except those on display on the premises; and 5) that funeral vehicles shall not be stored on the premises except in a garage or other accessory building. A proposed change to the zoning category will require the city commission to evaluate a specific location where a funeral parlor is proposed to determine if it is appropriate at that location.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from Palm Beach County, City of Belle Glade, and City of South Bay. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes in Underline and Strikethrough Format

Exhibit 1 General Location Map

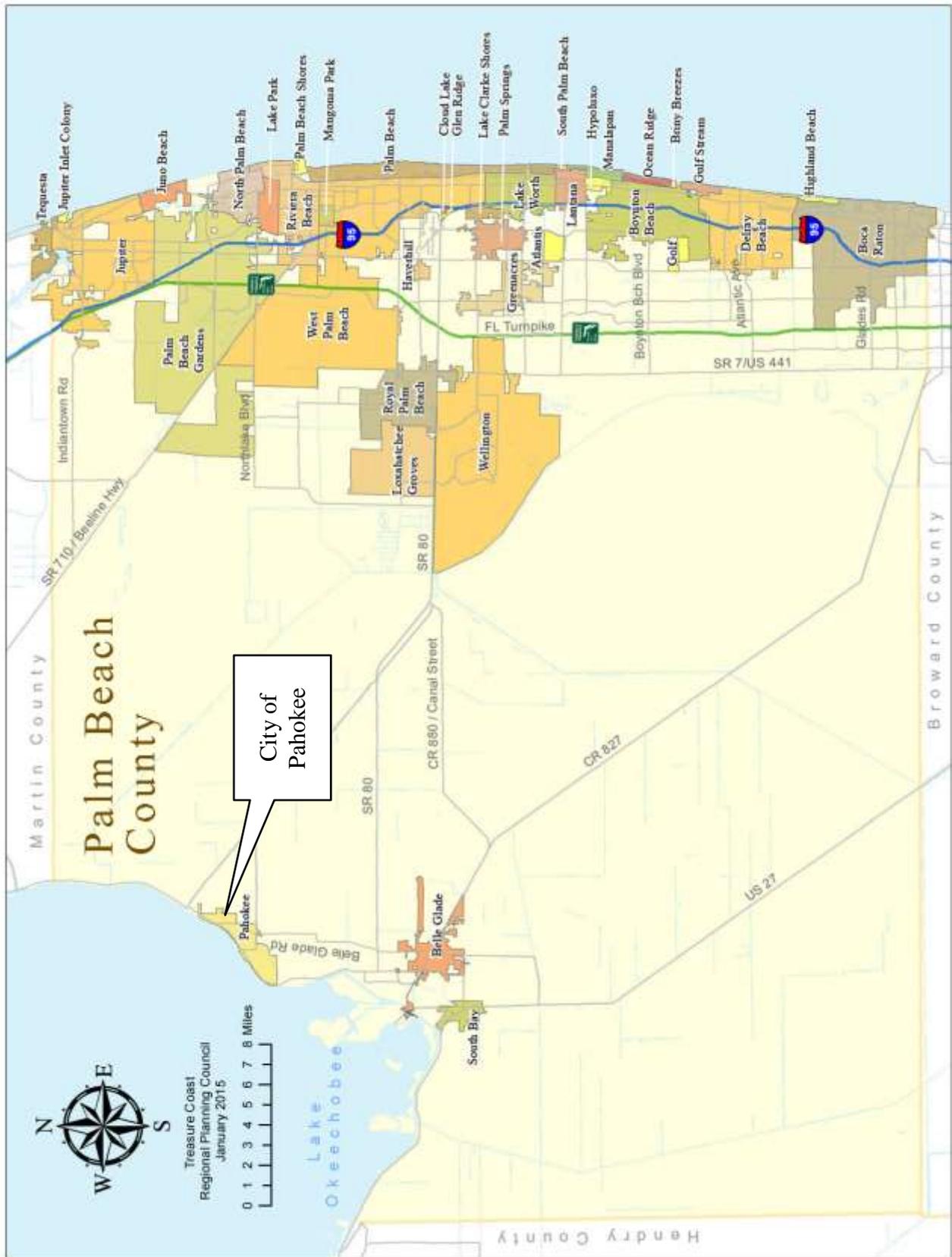


Exhibit 2
Text Changes in Underline and Strikethrough Format

| Future Land Use Designation | Density (du/gross acre) | Intensity (floor area ratio) | Uses |
|-----------------------------|-------------------------------|------------------------------------|---|
| Residential Low | 5 du/acre | | Single family residential uses, schools, parks, <u>funeral parlors</u> , churches, synagogues, and other houses of worship. |