

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 5D  
From: Staff  
Date: April 17, 2009 Regional Planning Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the Town of Lantana Comprehensive Plan  
DCA Reference No. 09-1ER

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 Lantana has proposed text amendments to a number of the elements of the Town Comprehensive plan. The amendments are pursuant to an Evaluation and Appraisal Report (EAR) that was adopted by the Town on August 14, 2006 (and later revised) and found sufficient by the DCA on May 29, 2007. The Town has requested a formal review of the proposed amendments be carried out by the DCA.

*Community Profile (from Town EAR)*

The Town of Lantana is situated on the Intracoastal Waterway about six miles south of downtown West Palm Beach. The cities of Lake Worth and South Palm Beach lie adjacent to the north and northeastern respectively, and Hypoluxo and Manalapan abut the southern border. There is a narrow strip of land that extends the eastern boundary of

the Town to the Atlantic Ocean. Unincorporated Palm Beach County is situated adjacent to and west of the Town.

Lantana was incorporated in 1921, consists of 2.8 square miles and according to the U.S. Census for 2000 it has just under 10,000 residents. The Town is characterized primarily by low density residential development with linear commercial aligning the four major roadways. There is also a large light industrial area near the Florida East Coast Railroad in the north-central part of the Town.

Lantana has 11 Town-owned and/or operated parks totaling approximately 53.53 acres. In the update to the Comprehensive Plan, a pedestrian master plan will be incorporated into the Recreation and Open Space Element.

The Town has developed a mixed-use, pedestrian friendly Downtown Master Plan. It includes the area east of 3<sup>rd</sup> Street between Pine Street and Lantana Road, east to Intracoastal. Specific design guidelines have been incorporated into the Zoning Code in order to ensure appropriate planning and design as redevelopment takes place in the Downtown area.

In addition to the typical municipal services, the Town of Lantana provides a Town-owned library and Intracoastal and ocean-accessible public parks. “Lantana Point” was the original name given to the community, after the abundant wild flower and the distinctive land formation that protrudes out into the Intracoastal. The water played an important part in the Town’s early economy, providing transportation for cargo as well as cultivating a flourishing oyster industry. The “Point” that still exists (even though it was dropped from the Town’s name) continues to be a focal point for the community as it leads to the Ocean Avenue Bridge, providing access to Hypoluxo Island and the Beach. Fortunately, this beautiful natural peninsula is owned by the Town and provides extraordinary park and public access for boating enthusiasts.

### Evaluation

The EAR indicates that the Town is practically built out and has only 28 acres of undeveloped land. There is some potential for redevelopment, however, including the A.G. Holley State Tuberculosis Hospital site. The Town projects its 2010 population to be approximately 10,800 with an ultimate build out population of 12,000.

The major issues selected by the Town for evaluation during the EAR process were:

1. Maintain existing low density housing within Lantana and retain the current “Lantana scale of development”.
2. Ensure that the redevelopment of the A.G. Holley State Tuberculosis Hospital site benefits adjacent neighborhoods and the Lantana Road Corridor.

3. Develop a Drainage Master Plan in order to improve and maintain adequate drainage in the Town.
4. Promote the improvements of existing commercial and industrial properties.
5. Beautify public rights of way and enhance the bicycle/pedestrian system.
6. Explore public parking options and enhance public access to waterways relating to docking and trailer parking.
7. Consider expanding the Lantana Road Commercial Area, while providing for compatibility with adjacent residential neighborhoods.
8. Encourage redevelopment of deteriorated sites.

Some of the highlights of the EAR-related amendments are as follows:

A. Introduction

1. An entirely new Introduction section to the Comprehensive Plan is proposed.

B. Future Land Use Element

1. Goal L.U.1 is entirely revised to encourage a mix of uses and redevelopment/development consistent with the type and scale of existing development.
2. New Objective L.U.1.1. lists all Future Land Use Map (FLUM) categories in Town in a Table (L.U.1) that also shows compatible zoning districts.
3. New policies under Objective L.U.1.1 define each FLUM category, desirable allowable uses; and provides density and intensity maximums.
4. Policy L.U.1.1.7.1 establishes a new Mixed Use Development FLUM category; modifications are made to the existing Mixed Use Waterfront FLUM category.
5. New Policy L.U.1.2.2 requires a developer agreement for most new development.
6. Revised Goal L.U.2 now focuses on encouraging infill development and redevelopment between residential neighborhoods and employment opportunities.
7. New Objective L.U.2.2 is to attract high technology and other industry clusters. Several new policies are proposed to implement the objective; including retaining lands currently designated for industrial use.
8. New policies are proposed to commit the Town to regulations that eliminate barriers to green building, to support sustainable design techniques and to reduce air pollution and the use of non-renewable natural resources.
9. New Policy L.U.2.6.2 is to develop and implement redevelopment plans for commercial corridors.

10. Revised Objective L.U.2.7 and several new policies address the redevelopment of the A.G. Holley State Tuberculosis Hospital site into a multi-purpose employment center.

C. Transportation Element

1. New Goal Tran.1 is to develop a convenient, safe, financially feasible and energy efficient multi-modal transportation system.
2. New Policy Tran.1.1.1 establishes roadway level of service.
3. Revised Objective Tran.1.2 and new Policy Tran.1.2.1 are to coordinate with the Palm Beach Metropolitan Planning Organization to address the Safe, Accountable, Flexible, Efficient Transportation Equity Act of 2005.
4. Revised Policy Tran.1.8.4 addresses continued implementation of the Traffic Calming Program.
5. Revised Policy Tran.1.9.3 supports future passenger service on the Florida East Coast Corridor.
6. New Objective Tran.2.3 is to consider sidewalk/biking needs and preservation in the land use and transportation planning and capital programming process.

D. Housing Element

1. New Policy Hous.1.5.1 is to encourage public-private partnerships, private non-profit housing-agencies, for-profit developers, lenders, Community Land Trusts and other housing agencies to provide affordable and workforce housing.
2. New Policy Hous.1.5.2 is to coordinate the Town's strategies and policies with the Treasure Coast Regional Planning Council to provide affordable and workforce housing.

E. Infrastructure Element

1. New Policy Inf.1.6.5 addresses reducing water consumption and restrictions on the frequency of irrigation.
2. Revised Policy Inf.1.6.8 is to promote the use of water saving irrigation systems.
3. New Goal Inf.2 commits the Town to water supply facility planning.
4. New Objective Inf.2.1 is the adoption of a Water Supply Facility Workplan (WSFWP).
5. New policies under Objective Inf.2.1 are to coordinate with the South Florida Water Management District and to adopt the WSFWP of June 2008 as part of the Infrastructure Element of the comprehensive plan.

F. Coastal Management Element

1. Revised Policy CM.1.3.2 commits the Town to continue coastal armoring to control dune erosion and protect public buildings and beach access facilities.

#### G. Conservation Element

1. New Policy Con.1.1.3 is to assist Palm Beach County in efforts to achieve and maintain acceptable air quality levels.
2. New Policy Con.1.3.3 is to continue the limitation on the frequency of lawn and landscape irrigation.
3. New Policy Con.1.4.2 is to enforce the Town's Environmentally Sensitive Lands Ordinance and new Policy Con.1.4.3 is to coordinate and cooperate with adjacent local governments to conserve, use and/or protect unique vegetative communities.

#### H. Recreation and Open Space Element

1. New Policy Rec.1.2.5 is to work with the State to ensure that the Sports Complex on the A.G. Holley State Tuberculosis Hospital site is retained.
2. New Policy Rec.1.2.6 is to implement a Beach Master Plan and the Sportsman and Bicentennial Park Master Plans.
3. New Policy Rec.1.3.1 is to develop a bike/pedestrian corridor plan by December 2010 to provide better connectivity between schools, parks and neighborhoods.

#### I. Intergovernmental Coordination Element

1. New Objective IC.1.7 is to coordinate sustainable transportation planning efforts with the South Florida Regional Transportation Authority, TCRPC, and other govern entities and local transit providers.

#### J. Capital Improvements Element

1. Revised Goal CIE.1 is to plan for and manage public facilities and infrastructure in a financially feasible and prudent manner and concurrent with the need.

#### Extrajurisdictional Impacts

Due to an oversight, the Town did not provide a notice of the amendments prior to transmittal to the Palm Beach County Intergovernmental Plan Amendment Review Committee. The Town did, however, provide copies of the amendment materials to all adjacent local governments and the County. In a memorandum dated March 9, 2009, the TCRPC requested comments from the surrounding local governments. As of the date of preparation of this report, no comments were received.

### 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.

### 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 TCRPC should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

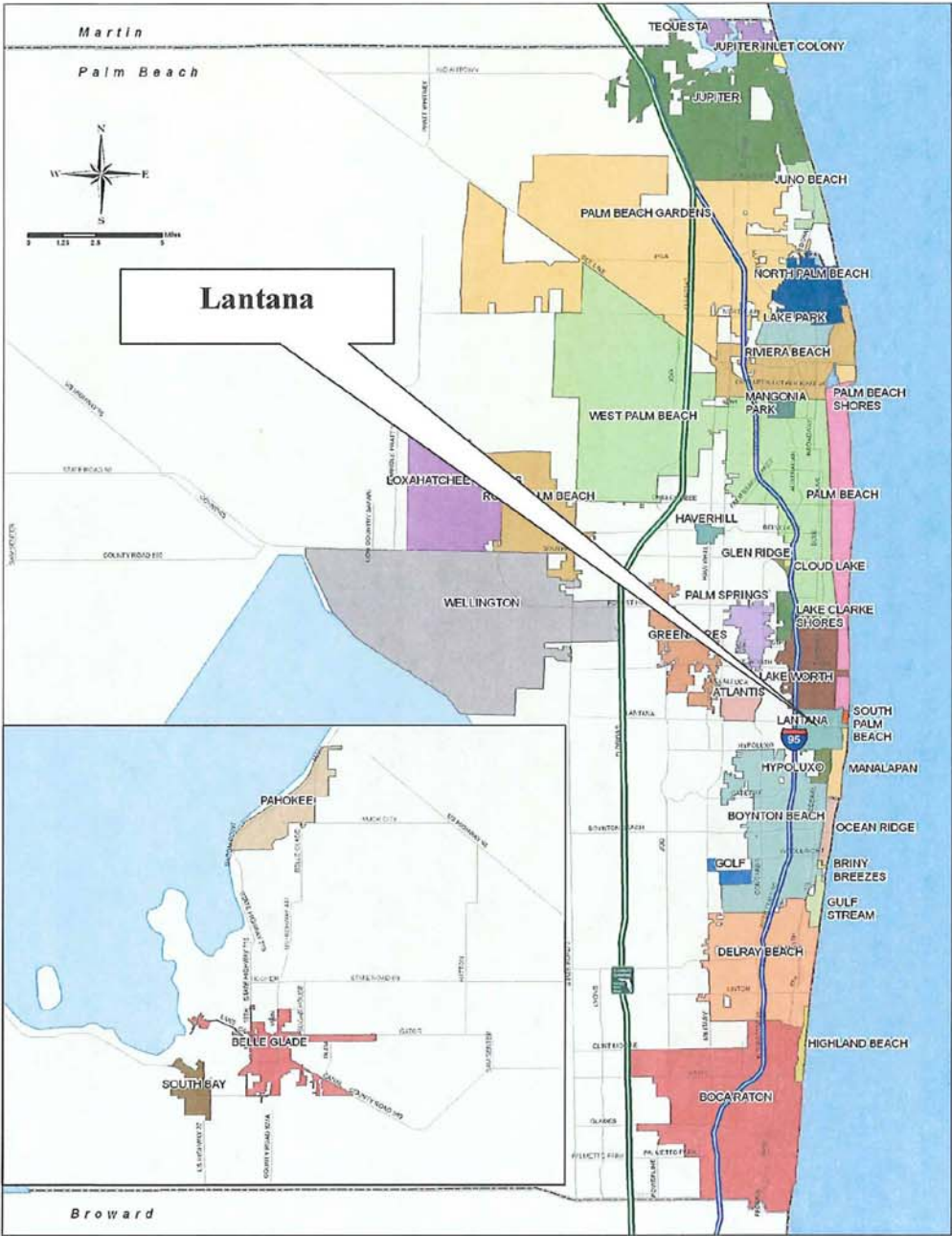
Attachments

## List of Exhibits

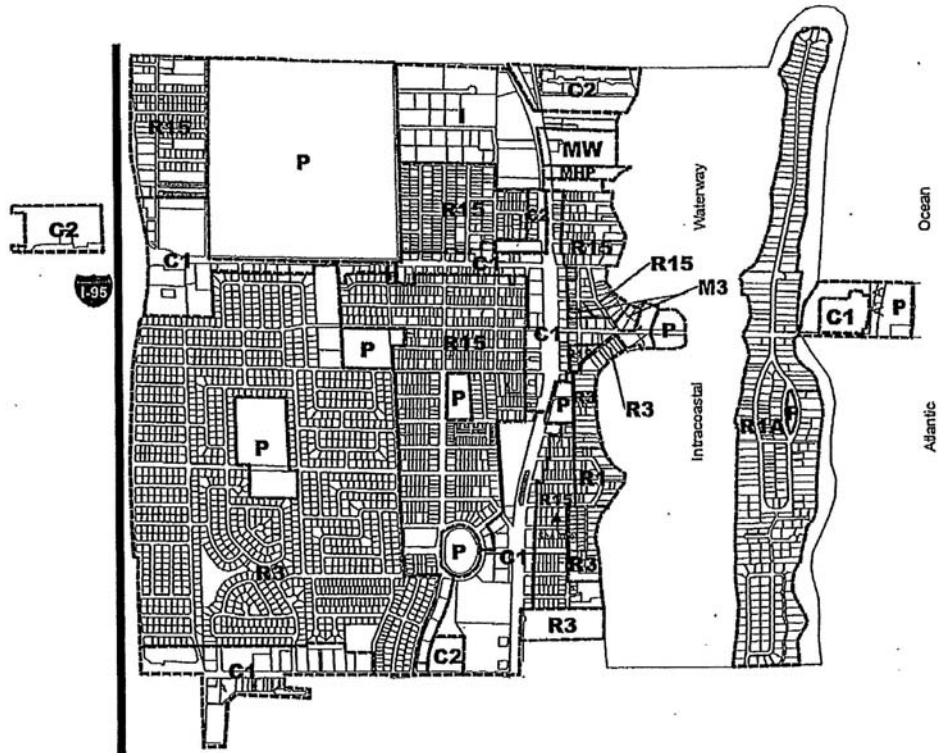
### Exhibit

- 1 General Location Map
- 2 Future Land Use Map
- 3 Traffic Circulation and Right of Way Map

**Exhibit 1  
General Location Map  
Town of Lantana**



**Exhibit 2  
Future Land Use Map**

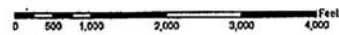


**LEGEND**

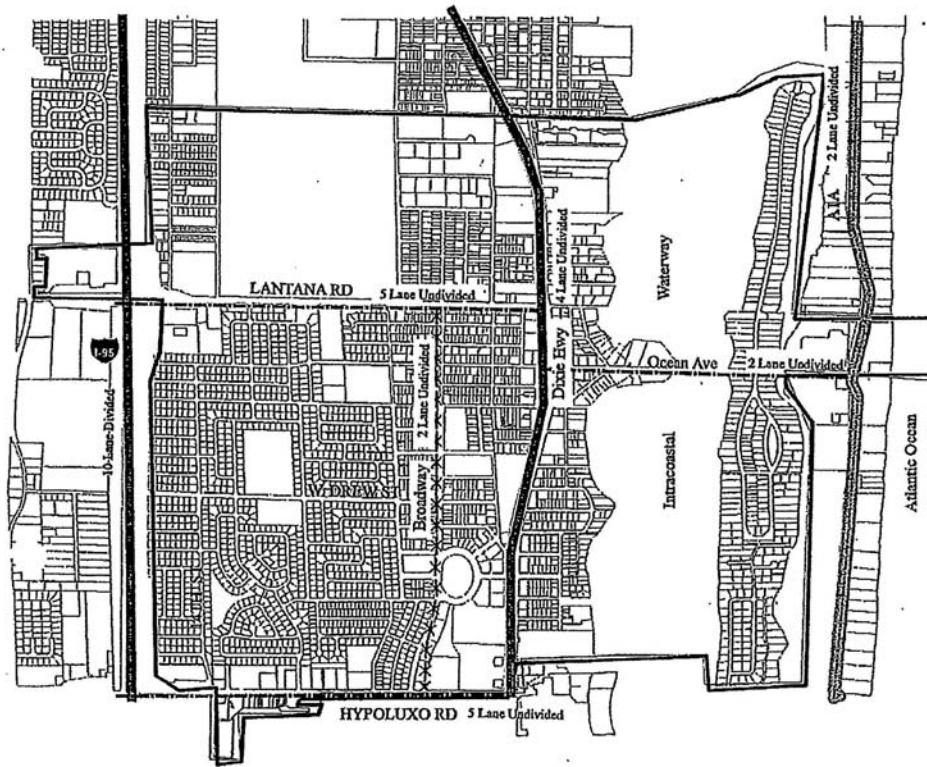
- R1A - RESIDENTIAL DISTRICT  
(0-4.35 UNITS/ACRE)
- R1 - RESIDENTIAL DISTRICT  
(0-4.49 UNITS/ACRE)
- R3 - RESIDENTIAL DISTRICT  
(0-6.81 UNITS/ACRE)
- R15 - RESIDENTIAL DISTRICT  
(0-18.0 UNITS/ACRE)
- MHP - MOBILE HOME PARK DISTRICT
- C1 - COMMERCIAL DISTRICT
- C2 - COMMERCIAL DISTRICT
- I - INDUSTRIAL DISTRICT
- MW - WATERFRONT MIXED USE DISTRICT
- M3 - MIXED USE HIGH DENSITY DISTRICT
- P - PUBLIC OWNERSHIP DISTRICT





Figure LU 1 Future Land Use Map  
Town of Lantana Comprehensive Plan  
Development Services Department  
January, 2009

Scale:



**Exhibit 3  
Traffic Circulation and Right of Way Map**



- Legend**
-  State Principal Arterials
  -  State Minor Arterials
  -  County Minor Arterials
  -  Town Urban Collectors



**Figure Tran 1 Traffic Circulation & Right of Way**  
 Town of Lantana Comprehensive Plan  
 Development Services Department  
 January, 2009

