

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 5H
From: Staff
Date: December 11, 2009 Regional Planning Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Lantana Comprehensive Plan
DCA Reference No.10-1

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 the Future Land Use Element (FLUE) of the Town Comprehensive Plan. The Town has requested a formal review of the amendments by the DCA.

Evaluation

Policy LU.1.1.7 is to be modified to add a third Mixed Use Future Land Use Map (FLUM) designation. Currently, the Town's Comprehensive Plan has two designations for mixed use; Mixed Use Development and Mixed Use Waterfront. A third designation, Mixed Use Industrial, is being proposed to allow development with an emphasis on a mix of industrial, commercial, and residential uses on a single site.

New Policy LU.1.1.7.2 defines the intent and allowable distribution of uses for the new Mixed Use Industrial Designation. The new designation will provide flexibility by allowing land uses within close proximity of each other which will promote job creation and reduce vehicle circulation, resulting in reduced use fossil fuels and greenhouse emissions. The maximum residential density allowed under this new category is 5.81 units per acre. The maximum floor area ratio is 1.0 is for commercial and industrial development. Following is the distribution of uses allowed in this proposed category:

	Minimum	Maximum
Light Industry	30%	65%
Commercial/Institutional*	15%	40%
Residential	15%	40%

* including retail, service, restaurant and professional services.

Town staff indicates land development regulations for the new category will be developed and presented to the Town Council for approval in the near future. Staff also indicates this new category is appropriate for the 150-acre A.G. Holley state hospital site, which could possibly be developed within the next few years.

Extrajurisdictional Impacts

The Town provided copies of these amendments earlier this year to adjacent local governments and the County during the Town’s Evaluation and Appraisal amendment process. No comments were received regarding the proposed amendments, according to the Town. It is not anticipated that there will be negative extrajurisdictional impacts as a result of these amendments.

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 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

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

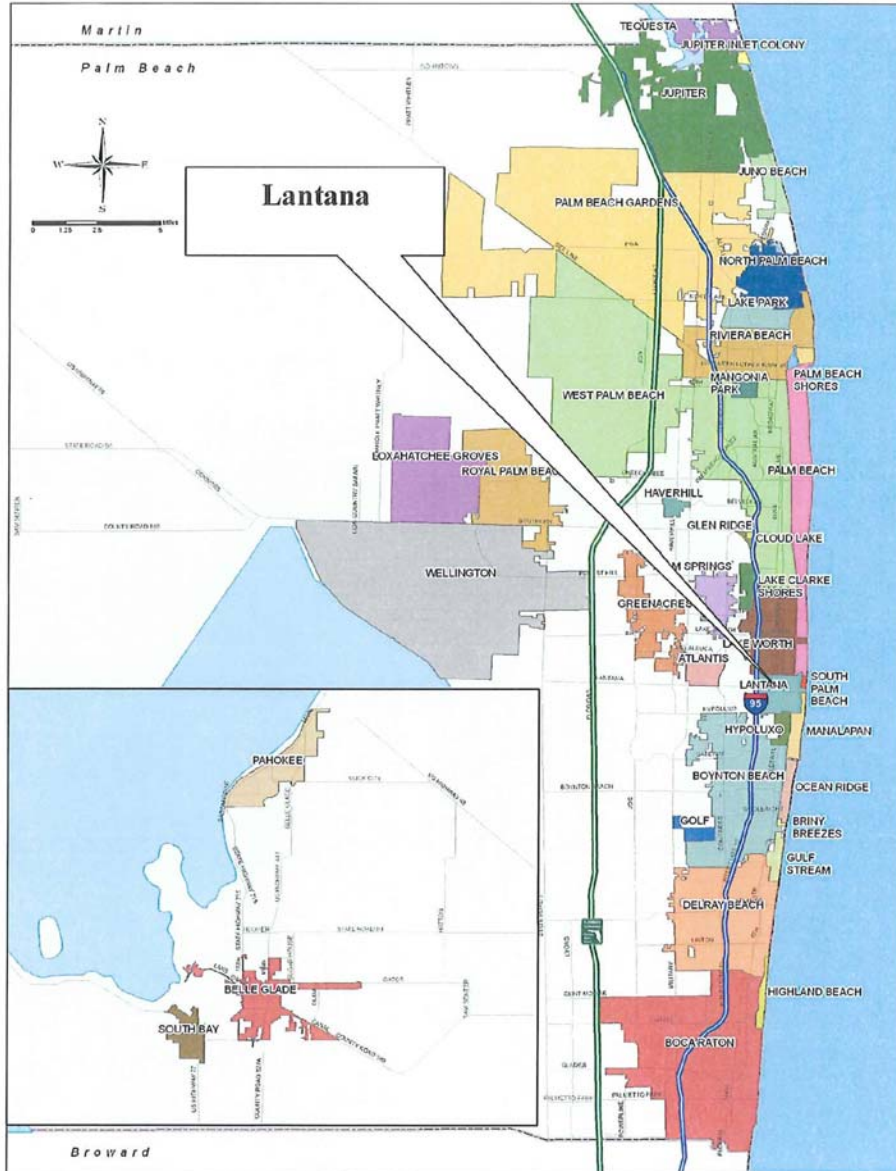


Exhibit 2 Future Land Use Map

