

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5C

From: Staff

Date: May 21, 2010 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Lantana Comprehensive Plan
DCA Reference No. 10-2

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 amendment within 30 days of its receipt.

Background

The Town of Lantana is proposing one amendment to the Future Land Use Map (FLUM) of the Town Comprehensive Plan. The Town requested a formal review of the amendment by the DCA.

Evaluation

The proposed FLUM amendment is for the 144.1 acre A.G. Holley State Hospital property which is located on the north side of Lantana Road, east of I-95 (see Exhibits). The property has long been the site of the State Tuberculosis Hospital, although the property currently has a number of other uses. The Town leases approximately 23 acres for a sports complex and 10 acres which is planned to accommodate a new police station. The Florida Department of Health uses about 10 acres for a County health clinic and 40 acres is used for the hospital and associated facilities. A safe house for mothers occupies

approximately 10 acres and approximately 20 acres is used by various social service agencies located in residences formerly occupied by doctors working at the hospital. The Florida Department of Motor Vehicles uses approximately 5 acres for a license bureau. Natural scrub habitat and a gopher tortoise reserve covers approximately 25 acres. There are currently no specific plans under consideration by the Town for the redevelopment of the property.

The current FLUM designation is Public. The proposed FLUM designation is Mixed Use Industrial (MI). The MI designation was established by the Town in February, 2010 to be assigned to large properties where the Town wants to promote economic redevelopment, job creation and housing opportunities.

The current land use on surrounding properties includes vacant land (former landfill) in Lake Worth to the north, residential development at various densities and industrial development to the east, commercial development along Lantana Road to the south, and residential development and a shopping center to the west. The FLUM designations on surrounding lands are Public (City of Lake Worth) to the north, High Density Residential and Industrial to the east, Commercial to the south, and Commercial and High Density Residential to the west.

The amendment was initiated by the Town to clearly spell out the Town's desired future land use and development pattern for the property. Beginning in the 1990s, the Town worked with the State and other groups for a number of years to prepare plans for the redevelopment of the property. During that time, the State was encouraged by the Town to reevaluate the continued use of the property as a tuberculosis hospital. In 2003, the Town hired a consultant to analyze the property and property value, and to propose an alternative use that would be revenue-generating. The State also prepared a plan for a Florida Institute of Public Health project on the property to consist of a mixed use, medical/research/commercial/residential development with a new, smaller public health hospital.

However, none of these proposals has been realized. Recent efforts by the Town to get the State Legislature to privatize and relocate the hospital has been unsuccessful. After years of unsuccessful planning efforts, the Town considers it timely to let the State and any future owner/developer know what the Town anticipates for redevelopment of this property. The Town considers the proposed amendment consistent with a number of goals, objectives and policies in the Town Comprehensive Plan. Objective L.U.2.7 and its implementing policies specifically address the redevelopment of the A.G. Holley Hospital site as an employment center.

Extrajurisdictional Impacts

The Town provided the notice of the proposed amendment to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC). The notice was circulated by IPARC on March 3, 2010. No objections to the proposed amendment have been received.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendment indicates that it would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

The proposed amendment which is intended to position the Town to facilitate the redevelopment of the A.G. Holley State Hospital property is consistent with Strategy 3.1.1 (Redevelop, revitalize and infill existing ... districts) and Strategy 5.1.1 (Identify ... abandoned and underutilized districts and determine appropriate methods to improve them). If and when the redevelopment of the property becomes feasible, the Town should work closely with the current owners and other public agencies utilizing the property to ensure there are relocation opportunities in the surrounding area. In addition, the Town should ensure that all future land uses on the Hospital property permitted under the Mixed Use Institutional designation are compatible with and adequately buffered from adjacent residential uses.

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 amendment 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
- 3 Existing Land Use Map

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

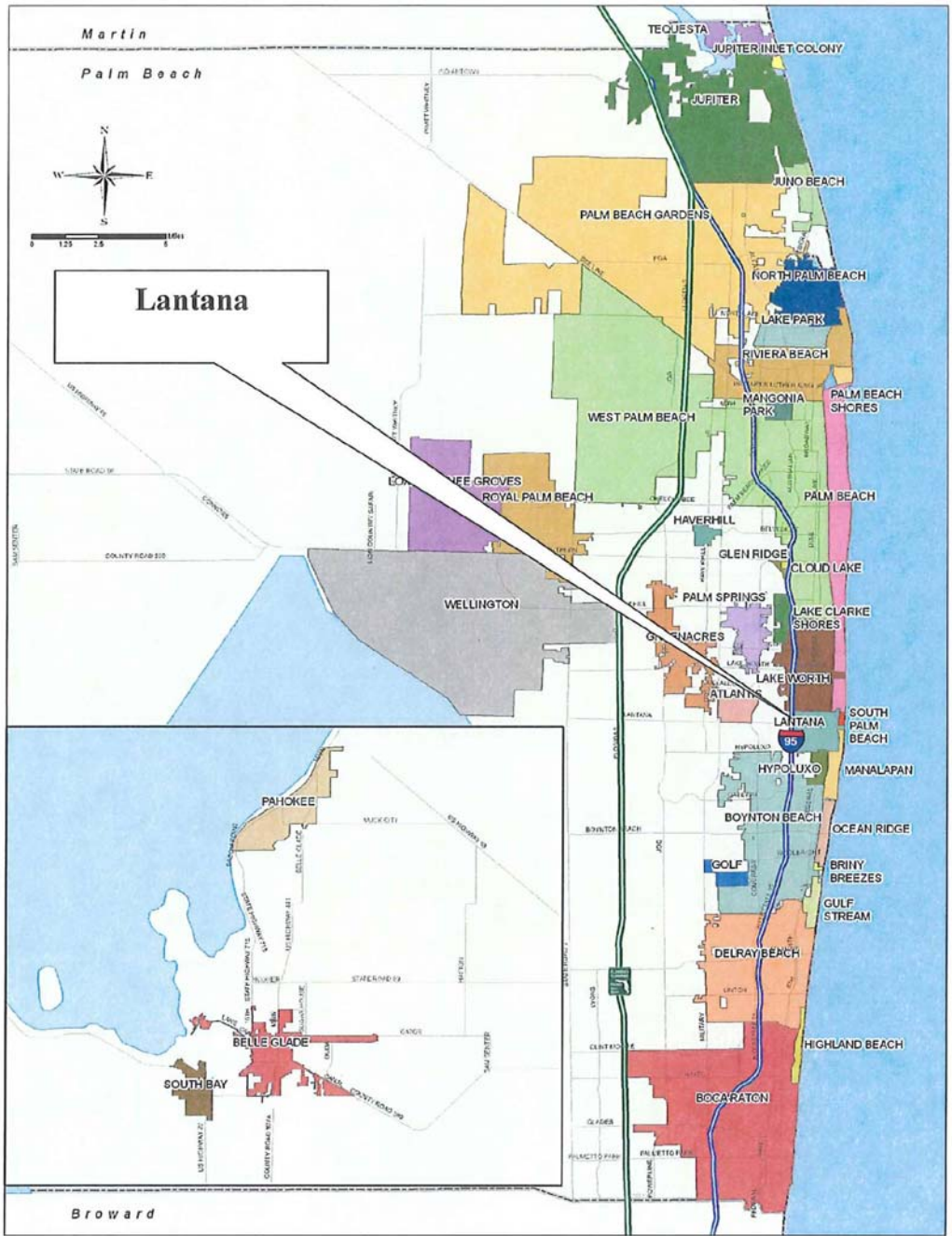


Exhibit 2 Future Land Use Map

