MEMORANDUM

To: Council Members
From: Staff
Date: December 14, 2012 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Lantana Comprehensive Plan
Amendment No. 12-1ESR

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.

Background

The Town of Lantana is proposing one amendment to the Future Land Use Map of the comprehensive plan.

Evaluation

The proposed amendment is to assign a future land use designation of R15 Residential High Density to a 12.305-acre property that was recently approved for annexation into the Town. The subject site is located north and east of the intersection of High Ridge and Lantana Roads. The property is currently occupied by the Finnish American Rest Home in unincorporated Palm Beach County. The existing Palm Beach County future land use designation on 10.68 acres of the property is Institutional Facilities with an underlying 12 dwelling units per acre (INST-12) and a condition to limit the use of the site to a congregate living facility/nursing home. The remaining 1.625 acres have a Palm Beach County future land use designation of Medium Residential, 5 units per acre (MR-5).
The staff report prepared by the Town indicates that Fire/Rescue service will continue to be provided by the County. Water and sewer services will continue to be provided by the City of Lake Worth Utilities. Also, the Town of Lantana police department has determined that the amendment will not impact staffing.

**Extrajurisdictional Impacts**

The proposed amendment was provided by the Town of Lantana to Palm Beach County on July 6, 2012. No extrajurisdictional impacts have been identified.

**Effects on Significant Regional Resources and Facilities**

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

**Conclusion**

The proposed amendment is not in conflict or inconsistent with the SRPP.

**Recommendation**

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

**Attachments**
## List of Exhibits

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Finnish American Rest Home Location Map
Exhibit 3
Future Land Use Map

Subject Property