To: Council Members  
From: Staff  
Date: July 18, 2014 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Town of Lantana Comprehensive Plan  
Amendment No. 14-1ESR  

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.

The amendment package from the Town of Lantana includes one amendment to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation from Commercial District (C-1) to Waterfront Mixed Use District (MW) on property totaling 10.03 acres. The subject property is located at 1400 South Dixie Highway, which is about 450 feet north of Hypoluxo Road on the east side of South Dixie Highway. The property is currently owned by the Cenacle Convent of Palm Beach County and has developed facilities being used as a convent, training, and educational center. The existing facilities include three buildings totaling 41,773 square feet. Adjacent property is designated Residential District to the north; Commercial District to the west; and Utility and High Residential in the Town of Hypoluxo to the south. The east side of the property is adjacent to Lake Worth Lagoon.

The proposed change in land use would allow up to 349 dwelling units to be constructed on the subject property. The applicant is proposing to develop the site as a residential community
consisting of 319 apartments and some commercial live-work units. A traffic impact study for the proposed development indicated it has the potential to generate 138 new trips during the a.m. and 176 new trips during the p.m. peak hour. The subject property is located within the county designated Coastal Residential Exception Areas. Therefore, the requirements of the Palm Beach County Traffic Performance Standards do not apply. The traffic analysis showed the intersection of South Dixie Highway and Hypoluxo Road will perform at adopted level of service at buildout of the proposed development in 2016. Information contained in the amendment package submitted by the Town of Lantana indicates the proposed use is compatible with surrounding uses and the town’s public facilities and infrastructure are adequate to serve the proposed development.

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on June 12, 2014. No extrajurisdictional impacts have been identified.

Regional Impacts

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

Conclusion

The proposed amendment is consistent with the SRPP. However, Council recommends the town give special consideration to the design of the stormwater treatment system to ensure that the new development will not impact water quality in Lake Worth Lagoon. Additionally, the town should consider the potential impacts of sea level rise when reviewing final site plans for the subject property. In response to this comment, the Town has transmitted the attached letter from the applicant’s engineer.

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

Exhibit

1  General Location Map
2  Aerial Photo of Subject Property
3  Proposed Future Land Use Map
4  Correspondence from the Town of Lantana
Exhibit 1
General Location Map

Town of Lantana
Exhibit 2
Aerial Photo of Subject Property
Exhibit 3
Proposed Future Land Use Map
Hi Stephanie,

Thank you for the email staff report on the subject comp plan amendment. Please find attached a letter from the applicant’s engineer which responds to your recommendation about the stormwater management system.

David B. Thatcher, AICP
Development Services Director
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dthatcher@lantana.org
The Treasure Coast Regional Planning Council report regarding the comprehensive land use amendment for the Cenacle Property. The report makes the following recommendations: “The proposed amendment is consistent with the SRPP. However, Council recommends the town give special consideration to the design of the stormwater treatment system to ensure that the new development will not impact water quality in Lake Worth Lagoon. Additionally, the town should consider the potential impacts of sea level rise when reviewing final site plans for the subject property.” We acknowledge these recommendations and since the Regional Planning Council does not review the site plan, we would like to provide you with the following response:

**Stormwater Pre-treatment.** The Cenacle property is located within the South Florida Water Management District boundary which regulates the surface water management. The redevelopment requires a new permit that is subject to the District’s new criteria under the Environmental Resource Permit Applicant’s Handbook Volume II (Effective October 1, 2013). The District does not allow a property to discharge storm water onto another property. The SFWMD criteria requires on-site drainage system and controls the amount of storm water runoff from the property into the Intracoastal Waterway. The civil engineering plans that are part of the site plan package submitted to the Town show underground infiltration trenches to pretreat the storm water before discharging off-site.

**Sea Level Rise.** The seawall at the Cenacle property is structurally damaged and needs to be replaced which requires new permits from various government agencies. In addition, the Cenacle seawall is lower than the seawall of the property to the south by about 18”. Since the seawall will be replaced, the applicant will seek to raise the new seawall to make it more compatible with the seawall to the south subject to permit requirements. In addition, the civil engineering plans that are part of the site plan package submitted to the Town show that the new buildings will have Minimum Finished Floor Elevations of 10.0 NGVD for the eastern most building and 9.0 NGVD for the 3 western buildings. These elevations are at least one foot above the FEMA flood elevations. These elevations are also above the elevations of the current buildings at the Cenacle (which per the survey vary from 3.63 to 7.12 NGVD).

In summary, the submitted site plan addresses the recommendations from the Treasure Coast Regional Planning Council by incorporating onsite stormwater pre-treatment and by mitigating the potential impacts of sea level rise. Prior to any building activity, more detail drawings will be reviewed by the Town of Lantana, South Florida Water Management District, Florida Department of Transportation, Florida Department of Environmental Protection and any other State or Federal agency issuing permits for the seawall replacement.

Sincerely,

Antonio Guevedo, P.E.