MEMORANDUM

To: Council Members
From: Staff
Date: November 1, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Lantana Comprehensive Plan Amendment No. 19-02ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 was received on October 3, 2019 and contains one Future Land Use Map (FLUM) amendment. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation of a +/- 18.6 acre parcel from Commercial (C-1), which permits a maximum Floor Area Ratio (FAR) of 1.0 for a maximum commercial intensity of 810,216 square feet (SF) on the subject parcel, to Mixed Use Development (MXD), which also allows a maximum FAR of 1.0 and up to 15 dwelling units per acre (maximum commercial intensity of 810,216 SF and a maximum density of 279 dwelling units on the subject parcel). The subject parcel is located along the south and southeast side of Greynolds Circle, west side of U.S. Highway One (S. Dixie Highway), and along the north side of Hypoluxo Road. The site, informally known as “Lantana Village Square,” is made up of three parcels. The portion to the south is a 68,836 SF shopping center that is anchored by a Winn Dixie and has restaurants, personal services, and retail. The center portion is the location of a K-Mart. This parcel is being proposed for future residential development. The northernmost portion is an 11,765 SF shopping center that contains a convenience store, retail, and a restaurant.
Adjacent land use designations are: Lantana Commercial (C-1) to the North; Lantana Commercial (C-1) and Commercial (C-2) to the west; Lantana Commercial (C-1) (with Residential (R-15) beyond) and Mixed Use Waterfront across S. Dixie Highway, as well as Town of Hypoluxo High Residential and Utility, to the east; and Town of Hypoluxo Commercial General to the south.

The applicant is submitting the current land use designation request to support a development proposal for up to 160,000 SF of commercial/retail uses (including restaurants), and up to 279 residential units. The applicant indicates they plan to submit a two-phased development plan. Phase 1 will be to update the existing commercial development to modernize and bring the buildings into the architectural scheme of the overall proposed project. Phase 2 will be the residential development.

The staff report indicates that the site is currently being served by water, sewer, and solid waste services and is connected to the local and regional transportation network. The applicant provided a traffic analysis that concludes the proposed amendment “will not result in significant impacts to the roadway network in the long-term planning horizon.” Additionally, a separate utility analysis states the proposed amendment “will not result in a significant impact on the utility infrastructure network based upon the permitted capacities available for water and sanitary sewer.” The applicant has indicated they will ensure that level of service standards for stormwater runoff, potable water, sewer services, roads, parks, schools, and fire and police services will be evaluated prior to the issuance of a development order. Additionally, the applicant indicates they will pay impact fees and proportionate share payments as necessary.

Regional Impacts

No adverse effects on regional resources or facilities have been identified. Council recommends that the Town ensure the applicant demonstrates that the various levels of service standards will be met when the final site plan is approved for the proposed development.

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on October 28, 2019. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. As proposed, the requested amendment will support Town policies that call for urban infill redevelopment projects that are well-planned and designed to integrate residential and commercial activities, and are supportive of the goals of the SRPP of compact, walkable, sustainable infill urban development. The conversion of underutilized commercial properties into mixed use development incorporating housing is a growing trend in the Region that may help provide more diverse and affordable housing.
Recommendation

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

Council Action – December 13, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Vice Mayor Weinroth from Palm Beach County seconded the motion, which carried unanimously.

Attachments
## List of Exhibits

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Exhibit 2
Aerial of Subject Parcel
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map