

To: Council Members

From: Staff

Date: November 8, 2010

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

### Background

On September 27, 2010, the Town of Lantana adopted one Future Land Use Map (FLUM) amendment and a related text amendment to the Town Comprehensive Plan. The amendments pertain to the 145-acre A.G. Holley Hospital site adjacent to Lantana Road.

The Treasure Coast Regional Planning Council (TCRPC) reviewed the FLUM amendment at a regular meeting held on May 21, 2010. The Florida Department of Community Affairs (DCA) issued an Objections, Recommendations and Comments (ORC) Report on the proposed amendment on June 21, 2010.

Prior to adoption, the Town adopted new Policy 1.2.6 to the Future Land Use Element as a result of discussion with the DCA to address an objection to the proposed FLUM amendment.

### Evaluation

#### **A. TCRPC Report**

The TCRPC report of May 21, 2010 contains one comment/recommendation regarding the relocation of existing uses on the A.G. Holley property and regarding buffering of future uses from adjacent residential areas (see Attachment A).

#### **B. DCA ORC Report**

The DCA ORC Report of June 21, 2010 contained one objection. The objection indicated that the Town's water supply plan did not address how the Town intends to meet projected demand to serve the anticipated redevelopment of the A.G. Holley site at its maximum development potential. The DCA recommended the Town either revise the water supply plan or include a policy to limit development on the site to an amount that can be served by current water supplies and facilities.

### **C. Town Response**

1. To TCRPC Comments/Recommendations for Modification

No response received

2. To the DCA ORC Report

The Town has adopted new Policy LU1.2.6 in the Future Land Use Element to limit the amount of development permitted on the A.G. Holley site to uses that would not exceed an average of 0.30 million gallons per day.

### Conclusion

For information only.

Attachment

## **Attachment A**

**Excerpts from TCRPC report on Town of Lantana  
Comprehensive Plan Amendments (DCA Ref# 10-2)  
Approved at May 16, 2010 Council Meeting, Agenda Item 5C**

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.