

TOWN OF LANTANA,
FLORIDA

Comprehensive Plan

2015



Prepared by the Development Services Department

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INTRODUCTION

Under State law, the municipal Comprehensive Plan is the ultimate regulatory authority governing all land development activities within the jurisdiction of the Town of Lantana. The Town adopted its first Comprehensive Plan in 1989. On March 12, 2007, the Town adopted its Evaluation and Appraisal Report (EAR) of the Comprehensive Plan which recommended substantial revisions to update the plan to current conditions and to include the Town's redevelopment objectives. This update to the Comprehensive Plan reflects recommendations in the Town's 2007 EAR and current Town goals and objectives, as well as requirements from the first EAR round.

The Town's Land Development Regulations (LDR), which include zoning, subdivision and other local development regulations, takes its purpose and direction from the Goals, Objectives and Policies adopted in this Comprehensive Plan. The Land Development Regulations must be fully consistent with the adopted Comprehensive Plan and also further its Goals, Objectives and Policies.

The specific authority and requirement for municipalities to do comprehensive planning in Florida derives from Chapter 163, Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. This Act substantially increases the requirements for local land use plans, associated infrastructure and other plan elements as well as mandates that local governments adopt land development regulations to implement the policies of the local comprehensive plan. The Comprehensive Planning and Land Development Regulation Act is implemented primarily via Rules 9J-5 and 9J-11 of the Florida Administrative Code, as amended. This Comprehensive Plan has been prepared to be fully consistent with Chapter 163, F.S., and Rule 9J-5, as required by State law.

Consistent with State requirements, the Town's new Comprehensive Plan is divided into two (2) components:

- Volume I: Goals, Objectives, and Policies (GOPs)
- Volume II: Data, Inventory, and Analysis (DIA) Reports

This is the "Comprehensive Plan: Volume I – GOPs" document, which must be formally adopted by ordinance by the Town Council. The "Comprehensive Plan: Volume II – Data, Inventory, and Analysis (DIA) Reports" is a separately bound document and is used to provide supporting data and conclusions as the foundation for the Goals, Objectives, and Policies. The DIA section of the Comprehensive Plan is not formally adopted by the Town Council.

The Goals, Objectives and Policies contained herein are organized into ten (10) plan elements (chapters). Each element addresses an important aspect of land development and growth in Lantana including, but not limited to, future land use, transportation, housing, infrastructure, recreation and open space, public schools facilities,

intergovernmental coordination and capital improvements. The Future Land Use Element also contains the official Future Land Use Map (FLUM) for the Town, and specific definitions for the various future land use categories are referenced in the FLUM. The Town's official Zoning Map and Land Development Regulations must be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The Comprehensive Plan for the Town of Lantana has been prepared in accordance with State requirements to encourage opportunities for public involvement throughout the process. Public hearings were held by the Planning Commission, sitting as the Local Planning Agency, and by the Town Council.

The intent of the Goals, Objectives, and Policies contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. Together, the Comprehensive Plan and implementing tools will ensure that the development patterns for future land uses within Lantana match the community vision and quality-of-life expectations of its residents.

The Comprehensive Plan was considered and approved by the Planning Commission (Local Planning Agency) on January 28, 2009, and the Town Council on February 23, 2009, and then transmitted to the Florida Department of Community Affairs (DCA) for consideration pursuant to the rules and requirements under State law. The Town received formal review comments from the DCA in their Objections, Recommendations, and Comments Report (ORC) dated May 1, 2009. The recommendations from the State and their reporting review agencies are addressed in the final Comprehensive Plan formally adopted by the Town Council Ordinance O-1-2009 on June 8, 2009.

Lantana's Place In South Florida

The Town, which boasts a population of approximately 10,000 people living in a 2.8 square mile area, has struck a working balance between modernization, industrialization, and diversification on the one hand and an excellent residential environment on the other. Of the Town's total land area; approximately 13 percent is allocated to commercial uses and approximately 3 percent to light industrial uses.

Lantana's origins can be traced back about 85 years. At that time, Lantana was a flourishing settlement where crops such as pineapples and delicacies such as oysters grew abundantly. Visitors arriving at the Lantana train station found a one-room school, a church, and a narrow Main Street, which led down to the oyster packing house on the Lake Worth Lagoon. Newcomers today find plentiful shopping and restaurants, several houses of worship, excellent public schools, and easy access to other parts of the county, the region and the world.

Lantana's households are diverse in nature and size. Traditional families and single

households co-exist harmoniously. The average household size is 2.852.45 according to the 2000-2010 Census and the population's median age, for both men and women is 3240.3. Regardless of whether they choose to rent or own, potential residents can select from a variety of housing choices, ranging from residences to condominiums, to apartments, to townhouses.

Services and Amenities:

The Town offers much in services and amenities. The Town-wide water, sanitary sewer, and storm drainage networks rank among the best in South Florida. The same is true for the Town's garbage and trash collection system, free sidewalk maintenance programs, and extensive range and variety of recreational and educational facilities.

Excellent land-based and marine-based protection is provided to Town residents by the Lantana Police Department, accredited by the State and among the top ranked in South Florida. Additionally, a professional team of full-time Code Enforcement Officers work hard to ensure that the Town's properties and quality of life are maintained.

Lantana's recreational facilities, run by the Lantana Operations Department, can be found in the Parks and Recreation Element included in this Comprehensive Plan. The Town offers a variety of green spaces and is home to the Lantana Sports Complex, a highly-regarded set of ball fields located on the state-owned A.G. Holley Hospital site.

The Lantana Library has a collection of approximately 20,000 total volumes of print and non-print material. In addition, the library offers a variety of programs to serve the residents and business community.

The Town's educational facilities include an elementary school, a middle school and a charter school.

The purpose of this document is to ensure the Town's unique qualities are reserved and to guide the development of programs that will improve those areas requiring attention. Implementation of this Comprehensive Plan will help to mitigate the efforts of projected population increases and changes in make-up and to meet the rising expectations of the population, making use of the available physical, social, and cultural resources.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the Town Council of the Town of Lantana with regard to the Comprehensive Plan. It is applicable to the Town of Lantana Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan is not a substitute for specific implementation mechanisms that are contained in the Town of Lantana's Land Development Regulations (LDR).
2. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.
3. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in affect on any private or public property located within the Town of Lantana.
4. The Town Council recognizes that any application for development approval may bring into conflict and necessitate a choice between different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the Town Council that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the Town Council's responsibility to provide for the multitude of needs of the Town's growing and diverse community. Recognizing that the Town Council and Town agencies will be required to balance competing Goals, Objectives, and Policies of this Plan, the primary intention of the Comprehensive Plan is to protect the public health, safety and welfare.
5. The terms "shall" and "will" are construed as mandatory in this Comprehensive Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as ~~directory~~ discretionary and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the Town of Lantana to the extent that the objective or policy specifies implementation.

FUTURE LAND USE ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL LU 1

MAINTAIN THE DIVERSE, SMALL-TOWN CHARACTER OF LANTANA BY ENCOURAGING A MIX OF USES AND REDEVELOPMENT AND NEW DEVELOPMENT THAT IS CONSISTENT WITH THE TYPE AND SCALE OF EXISTING RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL AREAS AND THAT IS LOCATED TO MAXIMIZE ENERGY EFFICIENCY, ECONOMIC BENEFITS AND ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY RESIDENTS AND PROPERTY OWNERS.

OBJECTIVE LU 1.1

Future Land Use Categories. Future land use for the Town of Lantana consists of the 13 land use categories listed in Table L-U- 1 and described in the following policies. The Land Use Element shall summarize the desired pattern and scale of development using a land use classification system which delineates the types of land uses, as well as locational criteria, and development densities and intensities for each use. The Town shall ensure that the Zoning Map is consistent with the Future Land Use Map – Figure LU 1.

Table L-U-1 Future Land Use Classification System	
Future Land Use Categories	Consistent Zoning Districts
Residential, Very Low Density	R1A
Residential, Low Density	R1
Residential, Medium Density	R3
Residential, High Density	R15
Mobile Home Park	MHP
Commercial, Low Intensity	C1
Commercial, Medium Intensity	C2
Mixed-Use, Industrial and Waterfront	MXD, MI, MW
Industrial	I, I/F (Industrial/Flexible)
Public Ownership	P
Parking	PK

Policy LU 1.1.1 Residential Very Low Density (R1A): This category allows

single-family residential detached homes with the density not to exceed 4.36 units per gross acre (based upon minimum lot size of 10,000 square feet) and other uses that are consistent with such density and the land development regulations. The intent of the residential very low density category is to provide for estate-type neighborhoods with large, primarily waterfront lots that offer opportunities to create and/or preserve open space and waterfront views. This category shall be limited to properties located on Hypoluxo Island.

Policy LU 1.1.2 Residential Low Density (R1). This category allows single-family residential, with detached homes at a density not to exceed 5.4 units per gross acre (based upon minimum lot size of 8,000 square feet) and other uses that are consistent with such density and the land development regulations. The intent of the low density category is to provide for single-family neighborhoods at a density and scale between the Very Low Density estate neighborhoods and the more widespread medium density category. This category shall be limited to areas in close proximity to the Intracoastal Waterway. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in this category.

Policy LU 1.1.3 Residential Medium Density (R3). This category allows single-family residential, with detached homes at a density not to exceed 5.81 units per gross acre (based upon a minimum lot size of 7,500 square feet) and other uses that are consistent with such density and the land development regulations. The intent of the medium density category is to provide for single-family neighborhoods at a density and scale that is compatible with the most prevalent existing single-family residential development in the Town. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in this category.

Policy LU 1.1.4 Residential High Density (R15). This category allows multi-family residential with attached homes and apartment buildings at a density not to exceed 15 units per gross acre and other uses that are consistent with such density and the land development regulations. The intent of the high density category is to provide for multi-family neighborhoods at a density and scale that combine to allow the development of affordable housing. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in this category.

Policy LU 1.1.5 Commercial Low Density (C1). This category allows a variety of commercial and business activities. The maximum allowable commercial intensity shall be a floor area ratio (FAR) of 1.0. The intent of this category is to provide commercial areas that primarily serve the Town's residential neighborhoods. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of the commercial development.

Policy LU 1.1.6 Commercial Medium Density (C2). This category allows more intensive commercial use providing a wide range of goods and services. The maximum allowable commercial intensity shall be a floor area ratio (FAR) of 1.0. The intent of this category is to provide commercial areas that serve the Town's residents as well as residents and businesses from the adjacent municipalities and unincorporated area of the county. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of the commercial development.

Policy LU 1.1.7 Mixed-Use. The Mixed-Use categories are intended for new development that integrates a variety of land uses on single parcels of land. In this case, integration refers to combining a mix of distinct but complementary uses in close physical proximity within a design that enhances the positive elements of each use and mitigates potential negative impacts of each use. There are three Mixed-Use land use categories in Lantana. These categories encourage compact urban infill and redevelopment while preventing urban sprawl. Further, the mix of uses and internal pedestrian circulation system will result in an internalization of trips and thus a reduction of vehicle miles traveled, fossil fuel usage and greenhouse gas emissions.

The three categories are characterized by development on relatively large parcels of land with the following characteristics:

- Two or more significant revenue-producing uses (such as residential, retail, office, cultural, hotel, museum, civic buildings, or light industrial) which are mutually supportive;
- Physical and functional integration of the project's components, such convenient interconnection among the various uses and buildings with pedestrian circulation elements and vehicle transportation facilities, positioning of key project components around central public spaces (such as, courtyards, plazas, or parks); and
- A coherent master development plan that controls at a minimum residential density, commercial intensity, location and scale of buildings and uses, architectural and design themes, user amenities, and infrastructure requirements.

In Lantana, the most appropriate type of mixed-use development generally will be the town center/urban village. Higher densities types, such as towers, are not appropriate. The town center/urban village will typically consist of low to mid-scale buildings (with residences and offices located above commercial spaces) arranged along narrow local streets or parks/plazas/squares and interconnected by pedestrian facilities.

The three specific Mixed-Use land use categories allowed in Lantana are described in the following policies.

Policy LU 1.1.8 Mixed-Use Development (MXD). The intent of this category is to provide for mixed-use developments that are well-planned and designed to integrate residential and commercial activities. This category allows the following mix of uses: Retail, Personal and Business Service, Office, and Residential. Retail uses are limited to the ground floor and second floor only. Personal and Business Service and Office uses are limited to the ground floor and second floor. Residential uses are limited to second floor and above and may constitute up to seventy-five (75) percent of the total building square footage. The maximum allowable residential density shall be fifteen (15) units per acre. The maximum allowable commercial intensity shall be a floor area ratio (FAR) of 1.0. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in this category.

Policy LU 1.1.9 Mixed-Use Industrial (MI). The Mixed-Use Industrial District provides for flexibility in allowing different types of land uses within close proximity to one another on parcels suitable for employment opportunities and residential uses. The intent of this category is to promote opportunities for businesses and jobs in light industrial, manufacturing, research offices and laboratories, as well as energy-efficient living. All three (3) of the uses listed herein must be utilized for any Mixed-Use Industrial Development. Minimum property size shall be established by the Town's Land Development Regulations. The maximum allowable residential density shall be 5.81 units per acre. The maximum allowable combined commercial and industrial intensity shall be a floor area ratio (FAR) of 1.0. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in the Mixed-Use Industrial category. The following distribution of uses is allowed in this category (percentage applies to total development square footage):

- Light industry - Minimum of forty (40) percent
- Commercial uses, including retail, service, restaurant and professional services - Minimum of five (5) percent) and maximum of forty (40) percent
- Residential uses - Minimum of five (5) percent) and maximum of thirty (30) percent

Policy LU 1.1.10 Mixed-Use Waterfront (MW). The Waterfront Mixed-Use District provides for flexibility in allowing different types of land uses within close proximity to one another on parcels located on the Intracoastal Waterway/Lake Worth Lagoon. The intent of this category is to promote opportunities for energy-efficient living while maintaining Lantana's long held public connection to the water. At least two (2) of the uses listed herein must be utilized for any Waterfront Mixed-Use Development. Minimum property size shall be established by the Town's Land Development Regulations. The

maximum allowable residential density shall be thirty-five (35) units per acre. The maximum allowable commercial intensity shall be a floor area ratio (FAR) of 1.0. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in the Mixed Use-Waterfront category. The following distribution of uses is allowed in this category (percentage applies to total development square footage):

- Light industry - Maximum of thirty (30) percent
- Water-related, marina and water dependent uses - Maximum of fifty (50) percent
- Commercial uses, including retail, service, restaurant and professional services - Minimum of five (5) percent) and maximum of fifty (50) percent
- Residential uses - Minimum of twenty (20) percent

Policy LU 1.1.11 Mobile Home Park (MHP) The Mobile Home Park category provides for mobile home living as a form of affordable housing with a density not to exceed 10 mobile units per gross acre. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in this category.

Policy LU 1.1.12 Industrial Use (I) This category allows light industrial uses that provide a wide range of employment opportunities in the research and development and production of a variety of goods and products. Allowable uses shall not create negative impacts on adjoining commercial, residential or public use categories, such as emission of excessive fumes, smoke, glass, dust, gas, odor, vibration or noise. The maximum allowable industrial intensity shall be a floor area ratio (FAR) of 1.0. The intent of this category is to provide areas that serve the Town's residents as well as residents and businesses from the adjacent municipalities and unincorporated area of the county. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in the industrial category.

Policy LU 1.1.13 Public Ownership Use (P) This category provides for Public land areas and buildings, such as public schools, governmental facilities, parks, and other recreation areas. The intent of the category is to ensure that adequate land area is available to meet the needs for public facilities and uses.

Policy LU 1.1.14 Parking Use (PK) This category provides land for parking serving adjacent commercial uses. The land development regulations shall define the specific uses and activities allowed as well as the physical characteristics of development in the parking use category.

OBJECTIVE LU 1.2 Concurrent Provision of Public Facilities Required. All development orders and permits for future development and redevelopment activities

shall be issued only if the public facilities necessary to meet level of service standards are available concurrent with the impacts of the development. Further, all on-site lands for rights-of-way, easement, etc., must be conveyed to the proper authority prior to final project approval. The Town will insure suitable land will be available for all utility facilities by maintaining the utility facilities now in operation and insuring that these will never be sold.

Policy LU 1.2.1 Development shall be permitted only where facilities and services meet all locally established level of service standards as provided in each element of this comprehensive plan and will be available concurrent with the impacts of development; the facilities and services shall be authorized at the same time the land uses are authorized.

Policy LU 1.2.2 A Developer's Agreement shall be entered into by the Town and the owner of any new development, except single-family and duplex residential units, which defines all new public facilities required to serve the new development, any lands required for these facilities, the schedule for their construction, their costs and the party responsible for their construction and maintenance. This agreement shall be completed and signed by all parties prior to issuance of a building permit.

Policy LU 1.2.3 Public facilities and utilities shall be located to: (1) maximize service efficiency; (2) minimize public costs; and (3) minimize impacts upon the natural environment.

Policy LU 1.2.4 All new development over one (1) acre in size will be required to submit a municipal services impact statement which will include proposed impact upon the municipal water and sewer services, fire rescue services, police services, and garbage and trash collection services prior to obtaining a development order.

Policy LU 1.2.5 The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed those prescribed by the South Florida Water Management District.

OBJECTIVE LU 1.3 Land Development Regulations. The Town of Lantana shall maintain and continually review land development regulations which implement the policies of this Comprehensive Plan and define the specific land uses and physical characteristics of development in each land use category and zoning classification.

Policy LU 1.3.1 Land development regulations shall:

- a. Regulate the subdivision of land;
- b. Regulate the use and intensity of land development and continue to monitor and enforce the Town of Lantana Zoning Code in order to ensure the compatibility of adjacent land uses and to provide for open space.

- c. Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater management;
- d. Regulate signage;
- e. Ensure safe and convenient onsite traffic flow and vehicle parking facilities;
- f. Ensure that utilities and public facilities have been procured and are available concurrent with approval of land uses;
- g. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan; and
- h. Ensure the proper maintenance of building stock and property by continually updating and enforcing adopted building and related codes. The Town land development regulations shall address and limit activities which have the potential to contaminate land and water resources.
- i. Ensure that the developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed those prescribed by the South Florida Water Management District.
- j. Limit and control activities which have the potential to contaminate land and water resources.
 - a. Contain performance standards which:
 - 1. Address buffering of lower intensity areas and open space requirements;
 - 2. Require landscaping; and
 - 3. Discourage "open storage" of goods and materials unless screening is properly applied.

Policy LU 1.3.2 Land Development regulations adopted to implement this Comprehensive Plan shall be based upon and consistent with the densities and intensities provided in OBJECTIVE LU1, as well as the following standards for commercial and industrial land uses:

- b. Location shall be in accordance with the Future Land Use Map (Figure LU 1). Commercial or industrial uses shall not be permitted within areas designated for residential development on the Future Land Use Map.
- c. Promote the location of commercial "centers" on major arterial roads, where feasible, in order to discourage traditional "strip" commercial development.
- d. Development intensity in the commercial and the non-residential portions of

mixed-use land use categories shall be determined by applying a specific floor area ratio (“FAR”) to the lot or parcel. The FAR is equal to the total square feet of gross floor area on a lot or parcel divided by the total square feet of land area comprising the lot or parcel (e.g. an FAR of 1.0 applied to a 10,000 square foot lot would yield a 10,000 square foot building.) In mixed-use districts, the FAR computations shall apply to non-residential floor area. The following structures shall not be included as part of the total floor area for purposes of computing FAR, but shall be considered as part of the building for determination of the building height and the number of stories: parking facilities; building mechanical space; space devoted to vertical conveyance (stairs, elevators, etc.); and open air public or private space (balconies, terraces, etc.). The maximum FAR stated in the comprehensive plan will also be constrained by other land use development criteria set forth in the Town’s land development regulations, including but not limited to the following: lot coverage; allowable building height; landscaping and parking requirements; and concurrency management. Building height and lot coverage ratios shall be governed by district regulations in the Town Zoning Code and be based upon consistency with development trends in the vicinity and compatibility with neighboring non-commercial land uses; and

- e. Provide adequate off-street parking and loading facilities.

Policy LU 1.3.3 Residential subdivisions shall be designed to include an efficient system of internal circulation, including the provision of pedestrian walkways and collector streets to feed traffic to arterial roads and highways.

Policy LU 1.3.4 Mobile homes shall not be permitted in Coastal high hazard area.

Policy LU 1.3.5 The Town shall encourage the joint use of educational and ancillary facilities. Examples of this type of coordination include co-location of educational facilities with parks, recreational facilities, cultural facilities, library facilities, environmental pathways/walking trails, bikeways and community centers.

Policy LU 1.3.6 The Town supports the protection of potable water wellfields and will assist wherever possible in regulating land use activities within designated drawdown contour areas as provided for by the Countywide Wellfield Protection Ordinance.

Policy LU 1.3.7. The Town shall undertake an assessment of current densities within the Town's zoning categories in order to see whether densities should change and/or new categories should be added by December 2010.

Policy LU 1.3.8 The allowable lot coverage shall be reviewed for all Zoning Districts in order to determine if there is a need to reduce overbuilding impacts by December 2010. Appropriate revisions to the land development regulations would then be made.

Policy LU 1.3.9 Land to be developed or redeveloped under the "Public" Zoning Category shall be approved through the Planned Unit Development or Special Exception process.

Policy LU 1.3.10 The Town will provide opportunities and flexibility for separate parcels to be assembled and be used for viable development.

OBJECTIVE LU 1.4 Coordination of Land Use Analysis and Decision-making with Other Agencies. The Town shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities including coordination of coastal area population densities with the regional hurricane evacuation plan.

Policy LU 1.4.1 Requests for development orders, permits, or project proposals shall be coordinated as appropriate, with adjacent municipalities, Metropolitan Planning Organizations, Palm Beach County, Treasure Coast Regional Planning Council, special districts, South Florida Water Management District, the Department of Public Safety, Division of Emergency Management, and other State and Federal agencies.

Policy LU 1.4.2 Environmentally sensitive lands shall be protected within the Town of Lantana through enforcement of Lantana's environmentally sensitive lands Ordinance O-10-89 adopted August 28, 1989.

OBJECTIVE LU 1.5 Annexation. Continue to maintain a policy of expansion through voluntary annexation only in accordance with Town Council Annexation Policy adopted June 13, 1989.

Policy LU 1.5.1 Continue to promote orderly annexation of lands consistent with the Lantana Comprehensive Development Plan such that there is no reduction in service level to existing Town residents as a result of the annexation.

Policy LU 1.5.2 Continue to promote annexation of land where service delivery systems in the annexed area will be consistent with and equal to those provided for existing corporate lands.

Policy LU 1.5.3 Consider requests for annexation on a case-by-case basis utilizing the consistency criteria set forth herein.

Policy LU 1.5.4 Ensure that development plans for annexed parcels are compatible with adjacent areas.

Policy LU 1.5.5 Require infrastructure services available to a proposed annexation area at a level consistent with adopted level of service standards.

Policy LU 1.5.6 Ensure that annexed areas do not become a financial burden by requiring applicants to demonstrate proposed impacts upon the Town infrastructure system in the annexation process.

Policy LU 1.5.7 Continue to review annexation proposals in accordance with the policies set forth herein.

Policy LU 1.5.8 The Town's designated annexation area is depicted in Figure LU 2. The Town shall continue to review this area and make appropriate revisions as needed.

OBJECTIVE LU 1.6 Historic Preservation. Identify and protect properties of historical significance.

Policy LU 1.6.1 Survey, identify and inventory existing properties for sites of historical significance and establish a program for preservation and conservation of these historical resources for their scientific, cultural, educational, and recreational values by the end of 2011.

Policy LU 1.6.2 Implement the historic preservation ordinance to provide procedures for designation, identification, preservation and monitoring of historical sites.

Policy LU 1.6.3 Support programs to create public awareness of local historic sites and sponsor incentives for private and public participation in preservation of same.

GOAL LU 2

THE TOWN SHALL FOSTER LIVABILITY, SUSTAINABILITY AND ECONOMIC VITALITY BY ENCOURAGING URBAN INFILL AND REDEVELOPMENT PROJECTS THAT ENHANCE OR CREATE LINKS BETWEEN EXISTING AFFORDABLE RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL AND INDUSTRIAL EMPLOYMENT OPPORTUNITIES.

OBJECTIVE LU 2.1 Encourage Urban Infill. Amend the land development regulations to include a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In preparing the infill/redevelopment program, the Town shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

Policy LU 2.1.1 Encourage development of employment centers in the Commercial and Industrial districts which offer potential for local employment in proximity to residential neighborhoods.

Policy LU 2.1.2 The Town of Lantana shall encourage infill and redevelopment by preparing and implementing neighborhood and area wide master plans that address the following: (1) Surrounding land use compatibility. (2) Neighborhood

Identity. (3) Intensity/Density of the use. (4) Access and Parking. (5) Landscaping and Buffering.

Policy LU 2.1.3 The Town of Lantana will continue to implement land development regulations which encourage Mixed-use and Waterfront Mixed-Use developments.

Policy LU 2.1.4 The area shown on the Map depicted at Figure LU 3 depicts the designated “Urban Infill and Redevelopment Area” pursuant to Section 163.2517, *Florida Statutes*, as those terms are defined in Sections 163.3164(26) and (27), *Florida Statutes*. This area is a built up area where public facilities and services such as sewage treatment systems, roads, schools and recreation areas are already in place within the existing urban service area as defined by Section 163.3164(29), *Florida Statutes*. This area may encompass any of the land use designations as set forth in the Town’s Comprehensive Plan. Vacant parcels are available for urban infill. The area also contains structures and uses that are underutilized and in need of either demolition and reconstruction or substantial renovation. Therefore, any demolition and reconstruction or substantial renovation of this area shall be considered Urban Infill and Redevelopment as contemplated under Section 163.2511, *Florida Statutes*.

OBJECTIVE LU 2.2 Attract High Tech and Other Industry Clusters. The Town of Lantana will work to attract High Technology industry clusters to increase job opportunities and economic vitality in the Town. The Town participated in the 2005 Palm Beach County Economic Summit which identified industry clusters as the “Industries of the Mind”, including biotechnology, financial services, telecommunications, aerospace, marine science, information technology and film and television, as principal targets for growth in the county’s economy. Agribusiness and a broader “Creative Cluster” that encompasses tourism and entertainment as well as the Arts were subsequently added to the list. The Town will also work to preserve existing and attract new businesses in its “working waterfront” area.

Policy LU 2.2.1 The Town shall retain all lands currently designated the Industrial land use category. By December 31, 2009 the Town shall revise the Land development regulations to define and adopt strict criteria for amending the future land use map and rezoning a property that evaluate all of the ancillary effects that such a change will bring to the community and its neighbors.

Policy LU 2.2.2 The Town shall revise the land development regulations to clearly define the physical and use characteristics of the industry clusters by December 31, 2009 to increase competitiveness, ensure compatibility of uses and alleviate the concerns associated with traditional “smokestack” industry.

Policy LU 2.2.3 The Town shall coordinate efforts with the County Economic Development office and the Economic Development office to promote its

competitive advantage for the industry clusters by promoting the availability of appropriate infrastructure, access and attributes compared to other communities in the area.

Policy LU 2.2.4 The Town shall coordinate with Palm Beach County to examine how Countywide Traffic Concurrency requirements, specifically policy exemptions, can be amended within state guidelines to ensure that the requirements do not hinder industrial growth. To use Traffic Concurrency Exemption Areas and Traffic Concurrency Management Areas to provide for Smart Growth within urban redevelopment and infill areas.

OBJECTIVE LU 2.3 Control Blight and Promote Redevelopment. Efforts shall be made to control blighting influences, and redevelopment shall be encouraged in areas experiencing deterioration.

Policy LU 2.3.1 The Town will continue to implement the Minimum Property Standards ordinance through building inspections and code enforcement procedures allowing potential problems to be cited and requiring property owners of cited properties to take remedial action.

Policy LU 2.3.2 The Town of Lantana shall continue to evaluate the feasibility of obtaining Community Development Block Grants and/or other similar funding to implement the following programs: (1) Town-Wide Rehabilitation Program for rehabilitating homes owned or rented by very low, low, and moderate income households. (2) Town-Wide Weather Protection Program for weather protection improvements for very low, low, and moderate income households.

OBJECTIVE LU 2.4 Adequate Infrastructure for Infill Development. Ensure land and resources are made available which are suitable for utility facilities and infrastructure required to support proposed development.

Policy LU 2.4.1 The Town will continue to implement concurrency management to require new development to contribute their proportional share of capital facilities, funds, and/or land therefore, necessary to accommodate the impact of the proposed development or increment of redevelopment over and above the existing development of a site in order to ensure that public facilities and services are in place concurrent with development. In November of 2006, the Town adopted the Proportionate Share Ordinance to ensure this included traffic concurrency.

OBJECTIVE LU 2.5 Innovative Development Regulations. Advocate and support innovation in development regulations which provide a means and process to anticipate and respond to the community needs, as well as changing trends and conditions at the regional, state, national and global levels, including shifting energy policies and costs,

climate change and uncertain economic conditions.

Policy LU 2.5.1 The Town shall adopt and maintain land development regulations that eliminate barriers that may exist for a builder or developer in achieving certification by the Leadership in Energy and Environmental Design (LEED), the US Green Building Council (USGBC), the Florida Green Building Coalition (FGBC) or any comparable certification organizations.

Policy LU 2.5.2 By December 31, 2009, the Town shall review the land development regulations and adopt, as appropriate, revisions that support sustainable design techniques for new development and redevelopment, including but not limited to: green building construction, adaptive reuse of existing structures, and Brownfield restoration. This revision will include any necessary changes accommodating Policy LU 2.5.1.

Policy LU 2.5.3 The Town shall encourage policies and actions that reduce air pollution, such as greenhouse gas emissions, and reduce the use of non-renewable natural resources.

OBJECTIVE LU 2.6 Innovative Development Character. The Town of Lantana shall undertake initiatives to improve the character and economic vitality of the following commercial corridors:

- Lantana Road Corridor;
- Ocean Avenue Corridor; and
- Dixie Highway Corridor.

Policy LU 2.6.1 The Town shall promote the involvement of a "Main Street" or similar commercial revitalization program to assist Town businesses in making future improvements.

Policy LU 2.6.2 The Town shall develop and implement redevelopment plans for its commercial corridors should funds become available.

OBJECTIVE LU 2.7 A.G. Holley Hospital Redevelopment. The Town shall continue to coordinate with the State of Florida and other agencies to foster the redevelopment of the A.G. Holley State Tuberculosis Hospital into an employment center.

Policy LU 2.7.1 The Town shall continue its ongoing efforts to encourage the State of Florida to demolish the existing obsolete 500-bed hospital building and either construct a new more appropriately-sized hospital facility on-site or relocate the tuberculosis care function to another site in another jurisdiction.

Policy LU 2.7.2 The Town shall continue to work with the State of Florida and other agencies to encourage redevelopment of the hospital site into a center of employment with a mix of uses, such as industrial and commercial, including the potential to change the future land use category from P Public Owned to a

different land use that would allow private tax-generating uses.

Policy LU 2.7.3 By December 31, 2009, the Town shall prepare new or revise the existing land development regulations to define the type of development to be allowed on the hospital site, including uses, density, intensity, and scale of buildings.

OBJECTIVE LU 2.8 Climate Change. The Town shall implement and encourage strategies which increase community resiliency and protect property, infrastructure and natural resources from the impacts of climate change including extreme weather events, sea level rise and changes in rainfall patterns.

Policy LU 2.8.1

The Town shall collaborate with the Southeast Florida Regional Climate Change Compact and other agencies by participating in annual summits, developing policies and programs, assessing local and regional vulnerabilities and implementing mitigation and adaptation strategies. The Compact recommended that the Southeast Florida region utilize the sea level rise (SLR) projection of three (3) to seven (7) inches by 2030 and nine (9) to twenty-four (24) inches by 2060.

Policy LU 2.8.2

By 2020, a vulnerability assessment (VA) is needed to identify the potential impacts of sea level rise and associated flooding from storms on the Town of Lantana and its infrastructure. “Adaptation Action Areas” which are those most vulnerable to impacts shall be identified. The VA should analyze the long term cost of maintaining protection versus a managed retreat. An inventory of all existing shoreline stabilization structures should be included to determine their capacity to maintain functionality with the sea level rise projections listed in Policy 2.8.1.

Policy LU 2.8.3

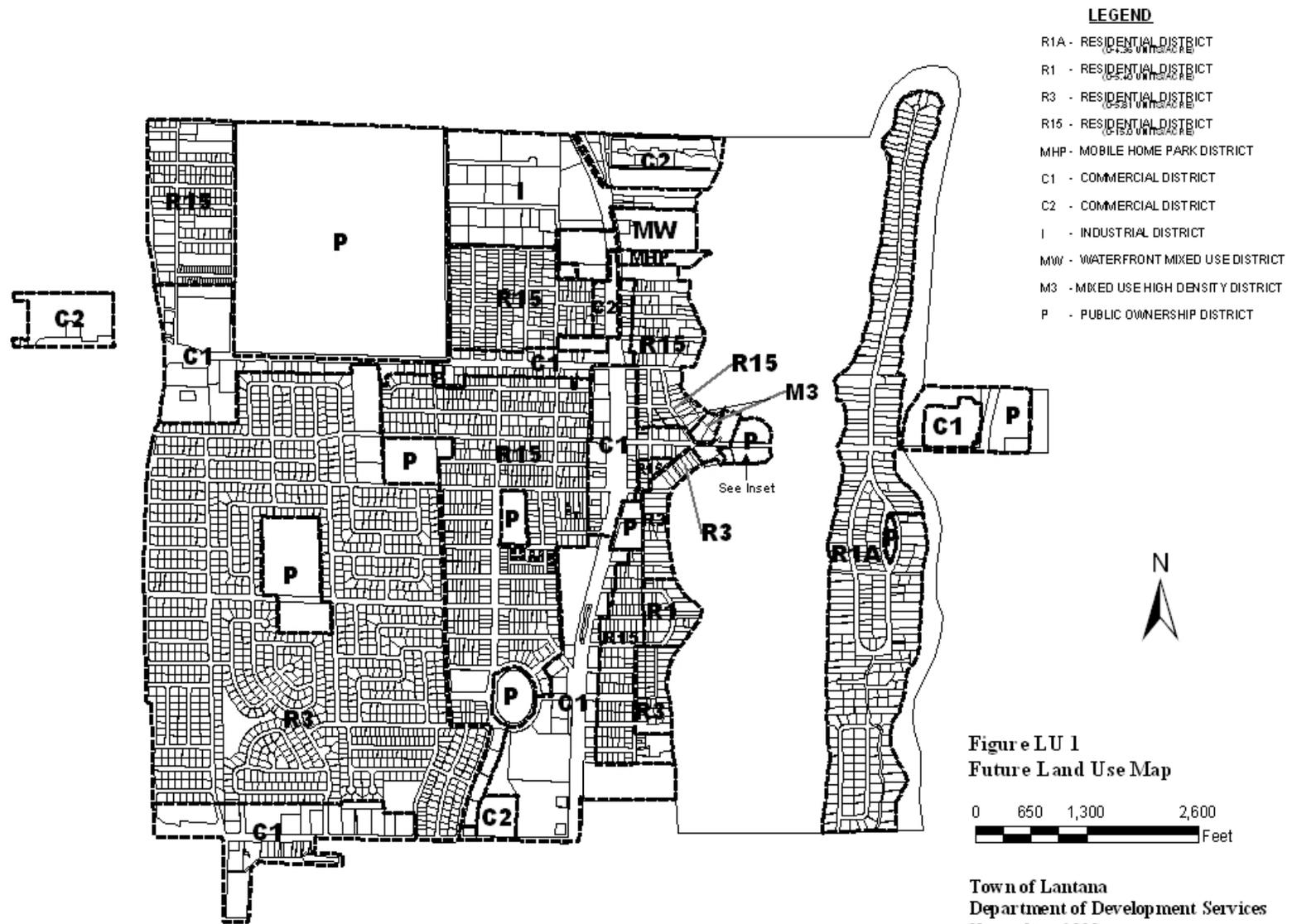
The Town shall designate or otherwise recognize “Growth Areas” as areas outside of Adaptation Action Areas, or other areas subject to adaptation planning efforts, where growth is encouraged due to higher topographic elevation and the presence of existing infrastructure, such as transportation and water and sewer infrastructure.

Policy LU 2.8.4

By 2020, the Town shall evaluate the potential for increasing the freeboard requirement whereby the lowest floor of all new construction in vulnerable areas must be raised a specified amount above the predicted flood elevations provided by FEMA. The Town presently requires a six-inch freeboard, but many coastal communities throughout the US require up to 24 inches.

Policy LU 2.8.5

All Town departments shall integrate the consideration of climate change impacts and mitigation and adaptation strategies, into existing and future planning, operations, policies and programs.



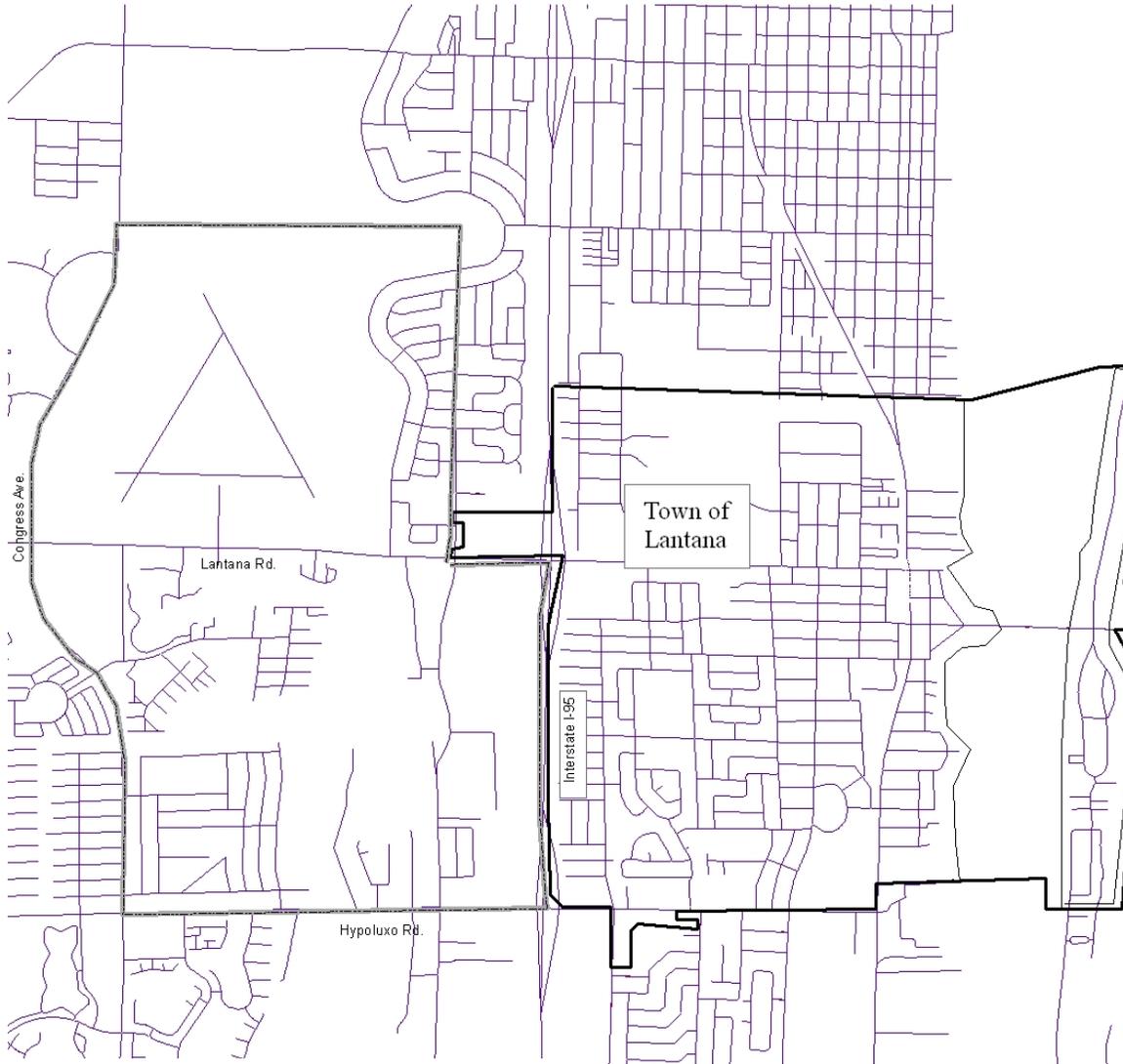


Figure LU 2
Reserve Annexation Area Map

Town of Lantana Comprehensive Plan
Development Services Department
January, 2009

Legend

- Existing Town Boundary
- Reserve Annexation Area



Scale:



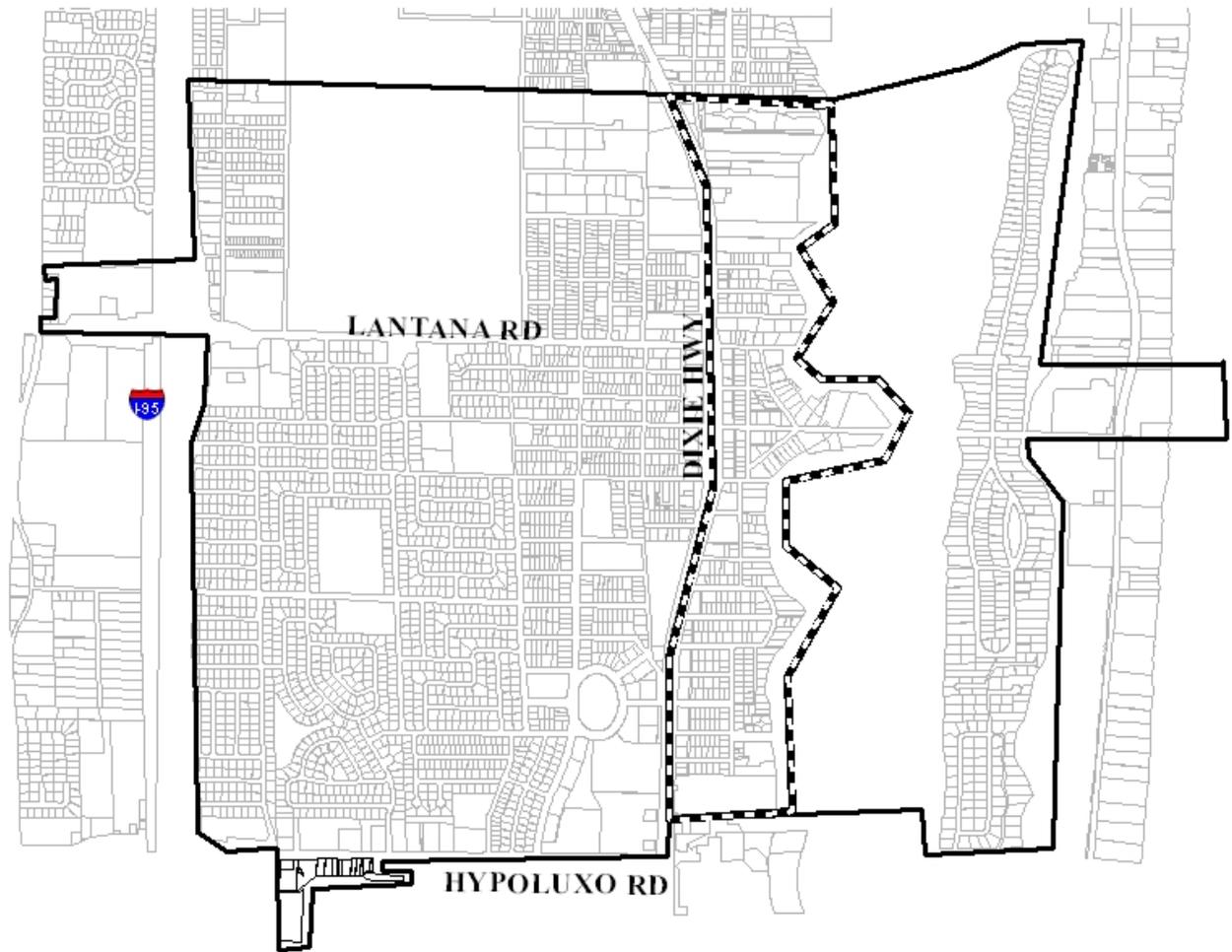


Figure LU 3
 Urban Infill and Redevelopment Area
 Town of Lantana Comprehensive Plan
 Development Services Department
 January, 2009

LEGEND

Redevelopment Area 

Town Boundary 



Scale:



TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL TRAN 1

DEVELOP A CONVENIENT, SAFE, FINANCIALLY FEASIBLE AND ENERGY EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM FOR ALL PERSONS LIVING IN AND TRAVELING THROUGH THE TOWN.

OBJECTIVE TRAN 1.1 The Town shall maintain adopted level of service standards for the Town's circulation system.

Policy Tran 1.1.1 The following level-of-service standards shall be maintained on roadways during peak hour and daily conditions:

- A. State Principal Arterial Roadways.
 - 1. I-95 - LOS E per County standard
 - 2. US 1 (SR 5) - LOS D per County standard
- B. State Minor Arterial Roadways
 - 1. SR A1A - LOS D per County standard
- C. County Minor Arterial Roadways (including State Intermodal System Connectors)
 - 1. East Ocean Avenue – LOS D per County standard
 - 2. Lantana Road – LOS D per County standard
 - 3. Hypoluxo Road – LOS D per County standard
- D. City Collector Roadways
 - 1. Broadway - LOS C
- E. Local Roadways
 - 1. Town local streets - LOS C

Policy Tran 1.1.2 The Town shall continue to prioritize any new roadway projects by first addressing the existing roadway deficiencies, then projected future deficiencies and then those segments that evidence a high accident frequency.

Policy Tran 1.1.3 The Town shall require an applicant for development to submit a traffic analysis study for the proposed development as part of the review process for a future land use map amendment, rezoning, site plan or special exception. Building permits shall be approved only when sufficient capacity is available to accommodate the proposed development.

Policy Tran 1.1.4 Concurrency review procedures shall be established to ensure that roadways affected by traffic generated by new development meet the adopted level of service

OBJECTIVE TRAN 1.2 The Town shall cooperate and coordinate with both the FDOT and the County Metropolitan Planning Organization (MPO) to implement the Federal Safe, Accountable, Flexible, Efficient Transportation Equity Act of 2005.

Policy Tran 1.2.1 The Town shall work with the MPO to address the following planning factors that define the scope of the metropolitan planning process in the Federal Safe, Accountable, Flexible, Efficient Transportation Equity Act of 2005:

1. Support the economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency;
2. Increase the safety of the transportation system for motorized and non-motorized users;
3. Increase the security of the transportation system for motorized and non-motorized users
4. Increase the accessibility and mobility options available to people and for freight;
5. Protect and enhance the environment, promote energy conservation, and improve quality of life;
6. Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight;
7. Promote efficient system management and operation; and
8. Emphasize the preservation of the existing transportation system.

Policy Tran 1.2.2 The Town shall apply the LOS standards (Policy Tran.1.1.1) to ensure that adequate roadway capacity is available or is included in the Capital Improvement Plan to be available when needed by a development.

Policy Tran 1.2.3 The Town shall review all proposed development and coordinate and cooperate with the responsible agencies for these improvements to bring them into compliance with the LOS Standards.

Policy Tran 1.2.4 The Town will coordinate with the County in its efforts to replace the bridge over the Lake Worth Lagoon on East Ocean Avenue within the Town of Lantana.

OBJECTIVE TRAN 1.3 Motorized and non-motorized vehicle parking will be regulated.

Policy Tran 1.3.1 The Town shall review on-street parking on paved surfaces of all arterial and major collector roads so as to provide uninterrupted traffic and pedestrian flows within adopted levels of service.

Policy Tran 1.3.2 The Town shall enforce parking requirements within the zoning district regulations as adopted to provide for and control on-site traffic flow and parking for all vehicular traffic.

OBJECTIVE TRAN 1.4 The Town transportation system will emphasize safety.

Policy Tran 1.4.1 The Town shall be responsible for the preparation of annual accident frequency reports for all collector and arterial roads.

Policy Tran 1.4.2 The Town shall coordinate with the appropriate agencies to implement improvements at the dangerous points as identified in the data and analysis section of this element.

OBJECTIVE TRAN 1.5 Transportation planning will be coordinated with the future land uses shown on the Future Land Use Map of this plan, the FDOT Five-Year Transportation Plan, and plans of neighboring jurisdictions as implemented by the Palm Beach County Traffic Performance Standards Ordinance which will prevail over all municipalities.

Policy Tran 1.5.1 The Town shall review future updates of the FDOT Five-Year Transportation Plan and coordinate with the Palm Beach County Metropolitan Planning Organization in order to update or modify this Element, if necessary.

Policy Tran 1.5.2 The Town shall review for compatibility with this Element, the transportation plans and programs for the County and neighboring municipalities as they become available in the future.

OBJECTIVE TRAN 1.6 Right-of-way needs shall be formally identified; current rights-of-way shall be protected from building encroachment through enforcement of the subdivision, zoning and building codes.

Policy Tran 1.6.1 The Town has prepared an official Traffic Circulation Map identifying existing right-of-way based upon the Transportation Element and the Future Land Use Element of this plan which is consistent with the plans of Palm Beach County and neighboring jurisdictions. (See Figure Tran 1)

Policy Tran 1.6.2 The Town shall continue its strict enforcement of building setback requirements to preserve adequate future rights-of-way.

Policy Tran 1.6.3 Development orders issued by the Town shall require conveyance of rights-of-way to be consistent with the "official Traffic Circulation Map" in all cases unless such is contrary to law.

OBJECTIVE TRAN 1.7 Roadway maintenance will continue to be maintained at its current level.

Policy Tran 1.7.1 The Town shall plan maintenance and repair efforts of local streets in

advance of wear and deterioration.

Policy Tran 1.7.2 The Town will provide for maintenance and repair funding in the annual budgeting process.

Policy Tran 1.7.3 The Town shall promote a rotating schedule of maintenance and repair to local streets.

OBJECTIVE TRAN 1.8 The Town will ensure access to new developments by issuing permits only where transportation will remain at level of service standards established by this plan.

Policy Tran 1.8.1 The Town shall strictly enforce subdivision regulations during the plan review and implementation process.

Policy Tran 1.8.2 The Town shall control connections and access points of driveways and roadways or arterial and major collector streets through enforcement of its subdivision regulations

Policy Tran 1.8.3 The Town shall require private construction and public dedication of local roads in new subdivisions.

Policy Tran 1.8.4 The Town shall discourage fast, through traffic in residential neighborhoods by continuing the implementation of the Traffic Calming program.

OBJECTIVE TRAN 1.9 The Town will continue to coordinate with Palm-Tran to work for an improved intra-county public transportation system.

Policy Tran 1.9.1 The Town continues to encourage an improved intra-county public transportation system.

Policy Tran 1.9.2 The Town endorses the concept for the development of a regional public transportation system.

Policy Tran 1.9.3 The Town shall continue to publicly support the commuter rail system (Tri-Rail and future service in the F.E.C. corridor) as an alternative mode of transportation between West Palm Beach and Miami.

Policy Tran. 1.9.4 The Town shall assess the need for providing intermodal facilities as part of the new Transportation Element.

GOAL TRAN 2

CONTINUE DEVELOPMENT OF A SUSTAINABLE, ENERGY-EFFICIENT TRANSPORTATION SYSTEM OF ROADWAYS, TRANSIT, PEDESTRIAN AND BICYCLE FACILITIES BY COORDINATING TRANSPORTATION PLANNING WITH LAND USE PLANNING.

OBJECTIVE TRAN 2.1 The Town of Lantana shall design each component of the transportation network in coordination with other components to achieve convenience, efficiency, cost effectiveness, and safety. Each component of the transportation network will be designed in coordination with the Future Land Use Map to ensure that existing and proposed population densities, housing, and employment patterns, and land uses are consistent with transportation modes and services.

Policy Tran 2.1.1 Opportunities to provide facilities which provide more than one (1) transportation mode shall take priority over those that do not.

Policy Tran 2.1.2 The Town of Lantana shall incorporate sidewalks into all road capacity improvement projects for urban and transition area collector and arterial streets, when feasible.

OBJECTIVE TRAN 2.2 The Town of Lantana shall provide modal choice in public rights-of-way, when feasible.

Policy Tran 2.2.1 The Town of Lantana will evaluate new transportation facilities based on provision of modal choice and not based solely on ability to relieve automobile congestion.

OBJECTIVE TRAN 2.3 The Town shall coordinate its transportation planning activities with the Metropolitan Planning Organization, South Florida Regional Transportation Authority, Palm Beach County, Treasure Coast Regional Planning Council, Palm Tran, other local transit service providers and local.

Policy Tran 2.3.1 The Town of Lantana shall participate in the MPO process by providing staff time for the MPO's Technical Advisory Committee.

Policy Tran 2.3.2 The Town shall coordinate its transportation and mass transit strategies and policies with strategies and policies supported by the Treasure Coast Regional Planning Council (TCRPC).

Policy Tran 2.3.3 The Town of Lantana shall provide available data to the MPO concerning highway pavement condition, bridge condition, accident reports, traffic counts and congestion, transit facilities/equipment, and capital plans.

Policy Tran 2.3.4 The Town of Lantana shall include findings from the highway pavement, bridge, safety, congestion, public transportation, and intermodal management systems to determine capital improvements priorities.

Policy Tran 2.3.5 The Town of Lantana shall use life-cycle costs in the design and engineering of highway pavements and bridges, when such information is available.

OBJECTIVE TRAN 2.4 The Town of Lantana shall consider sidewalk/bikeway needs and priorities in the land use and transportation planning and capital programming processes.

Policy Tran 2.4.1 The Town shall implement a Walkability Plan to include conducting a sidewalk inventory, increasing shade/tree canopy, developing a Safe Routes to Schools program, identify potential interconnection options, coordinate with the SE FL Greenway Trails Project to ensure regional connectivity, incorporate bike racks at bus stops, special consideration for bus routes for the Western portion of Town and A1A as well as distribute educational material that encourages walking, biking, and public transit use.

Policy Tran 2.4.2 The Town shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs and shall enforce its zoning codes to require such bicycle and pedestrian needs as stated in the code.

Policy Tran 2.4.3 The Town of Lantana shall consider sidewalk/bikeway needs in the development of capital improvement priorities for safety and congestion management.

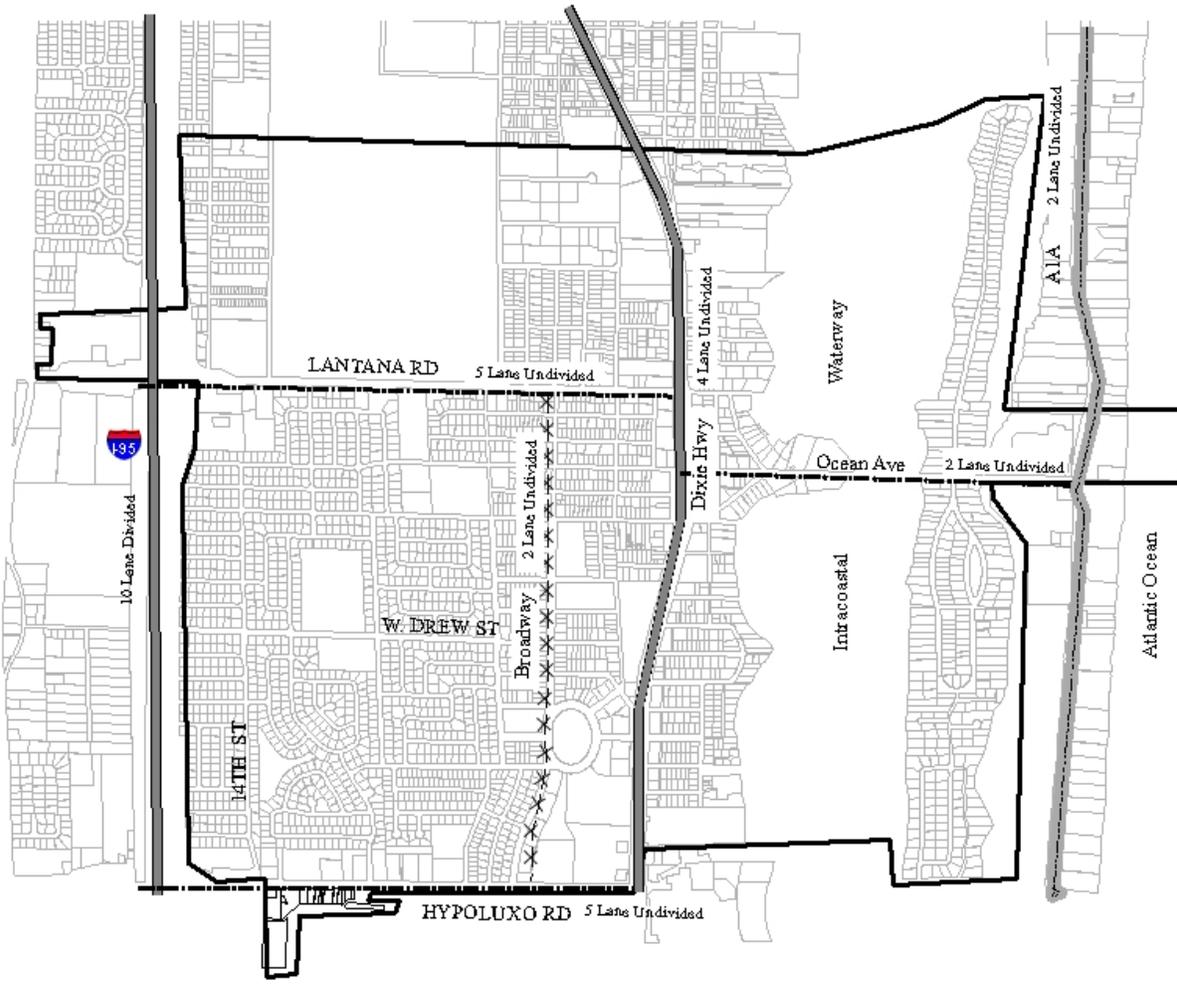
OBJECTIVE TRAN 2.45 The Town of Lantana shall select projects to be funded under the capital improvements programs based on criteria which ensure that priority needs are met.

Policy Tran 2.5.1 Criteria to rank new projects for funding under Federal, State and local capital improvements programs in the Town of Lantana include:

- § Project preserves/improves highway pavement.
- § Project preserves/improves bridges.
- § Project improves highway safety.
- § Project reduces congestion, particularly where levels of service do not meet adopted standards.
- § Project addresses public transportation.
- § Project improves an intermodal facility.
- § Project improves hurricane evacuation and recovery.

Criteria with half the importance of the above include the following:

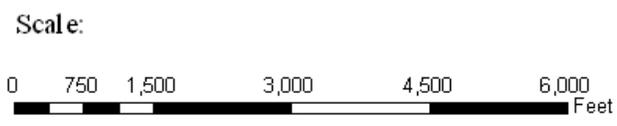
- § Project supports urban service strategies
- § Project improves or provides alternatives to the Florida Intrastate Highway System
- § Project improves traffic circulation
- § Project has limited environmental impact
- § Project improves freight movement
- § Project protects rights-of-way
- § Project provides continuity of capital programming.



- Legend**
- State Principal Arterials
 - State Minor Arterials
 - County Minor Arterials
 - Town Urban Collectors



Figure Tran 1
 Traffic Circulation & Right of Way
 Town of Lantana Comprehensive Plan
 Development Services Department
 January, 2009



HOUSING ELEMENT

GOAL, OBJECTIVES, AND POLICIES

GOAL HOUS 1

PROVIDE FOR SAFE AND SANITARY HOUSING AND LIVING CONDITIONS IN RESIDENTIAL NEIGHBORHOODS CONSISTENT WITH: (1) DENSITY LEVELS INDICATED ON THE FUTURE LAND USE PLAN MAP; AND (2) THE CURRENT RESIDENTIAL CHARACTER OF THE TOWN. FURTHER, THAT THE CHARACTER OF NEW HOUSING STOCK REMAINS CONSISTENT WITH THAT CURRENTLY IN EVIDENCE WHILE ACCOMMODATING THE NEEDS OF PROJECTED POPULATION LEVELS.

OBJECTIVE Hous 1.1 The quality of existing housing stock and residential neighborhoods shall be maintained by assuring that substandard housing conditions are prevented.

Policy Hous 1.1.1 Continue to administer and enforce procedures necessary to implement minimum housing regulations through the Florida Building Code.

Policy Hous 1.1.2 Actively pursue eligible candidates for State Housing Initiative Partnership (SHIP) program to assure that existing residential homes do not fall into despair.

Policy Hous 1.1.3 The Town shall support housing development corporations, housing finance agencies and similar independent housing organizations that emphasize private ownership of non-public affordable and/or workforce housing units.

Policy Hous 1.1.4 The Town shall continue to implement its minimum property standards.

OBJECTIVE Hous 1.2 Continue to maintain Code Enforcement activities through periodic inspections, oriented to preserving the current condition of the housing stock and identification of residential structures in need of rehabilitation or demolition. The definitions of "Standard", "Substandard" and "In Need of Replacement" shall be used as the basis for defining rehabilitation or demolition needs.

Policy Hous 1.2.1 Assist any efforts on the part of Town residents to upgrade neighborhood housing conditions by providing Code Enforcement assistance.

Policy Hous 1.2.2 Review and amend Town housing, building and construction codes to incorporate updated criteria oriented to conserving existing housing stock.

OBJECTIVE Hous 1.3 Adequate and affordable housing, including mobile homes, consistent with the current character of the Town, shall be provided for the existing population and anticipated population growth, including workforce housing and housing to accommodate the defined specialized needs of low and moderate income, elderly or handicapped or displaced residents through the maintenance of the Mobile Home Park Zoning District, enforcement of the Group Home Ordinance, and careful consideration of all voluntary annexation proposals.

Policy Hous 1.3.1 Require housing construction to be compatible with the existing natural resources and service capabilities as defined in the Transportation, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Elements which are implemented through the Town of Lantana Building Code, Zoning Code, Subdivision Code, the Palm Beach County Wellfield Protection Ordinance and the South Florida Water Management District Rules and Regulations.

Policy Hous 1.3.2 Consider innovative housing delivery alternatives (e.g. construction techniques and materials, site planning concepts, etc.) oriented to facilitating reduced housing costs.

Policy Hous 1.3.3 Allow for a broad range of housing densities and types in residential environments consistent with the Future Land Use Element.

Policy Hous 1.3.4 Recognize the value of mobile home communities in meeting the needs of low and moderate income households and continue to promote the existence of mobile home facilities within the Town by maintaining a MHP-Mobile Home Park Zoning District in the Lantana Zoning Code.

OBJECTIVE Hous 1.4 Provisions have been made in the Zoning Code for the location of group or foster care facilities licensed by the Florida Department of Health and Rehabilitative Services consistent with legislation adopted by the State of Florida which provides for the location of group homes of 6 or fewer persons in any residential zoning district; larger group homes shall be located in the R-15 Zoning District which is a more compatible zoning district for large size group homes in accordance with the Town of Lantana Zoning Code.

Policy Hous 1.4.1 The Town shall continue to maintain a provision within the Town's Zoning Code for: adult congregate living facilities; foster care facilities; and other group home facilities, which are appropriately regulated and reasonable standards for such facilities provided.

| Policy Hous 1.4.2 The Town shall monitor the development and distribution of group homes and foster care facilities in accordance with State legislation and Town of Lantana Zoning Ordinances; infrastructure must be provided concurrent with the approval of such land use.

| OBJECTIVE Hous 1.5 The private sector delivery process shall continue to be relied upon as the means for providing housing to accommodate Town residents until such time that it is demonstrated that the formulation of alternative housing implementation programs is necessary.

| Policy Hous: 1.5.1 The Town shall continue to encourage public-private partnerships, private non-profit housing-agencies, for-profit developers, lenders, Community Land Trusts (CLTs) and other housing agencies to provide affordable and workforce housing.

Policy Hous 1.5.2 The Town shall coordinate its strategies and policies with the Treasure Coast Regional Planning Council (TCRPC) to provide affordable and workforce housing.

Policy Hous 1.5.3 The Town will work with the private sector delivery process in meeting the housing needs of residents and will implement alternative mechanisms, including government and nonprofit sector participation including the use of available Federal, State and Local assistance programs.

Policy Hous 1.5.4 Provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet projected needs; consider incentives to the private sector, if necessary.

| Policy Hous 1.5.5 Review and revise the regulatory and permitting process as necessary to implement housing objectives in accordance with Chapter 163, Florida Statutes.

INFRASTRUCTURE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL Inf 1

IT IS THE GOAL OF THE TOWN OF LANTANA TO ENSURE THAT PUBLIC FACILITIES AND SERVICES ARE AVAILABLE CONCURRENT WITH THE IMPACTS OF DEVELOPMENT, THE TOWN SHALL MAINTAIN A CONCURRENCY MANAGEMENT SYSTEM FOR POTABLE WATER, SANITARY SEWER, SOLID WASTE, AND DRAINAGE IN A MANNER TO: 1) PROVIDE CONSISTENT SERVICE LEVELS THROUGHOUT THE TOWN; 2) PROTECT PUBLIC AND PRIVATE INVESTMENTS; 3) PROMOTE ORDERLY, COMPACT URBAN GROWTH; AND 4) ASSURE THE HEALTH, SAFETY, AND WELFARE OF TOWN RESIDENTS.

OBJECTIVE Inf 1.1 The Town through its Plan Review Committee comprised of various Town staff members will continue to review all development plans for concurrency as a means to ensure that proposed land development does not impose unacceptable demands on the existing and planned infrastructure of the Town such that established levels of service standards are exceeded.

Policy Inf 1.1.1 The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding any capacity demands committed and approved prior to and subsequent to the adoption of the Comprehensive Plan, then subtracting that total from the design capacity of the facility; the remaining is the capacity available to serve proposed development projects.

Policy Inf 1.1.2 Public facility level of service standards as displayed on Table Inf 1 are hereby adopted, and shall be used as the basis for determining the availability of capacity and demand generated by a proposed development project.

Policy Inf 1.1.3 All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted level of service standards.

Policy Inf 1.1.4 The Town shall issue Development Orders only when there is enough capacity from all facilities to serve the project at the adopted level of service standards. No certificate of occupancy or completion shall be issued unless all facilities and services are available including: sanitary sewer, solid waste, drainage, potable water and transportation.

Policy Inf 1.1.5 The Town shall prohibit the installation of additional septic tanks

or individual potable water well systems within the Town and require all new developments to be served by the central wastewater system, with the exception of properties located in newly annexed areas which may be permitted to utilize on-site disposal systems until as approved by the Town Council. Furthermore, all new developments shall be required to be served by central potable water systems.

Policy Inf 1.1.6 The Public Works Department or Engineer will inform applicants concerning the items necessary for an assessment of the proposed development to meet concurrency standards. Services that are outside the Town's jurisdiction will be coordinated with the County to ensure available services. In no way shall proposed developments be approved if capacity is insufficient.

OBJECTIVE Inf 1.2 The Town shall maintain a five-year schedule of capital improvements needs, to be updated annually, in conformance with the Capital Improvements Element. Capital improvements needs are defined as: 1) those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or 2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy Inf 1.2.1 Existing and potential deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - Continue to complete programmed improvements to the collection system, on an annual basis, as part of the Capital Expenditures Program within the Utility Fund.

Solid Waste - The Town shall continue to maintain a Town-wide recycling program.

Drainage - Examine and analyze current drainage concerns to determine system improvements needed within the Town. The analysis shall be oriented to establishing level-of-service (LOS) standards and defining needed improvements. Also, institute a program of annual inspections, on a drainage basin basis, as a means of monitoring the efficiency of the system. Assess the results of the annual program each five years to determine whether or not corrective action is needed.

Potable Water - Continue to complete programmed improvements to the potable water system, on an annual basis, as part of the Capital Expenditures Program within the Utility Fund.

Groundwater Recharge - Protect recharge areas, as defined on drawdown contour maps prepared by the Palm Beach County Environmental Resource Management Department by participating in the enforcement of the County's Wellfield Protection Ordinance.

Policy Inf 1.2.2 Capital Improvements as they relate to sanitary sewer, solid waste, drainage, potable water, and groundwater aquifer recharge, will be reviewed annually in conjunction with the Town's annual budget process and Five-Year

Capital Improvements Budget. Appropriate revisions to the Five-Year Capital Improvements Budget and Annual Operation Budget will be made to address unanticipated needs or identify deficiencies.

OBJECTIVE Inf 1.3 The Town of Lantana shall continue to provide solid waste collection services to meet existing and projected future demands.

Policy Inf 1.3.1 The basic solid waste collection service policy shall consist of the following components:

1. Maintain the current level of service for garbage collection for the residents of the Town of Lantana.
2. Maintain a public information service in order to keep the citizens of the Town aware of collection schedules and placement of refuse containers, yard clippings, etc., for collection.
3. Continue to implement regulations which should address, but not be limited to, the location of dumpsters and containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health hazards from solid waste being scattered about.
4. Maintain a regular service program of all vehicles and equipment used in the collection service in order to minimize breakdown which may result in interruptions to service schedules.

Policy Inf 1.3.2 The Town shall maintain a liaison with the Solid Waste Authority of Palm Beach County in order to ensure the Town's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manners of solid waste disposal.

Policy Inf 1.3.3 The Town shall promote the expansion of its recycling program in cooperation with the Solid Waste Authority.

OBJECTIVE 1.4 The Town shall continue its agreements with the City of Lake Worth to continue providing sanitary sewer transmission services, while the Town of Lantana shall provide complete potable water services to meet existing and projected future demands within the corporate limits of Lantana.

Policy Inf 1.4.1 The Town will continue to monitor wastewater flows as pumped from the Master Lift Station and compare metered flows with billing records to allow for evaluation of changes in the Level of Service standards as shown on Table Inf 1.

Policy Inf 1.4.2 Require periodic monitoring of rate structures so that the lowest possible cost results to Town residents.

Policy Inf 1.4.3 Maintain a high level of coordination with the City of Lake Worth with regards to quality maintenance and operation of the sewer transmission system.

Policy Inf 1.4.4 The Town will require that all new wastewater system expansions or replacements be designed following the Level of Service standards on Table Inf 1 as close as practicable through the development review and permitting process.

OBJECTIVE Inf 1.5 The Town shall further sustainable practices by providing for protection of natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy Inf 1.5.1 Town stormwater drainage regulations, incorporated with the Land Development Code shall provide for the protection of natural drainage features and to ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features by following the LOS standards set forth in Table Inf 1 for new development and redeveloped areas.

Policy Inf 1.5.2 Limit post-development runoff rates and volumes to predevelopment conditions and preserve existing natural drainage features.

Policy Inf 1.5.3 Protect and preserve water quality by use of construction site Best Management Practices and the incorporation of techniques such as on-site retention, use of pervious surfaces, and native vegetation.

Policy Inf 1.5.4 The Town shall endeavor to regulate land development projects pursuant to its adopted Future Land Use Plan in such a manner so as to maximize suitable protected land areas available for aquifer recharge.

Policy Inf 1.5.5 The basic drainage policy shall consist of the following components:

1. Continue routine maintenance of catch basins and outfalls as a means of maximizing drainage capacity.
2. Regulate swale plantings and sodding.
3. Continue to budget for and complete improvements to the swale drainage system on an annual basis as part of the Town's Road Maintenance/Resurfacing Program.
4. Encourage appropriate land use activities in flood prone areas.
5. Protect environmentally sensitive areas by controlling adjacent activities.
6. Require use of vegetation, mulches, and berms for control of pollutants from construction sites.

7. Enforce the flood protection ordinance.
8. The Town shall work within the NPDES process [through the Northern Palm Beach County Improvement District \(NPBCID\)](#) to address [any](#) Lantana [water quality](#) problems.
9. The Town shall coordinate with South Florida Water Management District (SFWMD) for drainage management.

OBJECTIVE Inf 1.6 The Town shall further sustainable practices by actively cooperating with, participating in and developing water conservation programs, including public education that will result in reduced demand on the surficial water supply aquifer on a continuing and emergency basis.

Policy Inf 1.6.1 The Town has adopted three water shortage ordinances O-13-89, O-07-07 and O-04-08 to ensure enforcement of Chapter 40E-21, Florida Administrative Code and enforcement of the South Florida Water Management District Rules and Regulations.

Policy Inf 1.6.2 Xeriscape principles and practices shall be encouraged by the Town through the Land Development Code when considering all proposals for development and/or redevelopment.

Policy Inf 1.6.3 The Town shall promote the use of low volume fixtures when reviewing all building permit applications.

Policy Inf 1.6.4 The Town has reviewed their current use patterns, per capita consumption, demographics and demand projections and has develop a water supply conservation plan which will be implemented and is included in the Data and Analysis portion of this Comprehensive Plan.

Policy Inf 1.6.5 The Town shall continue sustainable practices such as reducing water consumption by enforcing Ordinance O-04-2008 which amended the Code to impose permanent water restrictions for irrigation twice per week.

Policy Inf 1.6.6 The Town will continue the ongoing water meter replacement program that will result in reducing "unaccounted for" losses of water.

Policy Inf 1.6.7 The Town will continue to obtain from the South Florida Water Management District available public information materials on water conservation and distribute such information to the Town's water customers through: public education events and educational articles published at various times during the year in the Town's newsletter.

Policy Inf 1.6.8 The Town will continue to promote the use of water saving irrigation systems through public education and enforce it through the implementation of

the Landscape Code their development plans review process.

Policy Inf 1.6.9 The Town will continue to enforce water conservation regulations within the Town through the implementation of the Utility Code.

Policy Inf 1.6.10 The Town has performed an assessment to determine the feasibility of establishing a stormwater utility after the NPDES process was completed county-wide and the standards have been approved by the EPA, and it has been determined that a stormwater utility is not necessary.

OBJECTIVE Inf 1.7 The Town shall, when possible, increase bicycle and pedestrian connections between residential areas, commercial areas and public/civic areas, such as schools, libraries and parks, and enhance street networks for greater connectivity and multimodal use in order to reduce motor vehicle traffic, reduce greenhouse gas emissions, and increase neighborhood health and safety.

Policy Inf 1.7.1 The Town should encourage urban canopy placement and enhancements that contribute to quality walking environments.

Policy Inf 1.7.2 The Town should continue to develop access to multiple modes of transportation, along with the coordination of land use plans, economic development goals, environmental quality, and community aesthetics around transit oriented development.

Policy Inf 1.7.3 The Town shall support development around TODs, and walkable mixed-use areas as well as provide pedestrian conveniences at transit stops such as shaded benches and trash receptacles.

GOAL Inf 2

THE TOWN OF LANTANA SHALL MEET THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN REQUIREMENT OF SECTION 373.0361 FLORIDA STATUTES TO PROMOTE THE WATER SUPPLY PLANNING AND TO COORDINATE WITH APPLICABLE AGENCIES DURING THE PLANNING PROCESS.

OBJECTIVE Inf 2.1 The Town of Lantana shall plan for future water supplies through the adoption and scheduled updates of a Water Supply Facilities Work Plan and incorporate the alternative water supply project identified in the South Florida Water Management District's Lower East Coast Water Supply Plan (as updated) pursuant to Section 373.0361 Florida Statutes.

Policy Inf 2.1.1 The Town shall coordinate with the South Florida Water Management District and consider the latest version of South Florida Water

Management District's Lower East Coast Water Supply Plan pursuant to s. 373.0361(2)(a).

Policy Inf 2.1.2 The Town 10-Year Water Supply Facilities Work Plan dated ~~June, 2008~~September 2014 is hereby adopted as 'Infrastructure Exhibit 1' of this Comprehensive Plan Data & Analysis. It was established to ensure the Town can meet current and projected potable water needs based on the availability and appropriate use of regional water resources and the combined use of alternative water supplies. The Town shall initiate revisions to the Work Plan and Comprehensive Plan for consistency with the Town's Water Use Permit renewals at a minimum of every 5 years or within 18 months after the SFWMD approves an updated regional water supply plan. The raw water supply that will be needed during the 10-Year period to satisfy projected needs is depicted in Table Inf 2.

Table Inf 2

WATER RESOURCE AVAILABILITY & FACILITY CAPACITY ANALYSIS FOR LANTANA

Table 6-15											
Projected Water Use											
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Population	10,090	10,120	10,138	10,216	10,319	10,442	10,570	10,702	10,825	10,949	11,075
Projected Avg Raw Water Flow, MGD ¹	2.02	2.02	2.03	2.04	2.06	2.09	2.11	2.14	2.16	2.19	2.21
Projected Avg Finished Water Flow, MGD	1.90	1.90	1.91	1.92	1.94	1.96	1.99	2.01	2.04	2.06	2.08
Projected Max Day Finished Water Flow, MGD ²	2.63	2.64	2.65	2.67	2.69	2.72	2.76	2.79	2.82	2.86	2.89
Projected Avg Consumed Water Flow, MGD ³	1.66	1.67	1.67	1.68	1.70	1.72	1.74	1.76	1.78	1.80	1.82
Projected Max Day Consumed Water Flow, MGD ⁴	2.31	2.31	2.32	2.34	2.36	2.39	2.42	2.45	2.47	2.50	2.53
Finished Water Demand Per Capita (gal/capita/day)	188	188	188	188	188	188	188	188	188	188	188
Available Treatment Capacity, MGD	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Treatment Capacity Surplus (Deficit), MGD ⁵	2.10	2.10	2.09	2.08	2.06	2.04	2.01	1.99	1.96	1.94	1.92
Permitted Raw Water Allocation, MGD Annual Avg	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48
Permitted Allocation Surplus (Deficit), MGD ⁶	0.46	0.46	0.45	0.44	0.42	0.39	0.37	0.34	0.32	0.29	0.27

1. Projected Avg. Raw Water = Avg Finished Water / 94% recovery.
2. Projected Max Day Finished Water Flow = Avg Day x 1.39 Max day factor.
3. Projected Avg Consumed Water Flow = Avg Finished Water Flow less 12.39% water loss and non-metered use.
4. Projected Max Day Consumed Water Flow = Avg Consumed Water x 1.39 Max day factor.
5. Calculated by subtracting Average Finished Water Demand from Available Treatment Capacity
6. Calculated by subtracting Average Raw Water Demand from Permitted Allocation

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Population	10,476	10,502	10,528	10,549	10,571	10,591	10,613	10,633	10,675	10,717	10,758
Projected Avg Raw Water Flow, MGD ¹	1.87	1.88	1.88	2.14	2.15	2.15	2.15	2.16	2.16	2.17	2.18
Projected Max Day Raw Water Flow, MGD ²	2.70	2.70	2.71	3.08	3.09	3.09	3.10	3.11	3.12	3.13	3.14
Projected Max Month Raw Water Flow, MGD ⁴	2.12	2.13	2.13	2.43	2.43	2.44	2.44	2.45	2.45	2.46	2.47
Projected Avg Finished Water Flow, MGD	1.67	1.67	1.68	1.91	1.91	1.92	1.92	1.92	1.93	1.94	1.94
Projected Max Day Finished Water Flow, MGD ²	2.40	2.41	2.42	2.75	2.75	2.76	2.76	2.77	2.78	2.79	2.80
Projected Avg Consumed Water Flow, MGD ³	1.59	1.60	1.60	1.82	1.82	1.83	1.83	1.83	1.84	1.85	1.85
Projected Max Day Consumed Water Flow, MGD ²	2.29	2.30	2.30	2.62	2.63	2.63	2.63	2.64	2.65	2.66	2.67
Finished Water Demand Per Capita (gal/day/capita)	159	159	159	181	181	181	181	181	181	181	181
Available Treatment Capacity, MGD	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Treatment Capacity Surplus (Deficit), MGD ⁵	2.3	2.3	2.3	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
Permitted Raw Water Allocation, MGD Annual Avg	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48	2.48
Permitted Allocation Surplus (Deficit), MGD ⁶	0.61	0.60	0.60	0.34	0.33	0.33	0.33	0.32	0.32	0.31	0.30

* Starting after Year 2015, Per Capita Demands include potable water demands for the Town's redevelopment projects.

1. Projected Avg Raw Water = Avg Finished Water / 89.14% recovery.
2. Projected Max Day = Avg. Day x 1.44 Max Day Factor
3. Projected Avg Consumed Water = Avg Finished Water minus 4.65% water loss
4. Projected Max Month=Avg Month x 1.134 Max Month Factor
5. Calculated by subtracting Average Finished Water Demand from Available Treatment Capacity
6. Calculated by subtracting Average Raw Water Demand from Permitted Allocation.

COASTAL MANAGEMENT ELEMENT
GOAL, OBJECTIVES AND POLICIES

GOAL CM 1

THE TOWN OF LANTANA SHALL PROTECT, CONSERVE AND ENHANCE REMAINING COASTAL RESOURCES AND PROVIDE FOR WATER DEPENDENT LAND USES FOR THE GENERAL HEALTH, SAFETY AND WELFARE OF TOWN RESIDENTS AND VISITORS.

OBJECTIVE CM 1.1 Maintain or improve the natural resources described in Table CM 1 and CM 2.

Policy CM 1.1.1 Prohibit development in the coastal area that will adversely impact existing marine habitats and resources through the permitting processes as regulated by South Florida Water Management District, Department of Environmental Protection, Palm Beach County and the Army Corps of Engineers.

Policy CM 1.1.2 Continue to monitor and protect all sea turtle nesting activities in accordance with the Palm Beach County Sea Turtle Protection and Sand Preservation Unified Land Development Code Article 14 Chapter A, and the Florida Department of Environmental Protection Natural Resources Sea Turtle Permit Regulation.

Policy CM 1.1.3 The Town of Lantana will coordinate with adjacent municipalities, the Florida Marine Patrol, the Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission and the South Florida Water Management District to ensure consistency and compliance with regulatory requirements for the protection of the water body known as Lake Worth to ensure adequate sites for water dependent uses, prevent Estuarine pollution, control surface water runoff, protect living marine resources, reduce exposure to natural hazards, and ensure public access is not excluded.

OBJECTIVE CM 1.2 Maintain or improve estuarine environmental quality through coordination and cooperation with the Department of Environmental Protection.

Policy CM 1.2.1 Require all new marinas and major improvements to existing marinas in excess of \$50,000 to provide sewage pump-out service to boats thirty (30) feet or more in length.

Policy CM 1.2.2 Priority should be given to development of water dependent and water related land uses in accordance with the following ranking:

1. Public use marinas;
2. Other water oriented recreation; and
3. High density residential with marinas or other water oriented recreation

uses.

Policy CM 1.2.3 Continue to implement the ordinance which provides for criteria and standards under which new marinas may be constructed within the Town of Lantana.

OBJECTIVE CM 1.3 Protect beaches, estuarine quality and dunes, and minimize impacts of man-made structures while providing adequate public access to beaches and shorelines.

Policy CM 1.3.1 Future development of the Coastal High Hazard Area of Lantana (see Figure CM 1) shall be limited in the following manner:

- A. Future development for Hypoluxo Island and the Barrier Island West of A-1-A shall be limited to single family homes and/or recreational or park uses, and commercial uses consistent and compatible with the physical and environmental characteristics of the existing coastal resources.
- B. Future development for the areas East of A-1-A shall be required to submit an environmental impact statement before the issuance of any development order or building permit for construction within the Town's corporate limits.

Policy CM 1.3.2 Erosion control measures shall be limited to those that do not interfere with normal littoral processes or with sea turtle nesting and hatching activities or negatively impact coastal natural resources. The Town shall maintain the coastal armoring that was installed in 2009 to control dune erosion and to protect the public buildings and beach access facilities that serve beachgoers. The Town shall continue its efforts to obtain permits for and to construct the remaining segment of the coastal armoring to the northern boundary of the public beach.

Policy CM 1.3.3 The Town shall only use native dune vegetation in landscaping of dune systems.

Policy CM 1.3.4 Beach and dune alteration shall be prohibited unless such alteration is necessary to prevent serious and significant erosion.

Policy CM 1.3.5 The Town of Lantana through its building and zoning regulations and subdivision ordinance has adopted an "Environmentally Sensitive Lands Ordinance." This ordinance requires an environmental impact statement before the issuance of any development order or building permit for construction within the Town limits. In addition as stated in Objective CM 1.5 the only coastal area within the Town corporate limits for consideration of this ordinance is a publicly owned and publicly dedicated beach facility with no potential of development in the future.

Policy CM 1.3.6 Continue to enforce the prohibition of dumping any foreign objects into the water bodies located within the corporate limits.

Policy CM 1.3.7 Maintain public access to beaches and shorelines located within the Town of Lantana and continue to maintain public parking facilities for the Lantana public beach.

Policy CM 1.3.8 Land uses within the Coastal High Hazard area shall include residential, commercial, and environmentally sensitive land uses.

Policy CM 1.3.9 Enforce the flood protection ordinance which discourages inappropriate land uses in Coastal High Hazard Areas.

OBJECTIVE CM 1.4 Maintain or reduce hurricane evacuation times.

Policy CM 1.4.1 Identify Town residents who need special assistance during emergency evacuation and make arrangements for such evacuation through private carriers or through assistance of Town Fire/Rescue vehicles.

Policy CM 1.4.2 Provide constant input to the Palm Beach County Emergency Management Center with respect to road conditions, accidents, flooding, etc., during hurricane evacuation periods through the Town's Emergency Operations Center.

Policy CM 1.4.3 Review and update the Town policy regarding hurricane evacuation as found in the Town of Lantana's Comprehensive Emergency Management Plan, coordinating the Town's plan with Palm Beach County Division of Emergency Management.

OBJECTIVE CM 1.5 The Coastal High-Hazard area in the Town of Lantana includes all the areas between the Atlantic Ocean and the Lake Worth Intracoastal Waterway as designated on the Future Land Use Coastal High Hazard Map. The Future Land Use Map (Figure LU 1) identifies the land uses within this area.

Policy CM 1.5.1 The definition for Coastal High Hazard Area is “the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model” in accordance with Rule 9J-5.003 (19), Florida Administrative Code and Section 163.3178(2)(h), F.S..

Policy CM 1.5.2 Inventory and identify all reimbursable improvements in the coastal area eligible for funding under provisions of the Federal Disaster Assistance Plan and include this information in the Town's Comprehensive Emergency Management Plan.

Policy CM 1.5.3 Mobile Homes shall not be permitted in coastal high hazard areas.

Policy CM 1.5.4 Continue to enforce the Town's Comprehensive Emergency Management Plan's section dealing with Post Disaster Redevelopment which includes the Town's role in immediate repair and clean up actions, long term repair policies and redevelopment activities, including but not limited to, removal, relocation, or structural modification of damaged infrastructure and unsafe structures. Redevelopment will be limited in accordance with the Floodplain Ordinance No. O-05-05 as well as guidelines set forth by the Federal Emergency Management Agency and the Palm Beach County Division of Emergency Management.

OBJECTIVE CM 1.6 Maintain the same levels of service standards in the coastal areas as established in the plan with regard to transportation, infrastructure, future land use, conservation and recreation/open space so as not to establish a separate level of service in the coastal area.

Policy CM 1.6.1 Preserve the needs of water-dependent and water-related uses in the coastal area in conjunction with the analyses and recommendations established in the Recreation and Open Space Element.

Policy CM 1.6.2 Infrastructure shall be provided concurrent with all new development.

Policy CM 1.6.3 The Town shall continue to assess all areas with potential natural and man-made disasters for safety factors that would include adequate shelters for residents and the ability of roads to accommodate emergency traffic.

OBJECTIVE CM 1.7 Maintain priority for water dependent uses by maintaining the municipal beach and municipal marina as publicly owned facilities.

Policy CM 1.7.1 Continue to provide public access to the municipal beach and municipal marina which access will be ensured perpetually through the continuation of these facilities as public owned facilities.

Policy CM 1.7.2 The Town will continue to coordinate with the appropriate agencies responsible for the protection and management of the waterways within Lantana.

Policy CM 1.7.3 When funds are available, the Town shall improve the parking lot drainage for boat-access sites and will explore the possibility of a new location.

OBJECTIVE CM 1.8 The Town shall encourage the preservation of recreational and commercial working waterfronts.

Policy CM 1.8.1 The Town will continually monitor the values of waterfront properties that could be purchased to increase public access should funds become available.

Policy CM 1.8.2 By December of 2011, the Town shall develop a strategy to preserve recreational and commercial working waterfronts.

OBJECTIVE CM 1.9 Protect and enhance local ecosystems, optimizing the co-benefits of habitat restoration, coastal buffers, wetland mitigation, urban reforestation, and expanded green infrastructure, in order to create a healthy, enjoyable, and climate resilient environment.

Policy CM 1.9.1 The Town shall, by 2020, incorporate any regional assessment of the vulnerability of specific species, habitats, landscapes, and ecosystem functions that may be sensitive to climate change and consider coping strategies and contingency plans for their adaptation, such as identifying habitats that may be viable during climate disturbances and could potentially serve to give refuge to and sustain at-risk species.

Policy CM 1.9.2 The Town shall consider the climate adaption needs of native plants and animal species, and consider strategies for assisting in their natural migration.

Policy CM 1.9.3 The Town should establish policies and regulations to protect coastal ecosystems from contamination resulting from inundation, structural failure, or abandonment of residential, industrial, and municipal assets resulting from sea level rise, storm events, or other climate related impacts.

Policy CM 1.9.4 The Town shall seek funds to develop and maintain an urban reforestation program, in order to expand green infrastructure, reduce the heat island and encourage local carbon sequestration and storage, with the goal of increasing tree canopy coverage toward the American Society of Foresters' suggested goal of 40% across the county.

Policy CM 1.9.5 The Town shall evaluate water and storm water management operation strategies in the context of sea level rise, in order to lessen negative impacts to open spaces, wetland mitigation areas, and natural systems, improve the ability of these systems to adapt to climate change, and optimize the ability of these systems to create additional benefits to the residents

TABLE CM 1

WETLAND AND COASTAL HABITATS

<u>Ecosystem/Habitat</u>	<u>Importance</u>
Mangroves	<ul style="list-style-type: none">• Shoreline stabilization and protection• Protection for vertebrate and invertebrate.• Decomposition of organic matter (nutrient base).
Beach	<ul style="list-style-type: none">• Sea turtle nesting area;• Feeding grounds for shore birds.• Inshore reef habitat
Dune	<ul style="list-style-type: none">• Beach stabilization.• Supports vegetation.• Flood protection.
Coastal Hammocks	<ul style="list-style-type: none">• Non-wetland dependent animal and mammal habitat.• Supports diverse native flora.
Mud Flats	<ul style="list-style-type: none">• Nursery area for invertebrates & shellfish habitat.• Feeding grounds for wading birds.
Sea Grasses	<ul style="list-style-type: none">• Food source for manatee and fishes.• Invertebrate habitat.• Source of detrital material.

SOURCE: Florida Department of Environmental Protection- 1987

TABLE CM 2

SPECIES LIST BY HABITAT

Dune System

Sea Oats
 Yucca
 Saw palmetto
 Prickly pear
 Seagrape
 Bay Cedar
 Beach peanut
 Sea lavender

Species

Uniola paniculata
 Yucca aliofolia
 Serenoa repens
 Opuntia spp.
 Coccoloba uvifera
 Suriana maritima
 Okenia hypogaea
 Tournefortai graphalodes

Coastal Hammock

Live oak
 Wild Mastic
 Poisonwood
 Gumbo limbo
 Nickerbean
 Wild coffee
 White stopper
 Sabal palms
 Strangler fig
 Paradise tree
 Satin leaf

Quereus virginiana
 Mastichodendron foetidissium
 Metropium toxiferum
 Bursera simaruba
 Caesalpinia crista
 psychotvia undata
 Eugenia axillaris
 Sabal palmetto
 Ficus aurea
 Simarouba glauca
 Chrysophyllum oliviforme

Mangroves

Red mangrove
 White mangrove
 Black mangrove

Rhizophora mangle
 Laguncularia racemosa
 Avicennia germinans

Marine Grasses

Shoal grass
 Sea grass
 Turtle grass

Halodule wrightii
 Halophila johnsonii
 Thalassia testudinum

Wildlife (Partial Species List)

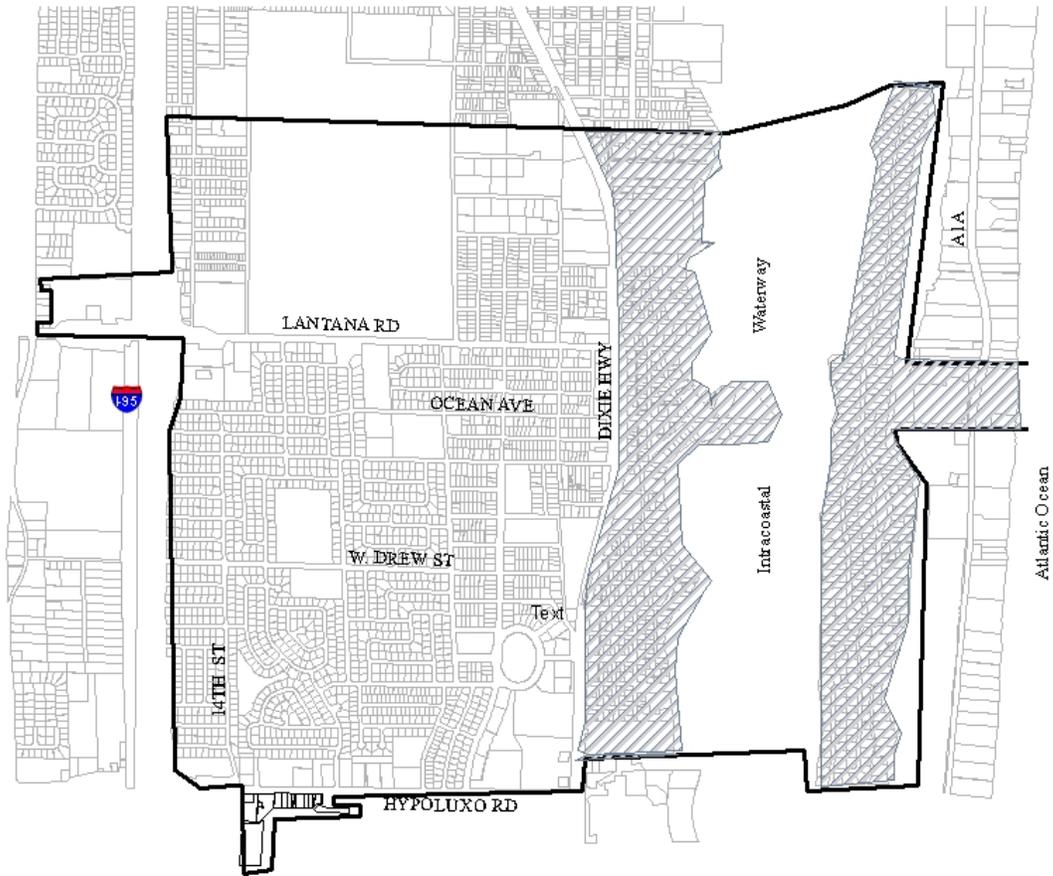
Beach

Green turtle - endangered
 Loggerhead turtle - threatened
 Leatherback turtle - endangered

Chelonia mydag
 Caretta caretta
 Dermochelys corciacea

Mud Flats

Great Blue Heron - SSC (Species of Special Concern)	Fregata magnificens
Brown Pelican - SSC	Pelecanus occidentalis
Roseate spoonbill - SSC	Ajaia ajaja
Snowy egret - SSC	Egretta thula



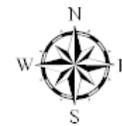
Legend

- Coastal High Hazard Area
 (Defined as, the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes [SLOSH] computerized storm surge model.)

Source: Treasure Coast Regional Hurricane Evacuation Study, 1993

Figure CM 1

Coastal High Hazard Area
 Town of Lantana Comprehensive Plan
 Development Services Department
 January, 2009



Scale:



CONSERVATION ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL CON 1

THE TOWN OF LANTANA SHALL PROTECT, CONSERVE AND ENHANCE EXISTING NATURAL RESOURCES INCLUDING VEGETATIVE COMMUNITIES, FISH AND WILDLIFE HABITATS AND SPECIES OF SPECIAL CONCERN.

OBJECTIVE Con 1.1 Promote the control and protection of air quality within the Town.

Policy Con 1.1.1 Construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken within 30 days of completion of clearing work.

Policy Con 1.1.2 Open burning of land clearing debris is prohibited by Town Code.

Policy Con 1.1.3 The Town of Lantana shall assist Palm Beach County in an effort to achieve and maintain acceptable air quality levels as identified by the Federal and National Ambient Air Quality Standards.

OBJECTIVE Con 1.2 Protect and enhance water quality of surface waters within the Town of Lantana by closely coordinating and monitoring and/or all small waste generators that have been identified within the Town of Lantana and closely adhere to the County Wellfield Protection Ordinance. Furthermore, the Town shall undertake a study and determine the feasibility of establishing storm water utilities to further enhance the water quality and service waters within the Town of Lantana.

Policy Con 1.2.1 The Town shall cooperate with the Florida Department of Environmental Protection and the South Florida Water Management District (SFWMD) to improve compliance with all permitting processes involving the protection of water quality of surface waters within the Town of Lantana.

Policy Con 1.2.2 In water management systems where use of canals or ponds is necessary, any modification to, or construction thereof shall consider water habitat quality enhancement features such as planted littoral zones or shallow shelves, bank slopes conducive to shoreline vegetation and immediate vegetative stabilization of any bare ground adjacent thereto.

Policy Con 1.2.3 The Town will approve the use of innovative and practical water conservation techniques as well as public education programs to promote reduced

water usage.

| Policy Con 1.2.4 The Town of Lantana will work with all regulatory agencies concerning environmental issues through the permitting process of land development regulations before issuing any building permits or development orders. Permitting coordination will be controlled by the Town's Environmentally Sensitive Lands Ordinance.

| Policy Con 1.2.5 The Town shall continue to enforce the County's well protection ordinance and suggest revisions when appropriate.

| Policy Con 1.2.6 The Town of Lantana will enforce the rules promulgated by the SFWMD through its Management Policies and Practices.

OBJECTIVE Con 1.3 The Town of Lantana shall ensure most efficient use of the Town's water resources by enforcing permanent water restrictions and the Emergency Water Shortage Ordinance of Lantana as directed by the South Florida Water Management District when a state of the emergency is declared by them.

| Policy Con 1.3.1 The Town of Lantana shall cooperate with the SFWMD in water conservation programs to enhance sustainable practices such as permanent water restrictions limiting irrigation to twice per week.

| Policy Con 1.3.2 The Town of Lantana shall actively endorse water conservation techniques and procedures.

Policy Con 1.3.3 The Town of Lantana shall continue to implement Ordinance O-04-2008 which permanently restricts the irrigation of lawns, landscaped areas or other outdoor vegetation in the town to two days per week.

| OBJECTIVE Con 1.4 The Town shall conserve and protect soil and native plant communities.

| Policy Con 1.4.1 Develop erosion control plans for areas experiencing continued erosion of shoreline or banks.

| Policy Con 1.4.2 Enforce the Town's Environmentally Sensitive Lands Ordinance and other building and zoning regulations including the Landscape Code.

| Policy Con 1.4.3 The Town of Lantana will coordinate and cooperate with adjacent local governments to conserve, use, and/or protect unique vegetative communities located within one or more local jurisdictions.

OBJECTIVE Con 1.5 Conserve and protect fish and marine habitats and wildlife and wildlife habitats.

Policy Con 1.5.1 The Town shall continue to object to dredge and fill construction permit requests that may endanger the sensitive estuary environment along the identified waterways.

Policy Con 1.5.2 The Town will administer the Environmentally Sensitive Lands Ordinance to conserve and protect fish, marine habitats, wildlife, and wildlife habitat.

GOAL CON 2

THE TOWN OF LANTANA SHALL ENCOURAGE ENVIRONMENTAL SUSTAINABILITY THROUGH ACTIONS THAT REDUCE GREENHOUSE GAS EMISSIONS AND RESOURCES OTHER POLLUTANTS AND REDUCE THE USE OF NON-RENEWABLE

OBJECTIVE Con 2.1 Increase the use of, and education about sustainable building practices and the use of environmentally sustainable products within the Town of Lantana.

Policy Con 2.1.1 The Town shall use environmentally safe cleaning products and environmentally efficient and energy-saving products wherever possible for Town facilities.

Policy Con 2.1.2 The Town shall educate the public regarding environmentally-friendly and sustainable practices through either Town newsletters and/or educational forums.

Policy Con 2.1.3 The Town shall evaluate the effectiveness of Cool Roofs programs which may include offering expedited permitting and/or reduction of fees for applications that include albedo roofs. The Town should implement the Cool Roofs program on its own facilities as demonstrations projects.

Policy Con 2.1.4 The Town shall continue to evaluate upgrading to LED streetlights and traffic signals on fixtures that are owned by the Town. On fixtures that are not owned by the Town, the Town shall coordinate with FPL to encourage replacement with LED lights.

Policy Con 2.1.5 The Town shall continue to evaluate the use of solar outdoor lighting for municipal facilities when applicable in order to reduce costs in the long term as well as GHG emissions.

Policy Con 2.1.6 The Town shall encourage innovative green building practices by offering incentives such as streamlining the approval process for these types of projects.

Policy Con 2.1.7 The Town shall continue to participate in the Florida Green Finance Authority PACE financing program and communicate the options of PACE to new businesses.

OBJECTIVE Con 2.2 The Town shall integrate the consideration of climate change impacts and mitigation and adaptation strategies, into existing and future planning, operations, policies and programs.

Policy Con 2.2.1 The Town evaluate incorporating a policy of Energy Efficiency and Environmentally Preferable Purchasing, including consideration of energy efficiency and sustainability principles and environmental factors when purchasing or contracting and criteria to purchase Energy Star equipment and appliances.

Policy Con 2.2.2 The Town shall evaluate the effectiveness of a Green Fleet Policy, which should focus on fuel savings, GHG reduction and improved air quality. The Green Fleet Policy should require standards for cleaner and more efficient maintenance practices, purchase, and lease or otherwise obtain the most energy efficient vehicles possible, as well as manage and operate its fleets in a manner that is energy efficient and minimizes emissions.

RECREATION AND OPEN SPACE

GOAL, OBJECTIVES AND POLICIES

GOAL REC 1

THE TOWN OF LANTANA SHALL ENSURE THAT ADEQUATE RECREATION AND OPEN SPACE FACILITIES AND PROGRAMS ARE PROVIDED TO MEET PROJECTED NEEDS OF TOWN RESIDENTS.

OBJECTIVE Rec 1.1 The Town shall ensure the financial feasibility of providing recreation and open space facilities commensurate with development.

Policy Rec 1.1.1 Provide funding through the annual budgeting process and review user and permit fees.

Policy Rec 1.1.2 Continue current five-year Capital Improvement Program planning for recreation facilities through annual review and updating.

Policy Rec 1.1.3 Annually review the need for additional land and facilities to accommodate the needs and desires of the projected ultimate population,

including those proposed to be annexed.

Policy Rec 1.1.4 By December 31, 2009, the Town shall amend the Zoning Code to require public access to the water-front for developments of more than 5 acres as part of the development approval process.

OBJECTIVE Rec 1.2 Continue to implement the levels of service standards for recreation facilities and open space

Policy Rec 1.2.1 The Town shall enforce the following Levels of Service for parks, special areas and recreational facilities.

<u>Park Classification</u>	<u>Standard</u>
Neighborhood	1.14 acres/1000
Community	2.0 acres/1000

Policy Rec 1.2.2 Continue to correct and improve park and recreational facilities through improved landscaping, implementation of additional playground equipment, and maintenance of facilities by including these items in the Town's annual budget.

Policy Rec 1.2.3 Whenever feasible the Town shall continue to develop a Master Plan for each park within the Town park system.

Policy Rec 1.2.4 The Town shall conduct a town-wide "Demand and Assessment Survey" for recreation facilities as funds become available.

Policy Rec 1.2.5 The Town shall implement the Beach Master Plan and the Sportsman and Bicentennial Park Master Plan as funds become available.

OBJECTIVE Rec 1.3 Insure public access to all recreation sites.

Policy Rec 1.3.1 The Town shall develop a bike/pedestrian corridor plan by December 2010 thereby providing better interconnectivity between schools, parks and neighborhoods, and enhancing sustainable efforts.

OBJECTIVE Rec 1.4 Continue to maintain all existing parks within the Town of Lantana.

Policy Rec 1.4.1 As funds become available, the Town shall improve the parking areas for the Beach and Bicentennial Parks in order to provide better access and drainage.

INTERGOVERNMENTAL COORDINATION

GOAL, OBJECTIVES, AND POLICIES

GOAL IC 1

THE TOWN OF LANTANA SHALL MAINTAIN AND INITIATE, WHERE NECESSARY, AN EFFICIENT AND EFFECTIVE NETWORK OF INTERGOVERNMENTAL COORDINATION MECHANISMS ORIENTED TO ADDRESSING ISSUES AND NEEDS NECESSARY TO IMPLEMENT THE GOALS AND OBJECTIVES OF THE LANTANA COMPREHENSIVE PLAN. FURTHER, INTERGOVERNMENTAL COORDINATION SHOULD BE ORIENTED TO MAINTAINING THE CURRENT CHARACTER OF THE TOWN, WHILE ADDRESSING ISSUES AND NEEDS NECESSARY TO MAINTAIN ADOPTED LEVELS OF SERVICE STANDARDS.

OBJECTIVE IC 1.1 The Town shall maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board, other agencies and current service providers.

Policy IC 1.1.1 All information necessary for review and comment by other governmental entities, shall, upon request, be supplied by the Town.

Policy IC 1.1.2 Coordinate, as appropriate, with Lake Worth, Hypoluxo, South Palm Beach, Manalapan, Palm Beach County, the Palm Beach County School Board, [A.G. Holley Hospital](#), and municipal service providers regarding pending land use amendments or land development decisions within Lantana. The Town will formally notify appropriate governments of pending planning or development activities on lands adjacent to their borders. Comments from adjacent municipalities shall be formally considered prior to making a land use planning or development decision in these areas.

Policy IC 1.1.3 The Town shall review the Strategic Regional Policy Plan prepared by the Treasure Coast Regional Planning Council and compare it with the Town's Comprehensive Plan to evaluate the need for additional planning coordination between the Regional Planning Council and the Town of Lantana.

Policy IC 1.1.4 Continue the current level of participation in the implementation of the Palm Beach County Housing Assistance Plan.

Policy IC 1.1.5 Contact, if necessary, the School Board and/or churches, regarding the implementation of a joint-use arrangement as a means of meeting defined recreational facilities needs in the Town.

Policy IC 1.1.6 Coordinate with the Palm Beach County Solid Waste Authority and private waste haulers to determine the feasibility of developing additional materials for recycling.

Policy IC 1.1.7 Coordinate with Lake Worth Drainage District, South Florida Water Management District, Palm Beach County, and the Florida Department of Transportation to develop solutions for defined drainage problems within the Town.

Policy IC 1.1.8 Coordinate with Palm Beach County and the Florida Department of Transportation to ensure that necessary road improvements within the Town remain on schedule.

Policy IC 1.1.9 The Town of Lantana shall utilize the Palm Beach County Intergovernmental Coordination Program to further planning efforts with the School Board, other special districts, service providers, adjacent local governments, the Region, and the State through the Inter-local Plan Amendment Review Coordination process and the Multi-Jurisdictional Issues Forum process.

OBJECTIVE IC 1.2 Coordinate with appropriate jurisdictions by participation in the countywide intergovernmental coordination program which addresses area wide land use needs and justification for comprehensive plan amendments to ensure that full consideration is given regarding: (1) The elimination or mitigation of potential land use conflicts with adjacent municipal governments; (2) Annexation issues; and (3) The impacts of proposed comprehensive plan amendments and future development on the ability of the Town of Lantana and adjacent local governments to implement their comprehensive plans.

Policy IC 1.2.1 The annexation of lands into the corporate limits shall be pursued only where benefit inures to both the Town and the annexed areas, where there is no reduction in service levels to existing Town residents as a result of the annexation, and where service delivery systems in the annexed area can match existing Town service levels within an economically reasonable fashion.

Policy IC 1.2.2 The Town of Lantana shall participate in the Palm Beach County's IPARC (Intergovernmental Plan Amendment Review Committee) process and shall cooperate with Treasure Coast Regional Planning Council and all other local governments in a voluntary dispute resolution process for the purpose of facilitating intergovernmental coordination. The IPARC process is established pursuant to the Comprehensive Plan Amendment Coordinated Review Inter-local Agreement effective October 1, 1993 and shall include results and any written determination from the IPARC process as data and analysis to be provided to the State Land Planning Agency along with proposed and adopted comprehensive plan amendments.

Policy IC 1.2.3 The Town of Lantana will pursue inter-local agreements with local governments that have identified or adopted future land use designations for adjacent unincorporated areas. These joint planning agreements would establish Joint Planning Areas pursuant to Section 163.3171, Florida Statutes, and would include as many of the following planning considerations as are applicable. Additional items could be addressed at the concurrence of both parties; including:

- Cooperative planning and review of land development activities within areas covered by the agreement;
- Specification of service delivery;
- Funding and cost-sharing of issues within Joint Planning Areas; and
- Enforcement/implementation.

Policy IC 1.2.4 The Town of Lantana will utilize the Palm Beach County Intergovernmental Coordination Process as a regular formal forum to deal with issues unique to Palm Beach County and the municipalities therein and will utilize the Palm Beach County Multi-Jurisdictional Issues Coordination Forum as a means of collaborative planning for matters of inter-jurisdictional significance including, but not limited to, the siting of facilities with countywide significance and locally unwanted land uses.

OBJECTIVE IC 1.3 Establish level of service standards compatible with those of adjacent local governments and current service providers, while recognizing potential differences in local circumstances.

Policy IC 1.3.1 Coordinate the development of level of service standards for sanitary sewer service with the City of Lake Worth and the City of West Palm Beach.

OBJECTIVE IC 1.4 Coordinate and cooperate with agencies and governments charged with planning and/or review responsibilities at all levels of government.

Policy IC 1.4.1 Maintain high standards and responsible performance in the development and execution of inter-local agreements with other jurisdictions.

Policy IC 1.4.2 Continue to participate in the management of the Lake Worth estuarine system, under the guidance of County, State, and Federal regulatory agencies, through conversation and management programs.

Policy IC 1.4.3 The Town shall coordinate with the South Florida Water Management District (SFWMD), the United States Army Corps of Engineers (USACE), and other local, state, and federal entities on development and implementation of water resources in South Florida. Accordingly, the Town's Water Supply Facilities Work Plan was prepared in consideration of the SFWMD's regional water supply plan approved pursuant to s.373.0361.

| OBJECTIVE IC 1.5 To review, strengthen, and engage in inter-local agreements with other governmental entities for the provision of municipal services to them on a cost effective basis.

| Policy IC 1.5.1 Evaluate and ensure high standards and responsible performance in the delivery of municipal services provided to others by inter-local agreement.

| Policy IC 1.5.2 To provide municipal services to other governmental entities on an inter-local agreement basis, when the provision of such services results in economic advantages to both entities and where such services are provided within level of service standards adopted by the Town.

| OBJECTIVE IC 1.6 The Town of Lantana shall coordinate its Comprehensive Plan and plan implementation with the plans and implementing practices of Palm Beach County, the School Board, the MPO, and where appropriate, coordination can be pursued with other entities.

| Policy IC 1.6.1 The Town shall utilize the Inter-local Plan Amendment Review Coordination process as outlined in the Inter-local Agreement to notify and review comments from other municipalities, the County, the School Board, the South Florida Water Management District, and other special districts for initial staff review of Plan amendments.

| Policy IC 1.6.2 The Town of Lantana shall address multi-jurisdictional issues and conflicts related to the implementation of the Comprehensive Plan through the Inter-local Plan Amendment Review Coordination process and the Multi-Jurisdictional Issues Forum process.

| Policy IC 1.6.3 The Town of Lantana shall advise the School Board of all Plan amendments through the Inter-local Plan Amendment Review Coordination process.

| Policy IC 1.6.4 The Town shall request that the School Board submit for review information on renovations, additions, and proposed expansion on property owned by the School Board to assure the availability of public facilities and infrastructure as the proposal relates to future planned improvement.

| Policy IC 1.6.5 The Town of Lantana shall continue to participate in the on-going planning and plan implementation process of the Palm Beach County Metropolitan Planning Organization (MPO).

| Policy IC 1.6.6 The Town of Lantana shall consider coordinating with other entities the implementation of plans and projects (street beautification, economic development, tourism, etc.) that might impact their respective Comprehensive Plan.

Policy IC 1.6.7 The Town of Lantana shall coordinate the planning and improvement, of its transportation facilities with the State Transportation Plan through participation in the MPO process.

Policy IC 1.6.8 The Town of Lantana shall pursue grants such as Florida Recreation development Assistance Program and Land and Water Conservation Funds to enhance recreational facilities.

Policy IC 1.6.9 The Town of Lantana shall coordinate with the Florida Department of Environmental Protection requirements concerning waste management by maintaining solid waste and hazardous waste programs and policies that are compatible with those of the Solid Waste Authority.

Policy IC 1.6.10 The Town of Lantana shall continue to support the existing Inter-local Agreement with the County that enables mass transit to be provided in the unincorporated and incorporated areas of Palm Beach County.

OBJECTIVE IC 1.7 Coordinate planning efforts for sustainable transportation with the South Florida Regional Transit Authority (SFRTA), TCRPC other governmental entities and local transit providers.

Policy IC 1.7.1 The Town shall coordinate with Palm Tran to better serve the residents of Lantana.

Policy IC 1.7.2 The Town shall coordinate with Tri-Rail and SFRTA in their effort to serve Lantana with rail service.

OBJECTIVE IC 1.8 Create and maintain effective and ongoing paths for communicating the climate change preparedness needs of the Town with the public and other local, regional, state, national and international agencies.

Policy IC 1.8.1 The Town shall continue to create collaborative intergovernmental practices in order to coordinate and advance strategies, programs and other sustainable initiatives that mitigate greenhouse gas emissions and protect and adapt the built and natural environments to the consequences of climate change.

Policy IC 1.8.2 The Town shall continue to collaborate with municipalities, through the Palm Beach County Municipal Working Group, neighboring counties and other regional public and private entities to create, develop, and implement a suite of planning tools for climate change mitigation and adaptation.

Policy IC 1.8.3 The Town shall continue to actively participate in the Southeast Florida Regional Climate Change Compact, working with our neighboring municipalities to make our region more climate change resilient by sharing technical expertise.

assessing regional vulnerabilities, advancing agreed upon mitigation and adaptation strategies.

CAPITAL IMPROVEMENTS

GOALS OBJECTIVES AND POLICIES

GOAL CIE 1

THE TOWN OF LANTANA SHALL PLAN FOR AND MANAGE PUBLIC FACILITIES AND INFRASTRUCTURE IN A FINANCIALLY FEASIBLE AND PRUDENT MANNER AND CONCURRENT WITH THE NEED.

OBJECTIVE CIE 1.1 Capital improvements will be provided in accordance with State Growth management requirements found in Section 163.3177, Florida Statutes and as set forth in Table CIE 1.

Policy CIE 1.1.1 The Town shall include all projects identified in the elements of this Comprehensive Plan and determined to be of relatively large scale and high cost (\$10,000 or greater), as capital improvements projects for inclusion within the Five-Year Schedule of Improvements.

Policy CIE 1.1.2 The Town shall, as a matter of priority, schedule for funding any capital improvement projects in the Five-Year Schedule of Improvements which are designed to correct existing public facility deficiencies.

Policy CIE -1.1.3: The Capital Improvements Coordinating Committee, composed of the Town Manager, Finance Director, and operating department heads, shall evaluate and rank in order of priority, projects proposed for inclusion in the Five-Year Schedule of Improvements.

Policy CIE 1.1.4 Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- (a) whether the project is needed to protect public health and safety, to provide facilities and services, or to preserve or achieve full use of existing facilities;
- (b) whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development; and
- (c) whether the project represents a logical extension of facilities and services.

Policy CIE 1.1.5 The Capital Improvements Schedule is listed in Table CIE 1, which includes all projects scheduled to meet or improve the adopted Level of Service Standards during the five-year planning period, and other projects that further the implementation of this Comprehensive Plan and its goals, objectives and policies. The schedule shall be updated annually in accordance with state growth management requirements.

OBJECTIVE CIE 1.2 Public expenditures in high hazard coastal areas will be limited to those improvements included in the Post Disaster Redevelopment Plan referenced in the Coastal Management Element.

Policy CIE 1.2.1 While no public expenditures will be made that subsidize development in high hazard

areas, the Town shall expend funds in the restoration and enhancement of natural resources and shall continue to provide recreational facilities within the high hazard coastal areas at existing levels of service.

OBJECTIVE CIE 1.3 Future development shall bear its proportionate cost of facility improvements in accordance with Lantana's Fair Share Contribution Ordinance and the Countywide Impact Fee Ordinance.

Policy CIE 1.3.1 The Town shall require local street improvements of any new development necessitated by such development.

Policy CIE 1.3.2 The Town of Lantana shall ensure that public facility needs of future development created by previously issued land development orders do not exceed the Town's ability to provide needed capital improvements. As part of the development approval process, applicants will submit Letters of Service Availability from appropriate water and sewer utilities.

OBJECTIVE CIE 1.4 The Town shall ensure the provision of capital improvements as set forth on its Five-Year Capital Improvements Plan through its annual budget process.

Policy CIE 1.4.1 The Town shall annually adopt a Five-Year Capital Improvement Program and capital budget as a part of its budgeting process.

Policy CIE 1.4.2 Efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

OBJECTIVE CIE 1.5 The issuance of development orders shall be regulated in accordance with Chapter 163, Florida Statutes and 9J-5 et. seq., Florida Administrative Code in order to ensure that necessary public facilities needed to support the development are in place concurrent with the impact of the development.

Policy CIE 1.5.1 No development orders or permits will be issued unless public facilities and services needed to support the development are available concurrent with the impacts of such development.

Policy CIE 1.5.2 Minimum Levels of Service as follows: The Town of Lantana shall maintain minimum level of service standards for traffic circulation, mass transit, sanitary sewer, potable water, recreation/open space, fire-rescue, solid waste, and storm water management, as defined in the applicable elements. The issuance of development approvals will be based upon the Town's ability to maintain these minimum levels of service standards. The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County's ability to maintain the minimum level of service standards.

Minimum Level of Service Standards: The minimum level of service standards for a Certificate of Concurrency required for approval of a Development Order or Permit are established in the following elements:

Transportation.....	Policy Tran 1.1.1
Potable water and sanitary sewer.....	Policy Inf 1.1.2
Solid waste.....	Policy Inf 1.1.2
Storm water management.....	Policy Inf 1.1.2
Recreation/open space.....	Policy Rec 1.3.1
Public School Facilities.....	Goal PSF1, Objective PSF1.1, Policies PSF1.1.1 & PSF1.1.4

Policy CIE 1.5.3 Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- (a) contribute to a condition of public hazard described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground Water Aquifer Recharge Element, and Coastal Management Element;
- (b) exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; and Recreation and Open Space Element;
- (c) generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;
- (d) conform with future land uses as shown on the future land use map of the Future Land Use Element, and public facility availability as described in the Sanitary Sewer, Solid Waste, Drainage, and Natural Groundwater Aquifer Recharge Element;
- (e) accommodate public facility demands based upon adopted LOS standards, if public facilities are developer-provided;
- (f) demonstrate financial feasibility, subject to this Element, if public facilities are provided, in part or whole, by the Town; and
- (g) affect state agencies and water management districts' facilities plans.

Policy CIE 1.5.4 The Town shall evaluate capital improvements in accordance with the following criteria:

1. Consideration of the local budget impact;
2. Locational needs based upon projected growth patterns; and
3. Financial feasibility.

Policy CIE 1.5.5 The Town shall evaluate capital improvement projects on an annual basis during its budget review process and shall coordinate with other State agencies that provide public facilities within Lantana, including the South Florida Water Management District and its Lower East Coast Water Supply Plan Update.

Policy CIE 1.5.6 The Town shall include a report on the replacement and renewal of capital facilities

during its annual budgetary process; at that time the Five - year schedule of improvements as set forth on Table CIE-1 shall be updated.

Policy CIE 1.5.7 The Town of Lantana shall require the applicant for a Development Order or Development Permit to complete a "Level of Service Impact Statement". This statement shall provide the required information regarding the potential impacts of a development on each level of service identified in Policy CIE 1.5.2 of this Element, and this required information shall be the basis of review for concurrency certifications. For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Element.

Policy CIE 1.5.8 Facilities and services that are needed to maintain minimum LOSs when the impacts of the development occur shall be considered to be in place when:

- A. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the Town of Lantana or in the case of public school facilities, the School District of Palm Beach County, that is executed and guaranteed for the time the Development Order is issued; or
- B. The phasing and construction of the improvements are made binding conditions of approval of the Development Order or Development Permit; or
- C. The necessary facilities or services are under construction and bonded at the time that the Development Order is issued; or D. The necessary facilities and services are included in the Town of Lantana's Capital Improvement Annual Budget; or, in the case of public school facilities, construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Six Year Capital Improvement Schedule, as reflected in Table CIE 1 of this element, which shall reflect the addition of FISH capacity for each school as shown in Appendix A of the Public School Facilities element, entitled Concurrency Service Area Table.

In accordance with Policy CIE 1.5.7, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

CAPITAL IMPROVEMENTS IMPLEMENTATION

Five-Year Schedule of Improvements

The Five-Year Schedule of Improvements (see Table CIE 1) is the mechanism by which the Town can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements has been used to document the "economic feasibility" of the Town's Comprehensive Plan, based upon the "Goal, Objectives and Policies".

Implementation, Monitoring, and Evaluation

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for

the Capital Improvements Element. This is largely because the Town's revenue and expenditure streams are subject to fluctuations in the market and economy. It is the behavior of these streams which will be used to predict fiscal trends in order to maintain the Town's adopted level of service standards for public facilities. Therefore, the Capital Improvements Element will be reviewed on an annual basis to ensure that required fiscal resources are available to provide public facilities needed to support adopted LOS standards.

The annual review will be the responsibility of the Capital Improvements Coordinating Committee. Any revisions and/or amendments to the Five-Year Schedule of Improvements shall be made at that time. The review will include the following considerations, and will include an examination of these considerations in order to determine their continued appropriateness:

1. any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the element;
2. the Capital Improvement Element's consistency with the other elements and its support of the Future Land Use Element;
3. the Town's ability to provide public facilities and services within the urban service area in order to determine any need for boundary modification or adjustment;
4. the priority assignment of existing public facility deficiencies;
5. the Town's progress in meeting those needs determined to be existing deficiencies;
6. the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
7. the Town's effectiveness in maintaining the adopted LOS standards;
8. the Town's effectiveness in reviewing the impacts of plans and programs of state agencies and water management districts that provide public facilities within the County's jurisdiction;
9. the effectiveness of impact fees, and mandatory dedications or fees in lieu of, for assessing new development, a pro rata share of the improvement costs which they generate;
10. the impacts of special districts and any regional facility and service provision upon the County's ability to maintain its adopted LOS standards;
11. efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
12. the transfer of any unexpended account balances;
13. the criteria used to evaluate proposed plan amendments and requests for new development or redevelopment; and
14. capital improvements needed for the latter part of the planning period, for inclusion in the Five-Year Schedule of Improvements.

**Table CIE 1
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS**

Division	Fund	Project Description	FY 08-09 (current)	FY 09-10	FY 10-11	FY 11-12	FY 12-13
Public Works							
Public Works	General	Replace 1999 Knuckel boom crane			130000		
Public Works	Transportation	Purchase Street Sweeper				135000	
Public Works	General	Replace 17 year old dump truck		120000			
Public Works	Transportation	Purchase Trailer mounted arrow board					15000
Water/Wastewtr	Utility	Fuel efficient vehicle	12000				
Water/Wastewtr	Utility	Utility Truck Replacement		45000		45000	
Water/Wastewtr	Utility	125 KW Skid Mount Generator	50000				
Water Plant	Utility	Water Plant Improvements	125000	125000	125000	125000	125000
Water Plant	Utility	Well Rehabilitation	35000	25000	25000	25000	25000
Water Services	Utility	Meters, Hydrants & Backflow Replacem.	27000	50000	50000	50000	50000
Wastewater	Utility	Lift Station Pump & Mach/Equip Replacem.	30000	25000	25000	25000	30000
Wastewater	Utility	Manhole & wastewater main Rehabililatn.	150000	115000	120000	125000	125000
Veh. Mnt.	General	Mach/Equip Floor Jacks, Pressure Washer	5000			12000	
Veh. Mnt.	General	Generator for Veh. Mnt./Main Office	26000				
Potable Water							
Water Services	Utility Fund	Steel Ground Storage Tank Recoating		88,446			
Water Services	Utility Fund	Replace Isolation Valve between Ground Storage Tanks	8,000				
Water Services	Utility Fund	Provide Coating on 8-inch WM Crossing Lagoon	4,075				
Water Services	Utility Fund	Replace Fire Hydrant No. 57	3,300				
Water Services	Utility Fund	Re-connect IC-2 Emergency Interconnect with Lake Worth	5,500				
Water Services	Utility Fund	North Atlantic Drive Watermain					
Water Services	Utility Fund	South Atlantic Drive Watermain					
Water Services	Utility Fund	H-1a Relocation	12,100				

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (continued)

Division	Fund	Project Description	FY 08-09 (current)	FY 09-10	FY 10-11	FY 11-12	FY 12-13
Sanitary Sewer							
Waste Water	Utility Fund						
Waste Water	Utility Fund	Rehabilitate LS #11, LS #12	125,970				
Waste Water	Utility Fund	Rehabilitate LS #5, LS #6, and LS #7		308,293			
Waste Water	Utility Fund	Rehabilitate LS #3, LS #4, LS 8, and LS #9				417,181	
Waste Water	Utility Fund	Intracoastal Waterway, Subaqueous Forcemain					739,193
Waste Water	Utility Fund	SCADA Monitoring of Wastewater Collection System			265,271		
Waste Water	Utility Fund	Rehabilitate and Increase Pump Capacity at LS #1	168,742				
Waste Water	Utility Fund	Increase Bulk Wastewater Allocation from Lake Worth (200,000 gallons total increase					626,174
Parks & Recreation							
Grounds & Facilities	General	Vehicles		30000	30000	20000	20000
Grounds & Facilities	General	Dixie Chopper				11000	
Grounds & Facilities	General	Bucket Truck					35000
Grounds & Facilities	General	Landscape/Hardscape	30000	50000	50000	50000	50000
Marine Safety	General	ATV		6000			7000
Marine Safety	General	Info Sign Boards		12000			
Facility Maint.	General	A/C Units various Town bldgs	13000	6500			
Facility Maint.	General	Sand Blast & Paint Town Pavilions	15000			15000	
Facility Maint.	General	Pole Barn for Vehicle Shade Coverage	25000				
Facility Maint.	General	Energy saving Light Fixtures	10000	10000			
Facility Maint.	General	Painting Library		10000			

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (continued)

Division	Fund	Project Description	FY 08-09 (current)	FY 09-10	FY 10-11	FY 11-12	FY 12-13
Police							
Uniform	General	Vehicle Replacement	60,000	105,000	140,000	105,000	147,500
Hypoluxo	General	Vehicle Replacement	30,000			35,000	
Uniform	General	Computer Replacement	8,400	12,400	9,600	15,000	11,300
Uniform	General	Improvements	195,060	75,000			75,000
Culture & Recreation							
Library	General	Books	25000	30000	35000	40000	45000
Library	General	Audio & Video Materials		20000	25000	30000	11

Palm Beach County-Funded Projects Impacting Lantana							
Palm Beach Co.	Not Funded by Lantana	Ocean Ave. Intracoastal Bridge Replacement	4,000,000		40,950,000	8,000,000	2,000,000
Palm Beach Co.	Not Funded by Lantana	Hypoluxo Rd. & I-95 Intersection Improvements - Construction		120,000			
Palm Beach Co.	Not Funded by Lantana	Lantana Rd. - High Ridge Rd. to Andrew Redding Rd. Intersection Improvements - ROW		3,030,000			

Town of Lantana Water Supply Plan Capital Improvement Plan - Summary

Project No.	Project Name	Total Cost						
			2015	2016	2017	2018	2019	
<u>Project 1</u>	<u>Re-connect IC-2 Emergency Interconnect with Lake Worth</u>	<u>\$9,350</u>	<u>\$9,350</u>					
<u>Project 2</u>	<u>Perform Annual Fire Hydrant Maintenance</u>	<u>\$104,120</u>	<u>\$20,824</u>	<u>\$20,824</u>	<u>\$20,824</u>	<u>\$20,824</u>	<u>\$20,824</u>	<u>\$20,824</u>
<u>Project 3</u>	<u>Annual WTP Maintenance (cleaning, painting, repair)</u>	<u>\$155,000</u>	<u>\$31,000</u>	<u>\$31,000</u>	<u>\$31,000</u>	<u>\$31,000</u>	<u>\$31,000</u>	<u>\$31,000</u>
<u>Project 4</u>	<u>Replacement Resin for WTP Anion and Ion Exchange</u>	<u>\$417,362</u>			<u>\$208,681</u>	<u>\$208,681</u>		
<u>Project 5</u>	<u>H-65 Watermain Replacement</u>	<u>\$61,512</u>	<u>\$61,512</u>					
<u>Project 6</u>	<u>South Atlantic Drive Watermain</u>	<u>\$678,834</u>	<u>\$339,417</u>	<u>\$339,417</u>				
<u>Project 7</u>	<u>Replace VFDs for High Service Pumps</u>	<u>\$12,650</u>	<u>\$12,650</u>					
		<u>\$1,438,828</u>	<u>\$474,754</u>	<u>\$391,241</u>	<u>\$260,505</u>	<u>\$260,505</u>	<u>\$51,824</u>	