

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 3I

From: Staff

Date: January 19, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Wellington Comprehensive Plan
Amendment No. 17-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the Village of Wellington was received on December 19, 2017 and contains an amendment to site specific conditions of approval for an approximately 15.89 acre site at the northwest corner of State Road 7 and Stribling Way in order to add medical office to the list of allowable uses and to reduce the allowable development square footage. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The proposed amendment will revise the conditions of approval imposed in 2007 when the site received a Community Commercial future land use designation from the Village of Wellington. Medical office use is proposed to be added to the list of uses which already includes commercial, retail, restaurant, and business & professional office. The proposed amendment will also reduce the maximum allowable square footage of the project from 182,952 sq.ft. to 146,207 sq.ft. The underlying Community Commercial future land use designation is not proposed to be changed. According to the Village's staff report, all Level of Service standards will be met, and the proposed changes maintain consistency with the comprehensive plan and compatibility with adjacent development.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on October 19, 2017. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Attachments

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1 General Location Map

