

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4K

From: Staff

Date: March 16, 2007 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Wellington Comprehensive Plan
DCA Reference No. 07-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If the local government requests DCA to prepare an ORC Report, then Council must provide DCA with its own objections, recommendations for modification, and comments on the proposed amendment within 30 days of its receipt.

Background

The Village of Wellington has proposed one amendment to the Future Land Use Map (FLUM) of the Village Comprehensive Plan. The Village has requested that the DCA carry out a formal review of the amendment.

Evaluation

The 15.9 acre parcel is located at the northwest corner of State Road 7 (U.S. 441) and Pierson Road, approximately 1 mile south of Forest Hill Boulevard. The property was part of a larger 148 acre parcel annexed by the Village in February, 2004. The western portion of the property is approved as the Lanier Planned Unit Development (PUD). The property was historically used for agricultural purposes, but is now vacant except for a feed store/warehouse/distribution center located in the northwest corner. A site plan for commercial/office development is currently under review by the Village.

The property is currently assigned a FLUM designation of Residential C (1-3 dwelling units per acre). The proposed FLUM designation is Community Commercial, a designation assigned by the Village to properties between 10 and 30 acres in size that are intended to serve the commercial needs of the surrounding community. The current land use on surrounding properties is the Wellington Mall to the north, vacant land and the Oakmont PUD to the south, residential development across SR7 to the east and agricultural land (approved as the Lanier PUD) to the west. The FLUM designations on surrounding properties are Large Scale Mixed Use to the north, Institutional/Public Facilities and Residential C to the south, and Residential C to the east and west.

According to the Village, the proposed use is consistent with the Palms West Corridor study regarding the development of employment centers in the SR7 corridor. Additional workplace is an important issue for the Village. The development may provide additional office space for the Wellington PUD. Development is to be limited to approximately 137,000 square feet of commercial/retail and 46,000 square feet of office. There must be at least 3 acres of open space. The Village indicates that there is adequate traffic capacity on adjacent roadways for the projected additional 4,000 daily trips that would be generated by the proposed development.

Extrajurisdictional Impacts

The proposed amendment was submitted to the Palm Beach County Intergovernmental Plan Amendment Review Committee and was distributed on June 8, 2006. According to the Clearinghouse Coordinator, no objections have been received.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendment indicates that it would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

A balanced, well-planned, compatible mix of land uses is a fundamental component of the Strategic Regional Policy Plan (SRPP) and very important to the future of the SR7 Corridor. This amendment should help to improve the land use mix in the corridor. However, it is also important that the interconnection of streets and connections between individual properties be given a high priority in this highly congested corridor. In order to shorten the number of trips, to reduce the number of trips that must be made on the main arterial/collector street system, and to promote the use of a variety of transportation modes, properties should include vehicle, bicycle and pedestrian connections to neighboring properties. In this case, the subject property should be connected to the adjacent properties to the north and west.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendment to be CONSISTENT with the SRPP.

Recommendation

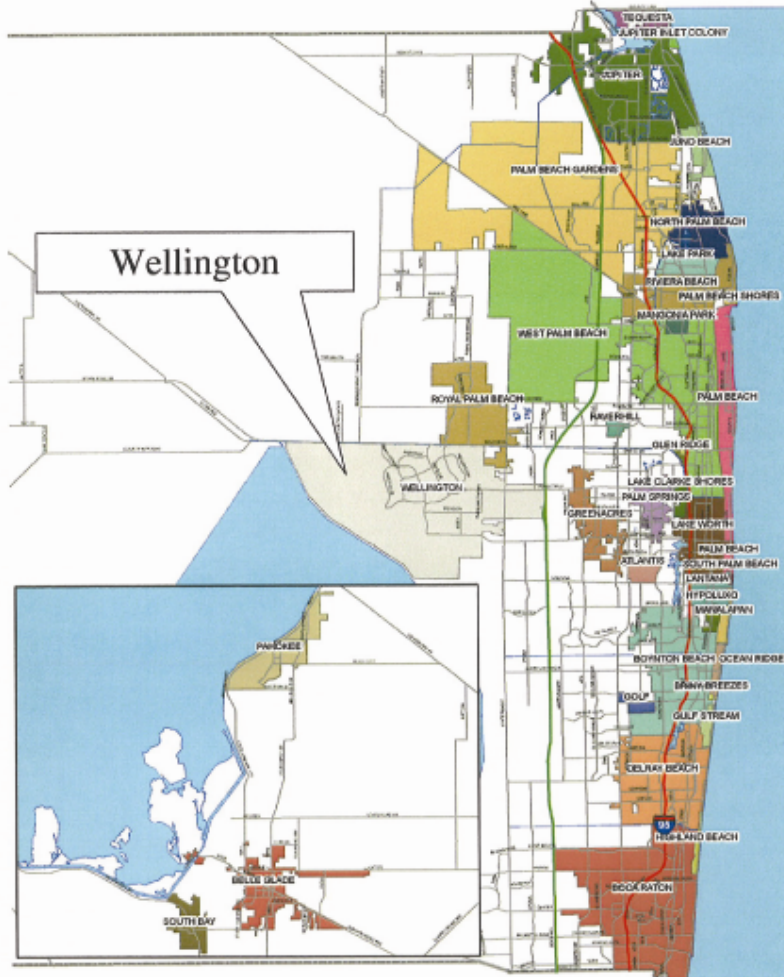
Council should adopt the above comments and approve their transmittal to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit	Amendment
1	General Location Map
2	Amendment Location Map
3	Proposed Future Land Use Map

General Location Map Village of Wellington



Location Map



