Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC 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.

Background

Wellington is proposing a comprehensive plan amendment to change the approved uses of an 8.05-acre parcel. This amendment will change the site specific conditions of approval, but will not change the property’s Future Land Use Map designation, which is Community Commercial.

Evaluation

The comprehensive plan amendment is to change the approved use on an 8.05-acre parcel to allow a proposed 1,200 student private school for grades K-8. The subject parcel is located on the east side of State Road 7/U.S. 441, approximately one mile south of Forest Hill Boulevard. The property was annexed into Wellington on April 24, 2007, and the Future Land Use Map designation of Community Commercial was adopted on March 4, 2008.

Previously approved conditions for this parcel were for a maximum of 79,480 square feet of retail furniture sales showroom/design center and a maximum of 17,400 square feet of related warehouse storage space. The site is presently undeveloped with an abandoned ranch house and barn. The proposed amendment will allow a school building totaling 75,000 square feet. The
proposed change will decrease the approved total square footage by 21,880 square feet. Adjacent uses include: Emerald Cove Middle School to the north; Comcast communication tower to the east; assisted congregate living facility under construction to the south; and State Road 7 and Farmington Estates residential community to the west.

**Extrajurisdictional Impacts**

The proposed amendments were provided by Wellington to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and were circulated by the IPARC Clearinghouse Coordinator on March 16, 2012. No extrajurisdictional impacts have been identified.

**Effects on Significant Regional Resources and Facilities**

No adverse effects on significant regional resources and facilities have been identified.

**Conclusion**

The proposed amendment is not in conflict or inconsistent with the SRPP.

**Recommendation**

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

Attachments
## List of Exhibits

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Exhibit 2
Future Land Use Map

Subject site
8.35 acres