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.

The amendment package from Wellington includes one amendment to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

Village Green Center

The proposed amendment is to change the allowed use intensity limitation from no less than 45,738 square feet (SF) of general office to a minimum of 31,000 SF of general office on an existing site known as Village Green Center. The subject site is located on the northwest corner of State Road 7 and Stribling Way. The property is 15.89 acres and partially developed with restaurants.

The future land use designation of the site is Community Commercial. The proposed amendment will not change the property’s FLUM designation, but only the previously approved use type square footages. The Wellington FLUM will only be amended to include an updated notation with the adoption date and ordinance number for the Village Green Center project.
The proposed change will decrease the Village Green Center minimum required square footage for office use by 14,738 SF. Also, the conditions of approval include a new note stating the allowed square footage (137,214 SF) for the Commercial, Retail, Restaurant, and General Office uses may be exceeded as long as the combined square footage does not exceed a maximum of 182,952 square feet and the overall project complies with mandatory Traffic Performance Standards in place at the time of the request. The amendment was requested to allow an additional 4,272 SF restaurant to be developed on the site.

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on March 5, 2013. No extrajurisdictional impacts have been identified. No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent 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 1
General Location Map

Wellington
Exhibit 2
Future Land Use Map
Exhibit 3
Site Location Map

[Site Location Map Image]