MEMORANDUM

To: Council Members

From: Staff

Date: May 17, 2013 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Wellington Comprehensive Plan
Amendment No. 13-2ESR

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 extraterritorial 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 text changes to the School Siting sections of the Land Use, Education, and Public Schools Facilities Elements of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

School Siting Text Changes

The proposed amendment includes several modifications that affect the locational criteria for siting schools. Several objectives and policies have been revised to provide consistency in school siting standards and approval processes for public and private schools. The proposed changes also provide for concurrent relocation of detailed site development criteria from the comprehensive plan to the Land Development Regulations. Key changes include:

- Policy 1.9.1 of the Land Use Element was modified to require general compatibility of educational facilities with the surrounding area.
• Policy 1.9.2 of the Land Use Element was modified to add schools as a permitted use in the Industrial future land use category, subject to appropriate locational criteria and site development conditions contained in the Land Development Regulations.

• Policy 1.9.6 in the Land Use Element was deleted because requirements related to traffic impacts, roadway access and other detailed site development criteria are being relocated to the Land Development Regulations.

• Several policies in the Education Element include minor changes to ensure consistency with the Land Use Element.

• Policy 2.1.2 of the Public School Facilities Element was modified to allow schools as permittable uses in all residential land use categories subject to appropriate locational criteria and site development conditions contained in the Land Development Regulations.

The staff report from the Wellington Planning and Zoning Division indicates that the Palm Beach County School District has reviewed the proposed amendment and has no objections. The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on January 3, 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
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