TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: June 20, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Wellington Comprehensive Plan
Amendment No. 14-1ESR

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 change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the Future Land Use designation from Residential B (0.1 to 1.0 dwelling unit/acre) to Commercial Recreation on an 11.94-acre site located within the Equestrian Preserve Area. The subject property is located on the southwest corner of the intersection of Pierson Road and Southfields Road. The adjacent Future Land Use designations are Commercial Recreation to the north and west, and Residential to the south and east.

The existing use on the property is an equine veterinary clinic, which has been in operation since 1982, prior to the incorporation of the Village of Wellington in 1996. When the Future Land Use Map was originally adopted, the existing use became a non-conforming use because the property was designated as Residential B. The proposed change is being requested in order to allow expansion of the existing veterinary clinic. The proposed change is necessary for the expansion, because according to the Wellington Land Development Regulations, non-conforming uses may
not expand until the site is brought into conformance. The village staff report indicates the proposed change is compatible with surrounding parcels and will not have a negative impact on public facilities and services.

**Extrajurisdictional Impacts**

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on March 6, 2014. No extrajurisdictional impacts have been identified.

**Regional Impacts**

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

Exhibit

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