

Isles at Wellington Neighborhood Association, Inc.
c/o RealManage
4325 Isles Vista Boulevard
Wellington, Florida 33449

April 16, 2024

By E-Mail

dnewell@wellingtonfl.gov

Mr. Damian Newell
Senior Planner
Village of Wellington
Planning and Zoning Division

Re: Rezoning Application for Islepointe Development, Petition No. 2023-0002-CPA
Preliminary Comments and Objections of the Isles at Wellington Homeowners Association

Dear Mr. Newell:

This note from The Isles at Wellington Community Association, Inc. (“IAWCAI” or “The Isles”) conveys preliminary comments and objections from homeowners who are members of the IAWCAI, and who are most directly affected by the pending request to rezone the commercial parcel at the northeast corner of 50th Street and 120th Avenue S (the Islepointe development).

The Windsor Bay neighborhood, adjacent to the Islepointe parcel, has prepared and filed its own comments and objections addressing noise, landscaping, lighting and minimum right-of-way issues for buffering purposes. The Isles supports Windsor Bay’s efforts to conclude an agreement on quality of life issues with the planners and developer.

The Isles wishes to raise an entirely different concern for the PZ&AB: the failure to consider the cumulative impact of several major proposals that will almost certainly challenge The Isles’ ability to handle the traffic increases – as well as possible elementary and middle school capacity issues -- safely and without adverse effects. Specifically:

1. The Village has approved plans to construct a new equestrian arena west of South Shore Boulevard and adjacent to the existing equestrian parcel accessible now only by way of Pierson Road. Among other things, this new facility will be designed to handle 10,000-person events. It will be accessible only from Lake Worth Road and Pierson. This will likely bring enormous traffic jams to Lake Worth Road, a two-lane road from 120th Avenue to South Shore Boulevard. It will complicate and increase risks at the intersection of Lake Worth Road and 120th Avenue South.
2. The Village has approved plans by Wellington Lifestyle Partners to build new residential developments units in the same general vicinity as the new venue with the same limited access routes.

3. The Village also has approved plans to construct both an aquatic center and a private/public athletic facility (together, on the order of \$50 million to be invested) within Village Park on Pierson, creating what will be overwhelming demand for access to Pierson from the secondary Village entrance on 120th Avenue and the main Pierson entry routes. We also are concerned about straining student capacity limits in Panther Run Elementary and Polo Park.

4. Plans to build-out K-Park also must be added to the mix of facilities that would all be served by the same inadequate routes leading to Village Park and to the new equestrian venue (Stribling Way, Pierson Road, South Shore Boulevard, Lake Worth Road and 120th Avenue.

The amount of new traffic generated by these plans – especially if all are approved, funded and built -- will overwhelm our roads. And no one has begun to comprehensively study cumulative traffic impacts and traffic patterns in a concentrated section of the Village lacking four-lane ingress and egress. It should be noted that there are no bike paths, bike lanes or sidewalks on 120 Avenue South and 50th Street South. Thus, there will be no safe way out of Islepointe for cyclists, pedestrians, or residents in golf carts. This safety concern will only be exacerbated as traffic in the area increases.

From IAWCAI's perspective, the Village has thus far failed to connect the dots between major facilities to be added here and the cumulative traffic impacts of these improvements. A study and plan for all of the substantial road improvements necessary to avoid a traffic nightmare for our gateway section of the Village is something about which Isles owners actually care a great deal.

For this reason, we oppose the pending Islepointe rezoning application until such time as the specific issues raised by the Islepointe neighborhood are addressed and resolved. In addition, we believe the combined traffic impacts for the set of identified projects relying upon Lake Worth Road and 120th Avenue "corridors" for access should be considered before any rezoning approval is granted for this parcel. Reiterating Windsor Bay's position, after so many (23+) years of plans and undeveloped parcels, there is simply no good reason to rush through the rezoning process now, or to deny the Isles neighbors a meaningful opportunity to resolve issues affecting their properties.

Very truly yours,



Michael T. Mishkin, President
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Cc: Cory Lyn Cramer, Planning and Zoning Manager (ccramer@wellingtonfl.gov)
Jim Barnes, Village Manager (JBarnes@wellingtonfl.gov)

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Mr. Damian Newell
Senior Planner
Village of Wellington
Planning and Zoning Division

Re: Rezoning Application for Islepointe Development
Preliminary Comments and Objections of Windsor Bay Homeowners Association

Dear Mr. Newell:

This note from the Windsor Bay Neighborhood Association, a homeowner association situated within the Isles at Wellington community, conveys preliminary comments and objections from homeowners who are most directly affected by the pending request to rezone the commercial parcel at the northeast corner of 50th Street and 120th Avenue S.

While we acknowledge the substantial changes made to the original Islepointe proposal, which do mitigate some of the key objections raised by the Isles at Wellington Community Association in connection with the developer's first rezoning requests, we who live in the adjoining neighborhood also have identified issues with the new rezoning plan that we need to resolve with the applicant developer and planners. We do not think it is possible to resolve these issues with WGI/Islepointe before the PZ&AB meeting scheduled for April 17, 2024. It also seems unlikely that WGI will agree to postpone this hearing again.

At this juncture, here's what the PZ&AB should know about Islepointe (bearing in mind that the IAWCAI is the adjoining parcel owner of record):

1. We have met with and walked the site with developer representatives and affected Windsor Bay owners.
2. We have noted objections to the plans for the East property line, in particular to the planned entrance to the property at the southeast corner of the parcel. This entrance appears to have been positioned as close to existing Windsor Bay parcels as possible, and away from the new Islepointe homes. The proposed location of the entrance there will adversely affect Windsor Bay parcel owners

adjacent to these common areas. We are seeking to have WGI reposition the entrance to mitigate the nuisance and noise issues.

3. Separate and apart from the objection to the location of the entrance, the buffering plans tendered by WGI for the East property line reflect a minimum distance of 27.5 feet between our property line at the west-facing base of the existing buffer berm and the first new WGI home property line. This 27.5-foot buffer from our property line is intended to include two swales, two gutters, two sidewalks, and a two-way street with landscaped medians. During the walkthrough, with assistance from WGI's landscape designer, we calculated that more than 50 feet of minimum right-of-way would be required to accommodate these features at the entrance. A 27.5-foot minimum buffer does not add up -- and it would not adequately buffer existing Windsor Bay Isles residents from noise and gated entry nuisance at the proposed entryway.

4. We request the developer incorporate street lighting that will mitigate the impact to the adjacent Windsor Bay homes. Specifically, FPL's Cooper LED fixtures which throw light down, not out.

5. Some Windsor Bay owners are still concerned about the height of the WGI homes at the closest properties adjoining Isles homes, where they may be plainly visible at 27.5 feet of buffer.

6. We have requested our long-standing landscape designers to provide advice on the best possible strategy for mitigating visual and audible impacts, and the costs associated with these improvements. This design work will be in process on April 17th and again, unlikely to be resolved by negotiations between the parties by then.

7. We will continue to work with WGI on our concerns but need more time to reach conclusion on the specific conditions to be incorporated into your action on the rezoning application. After so many years of rejected plans and undeveloped parcels, there is no reason at all to rush the Islepointe proposal through what may turn out to be a major contested rezoning process with genuine quality of life issues to be resolved for the affected Windsor Bay owners.

Thank you for your consideration. If you need to contact me, my information is below.

Very truly yours,



Cara Masset, President

Windsor Bay Neighborhood Association, Inc.

Masset.cara@gmail.com

Ph: 412-316-7508

Cc: Cory Lyn Cramer, Planning and Zoning Manager (ccramer@wellingtonfl.gov)
Jim Barnes

Public Comments - Islepointe

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
3/25/2024 17:14	Joseph	Sassin	11633 Windsor Bay Place	LAKE WORTH	Oppose	We have constant traffic issues on Lake Worth Road and even worse on Southshore. These large developments are destroying the tranquil benefit of living in Wellington. Additionally, the additional noise and traffic will be detrimental to the horse farms, especially during Polo season. I believe that industry would move away from Wellington as the development grows. International Polo Capitol of the World from October-April will move away. Thus destroying property values and tax income.
3/25/2024 17:16	Bryan	Solomon	3760 isle vista blvd	Wellington	Oppose	This arguably is the worst community idea I've ever heard about! Besides, the roads, not being conducive in any way to this type of development, and besides the fact that we want to keep as much greenery in Wellington as possible, and not have more housing. It's meant for agricultural, commercial, equestrian, not for residential for a reason. It's extremely unsafe, especially with all of the farm workers and equestrian trucks and equipment back there to have families in such a tight area for 27 homes on 10 acres with roadways etc. It will lead to death and dismemberment and other lawsuits that would not be good for our community. Even more so the builder is garbage and produces low income, family homes that would reduce the value of our property, let alone crime and congestion on the roads. Assuming two cars per home and access point on 50th Street, this means traffic will increase considerably behind the homes that back up to 50th Street. I Completely oppose a zoning change!
3/25/2024 17:22	Lauren	Solomon	3760 Isles Vista Blvd	Wellington	Oppose	Wellington is amazing because of all the land and beauty. The more you build the less desirable Wellington will be. I bought this house for the view and for my children to grow up in a rural environment. I am extremely opposed to building this unnecessary development.
3/25/2024 18:18	Brad	Freeman	3752 Isles Vista Blvd	Wellington	Oppose	I Oppose the proposal to build homes at this location. Traffic issues, too many cars running by horse farms which should not be allowed. Increased traffic by Polo Park middle school which is not safe.
3/25/2024 18:39	Arnold	Lewinsohn	11683 Knightsbridge Pl	Wellington	Oppose	Will bring down value of our property.
3/25/2024 19:05	Christopher	Chmel			Oppose	Original zoning was NOT residential.
3/25/2024 19:27	Jordan	Goldman	11813 Knightbridge Place	Wellington	Oppose	Strongly oppose! This directly affects my home and our community.
3/25/2024 20:38	Maureen	Lewinsohn	11683 Knightsbridge Place	Wellington	Oppose	Value of my home and community will deflate. Already too many people on the roads around here.
3/25/2024 21:08	Stacey	Goldman	11813 Knightbridge Place	Wellington	Oppose	Isles Point
3/26/2024 11:16	Lauren	Solomon	3760 Isles Vista Blvd	Wellington	Oppose	I also wanted to add that there is a teacher shortage, how do you expect to add more children to schools that don't have enough teachers? You are destroying our land and our schools, keep your building projects out of our town!!!!
3/26/2024 12:02	Christina	Muller	11579 Knightsbridge place	wellington	Oppose	We do not want more development in this area of the community. There is already too much traffic and schools are too clogged. The area is beautiful as it is and we have the space to support the equestrian community that has made Wellington the beautiful place it is.

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
						<p>The homeowners in the Isles At Wellington (IAW) need additional time to evaluate the proposed project. We were notified on March 14th that there was a PZAB meeting on March 28th. However, we did not receive details of the revised plan/Staff Report until the evening of March 21st. The only meeting IAW has had with the developer/agent was a brief video conference between John Jorgensen (attorney representing IAW Master Board) and WGI Engineering (Agent for the Applicant/Developer). No homeowners in IAW have met with the Agent or Developer. There has not been a meeting amongst IAW homeowners to discuss this project. There is an IAW Board meeting scheduled for March 28th (same date/time as the PZAB meeting).</p> <p>IAW Board and homeowners need additional time to study the proposal in detail to determine if additional conditions should be requested. We also need to be sure the proposed plan (27 luxury homes) does not change materially if zoning change is approved.</p>
3/26/2024 19:51	Jamie	Freeman	3752 Isle Vista Blvd	Wellington	Oppose	
3/27/2024 11:29	Jason	Shumrak	11738 Windsor Bay Place	Wellington	Oppose	Stop the building
3/28/2024 15:17	Erica	Henn	3784 , Isle Vista Blvd	Wellington	Oppose	This is not a good idea for a number of reasons.
						<p>We have constant traffic issues on Lake Worth Road and even worse on Southshore. These large developments are destroying the tranquil benefit of living in Wellington. Additionally, the additional noise and traffic will be detrimental to the horse farms, especially during Polo season. I believe that industry would move away from Wellington as the development grows. International Polo Capitol of the World from October-April will move away. Thus destroying property values and tax income.</p>
4/15/2024 16:04	Joseph	Sassin	11633 Windsor Bay Place	LAKE WORTH	Oppose	
4/15/2024 16:16	Ujjwala	K			Oppose	Wellington is becoming way too crowded, construction in every corner. Schools cannot support the influx of new students and families. We do not need more housing.
4/15/2024 16:25	Ileana	Chmel	3768 Isles Vista Blvd	Wellington	Oppose	No homes should be built here. We were told when we built our home here that this area was zoned equestrian.
4/15/2024 16:25	Samantha	Goldberg	3735 Moon Bay Circle	Wellington	Oppose	Worries about overcrowding in schools and congestion on lake worth road by 120th and 50th, which is already in desperate need of a traffic light.
4/15/2024 16:26	Kylee	Plevin	11260 Edgewater Circle	Wellington	Oppose	Too much traffic in the area
						<p>The zoned schools are over populated, teachers are leaving every year, the polo park school corner is a mess and dangerous to turn onto, it needs a traffic light badly, how are you adding more cars and people to this area??</p>
4/15/2024 17:11	Christina	Rasmussen	4391 Mariners Cove Dr	Wellington	Oppose	<p>We moved to this area because of the amount of green space. There is already a good balance of residential and undeveloped. Please keep the area green.</p> <p>Traffic at the intersection of Lake Worth and 120th street is bad enough already. We do not need more housing in the area.</p>
4/15/2024 17:14	Jonathan	Rasmussen	4391 Mariners Cove Dr	Wellington	Oppose	Please keep our area less populated. The development ratio is appropriate. We purchased our home in August off the main highways because of the amount of green space in this area. The extra housing is not needed.
						<p>This corner lot should be kept as protected land. The traffic is already horrific on 50th St. and the speeding is out of control on this stretch. I have reported the speeding to the Palm Beach County sheriffs office numerous times over the last five years. My house backs up to 50th St. close to this corner, and I can tell you that this is a very dangerous place to put 27 homes. The residents in the Isles at Wellington contribute greatly to the village of Wellington, and we shouldn't have to worry about the noise being added to our properties or the view, much less security being taken away!!!! I am greatly concerned about the safety of our homes and properties with such a large community being built right next-door.</p>
4/15/2024 18:18	Amy	DePalo	11816 Windsor Bay Place	Wellington	Oppose	

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4/15/2024 18:28	mary ann	Grant		Wellington	Oppose	The community is strongly against any further development of housing. We are already at our capacity. It is bad stewardship. We don't want to be Boca Raton. If you continue on this path you will have to call Wellington and city and not a village.
4/15/2024 18:35	Rachel	Schwartz	14114 Aster Avenue	Wellington	Oppose	I oppose this project because of the location. It would cause traffic issues.
4/15/2024 18:39	Sara	Larsson			Oppose	Can we please leave some green space in Wellington?!! This is getting ridiculous!
4/15/2024 18:55	Chris	Schuler	11593 south breeze place	Wellington	Oppose	There are far better things our community can do if we wish to develop this land than add these. Until then That land should remain a green space.
4/15/2024 19:00	Amanda	Norton	1623 Bayridge Place	Wellington	Oppose	I am vehemently opposed to this development. I really don't understand the dramatic increase in land grab and increase in all these development proposals. By selling out the preserve it seems Wellington is for sale. There's benefit to current residents. We don't want to be boca or west palm beach. We're losing green space to add more residents which means more traffic, overcrowded schools, increase in flood risk, environmental impact and strain on resources (hospitals, medical, EMS, police). No residents want this and don't take their silence as a yes just that they're busy trying to find daycares and services for their kids as local resources are dwindling as is.
4/15/2024 19:22	Victoria	Valderrama	12207 old country rd n	Wellington	Oppose	NO MORE BUILDING IN WELLINGTON!! We do not want more traffic & do not need more houses. NO!
4/15/2024 19:37	Pamela	Richards			Oppose	We are overcrowded and traffic is already miserable. Stop building more houses/@apartments until we are ready. When we have more schools parks etc
4/15/2024 20:28	Sandra	Magaletti			Oppose	This plan was created without thinking of any of the surrounding areas. The people in Isles of Wellington will lose their view of the polo fields, the traffic on 50th and 120th will increase, the intersection at Lake Worth Rd and 120th will be even more dangerous. When was the traffic pattern test done? If the test was not done in the past 12 months DURING the months of January to March then it is pointless. Traffic in that area increases exponentially during the equestrian season. Keep Wellington green and stop approving residential communities that we do not need!
4/15/2024 20:37	Patricia	Morales			Oppose	Stop building houses
4/15/2024 21:11	Krystal	Regueiro	4433 Wellington Shores Dr	Wellington	Oppose	This will add extra traffic to the area. There are no traffic lights on this street.
4/15/2024 22:41	Kristan	Lassiter	11740 St. Andrews Place, Apt.103	Wellington	Oppose	Less the development in Village of Wellington. Current approved developments already terrible enough. Please stop ruining Wellington. Take it to another zip code.
4/15/2024 22:52	Bryan	Solomon	3760 isle vista blvd	Wellington	Oppose	This arguably is the worst community idea I've ever heard about! Besides, the roads, not being conducive in any way to this type of development, and besides the fact that we want to keep as much greenery in Wellington as possible, and not have more housing. It's meant for agricultural, commercial, equestrian, not for residential for a reason. It's extremely unsafe, especially with all of the farm workers and equestrian trucks and equipment back there to have families in such a tight area for 27 homes on 10 acres with roadways etc. It will lead to death and dismemberment and other lawsuits that would not be good for our community. Even more so the builder is garbage and produces low income, family homes that would reduce the value of our property, let alone crime and congestion on the roads. Assuming two cars per home and access point on 50th Street, this means traffic will increase considerably behind the homes that back up to 50th Street. I Completely oppose a zoning change!

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
4/16/2024 6:18	Meredith	Abramski	820 Caraway Ct	Wellington	Oppose	Our roads and schools can't handle this many more homes. Part of what makes Wellington so beautiful are the green spaces and the fact that every single parcel of land isn't overdeveloped. Leave these kinds of neighborhoods to Arden and Westlake and let's preserve some of what makes Wellington so wonderful!
4/16/2024 10:04	Ann	Schneeberger	12878 Meadowbend Dr	Wellington	Oppose	STOP THE DEVELOPMENT!
4/16/2024 12:49	April	Clark	4154 Bahia Isle Circle	Wellington	Oppose	Equestrian area. Roads can't support traffic. Too high density.
4/16/2024 14:18	Jhongsup	Chai	12433 Equine Ln	Wellington	Oppose	Traffic is already an issue at this intersection, particularly for horse transport. Also this land is zoned for commercial civic uses which we will need as Wellington grows. There is no need to put houses in this location.
4/16/2024 17:50	Jeff	K	Xxx 50th St.	Wellington	Oppose	I am not averse to seeing some town homes or patio homes. The population density of Wellington should be considered near maxed out. There is no reason at this point, with property values at a high level to shoehorn a higher density development in an area where everyone bought with the understanding it was single family residences with some property. The infrastructure and specifically the roadways do not support additional traffic of residents, workers, visitors, deliveries, and other service related jobs. If anything we should consider making that area a fire substation with a workout trail or dog/animal park for our residents. Let's back off from increasing population density and work on business parks, and services for residents including additional green spaces with water features for wildlife conservation . Thanks for the consideration!
4/17/2024 3:08	Liz	Hancox	506 sweet wood way	Wellington	Oppose	I believe the proposal is Isle Point at 50th St and Lake Worth Rd
3/4/2023 11:07	Alina	Carta	13334 Polo Club Rd apt 338	Wellington	Oppose	Preserve is not to be re zoned for profit. I oppose this That area should be for horses .