

November 21, 2024

Village of Wellington
Planning & Zoning
12300 Forest Hill Blvd
Wellington, FL 33414

Re: “Canter”

Orange Point PUD Pod I
Justification Statement
Architectural Review Board
Revision 1

Property Location

The property is located on the southeast corner of the intersection of Lake Worth Rd. and 120th Ave S. in Wellington, FL. It is identified by property control number 73-41-44-26-10-001-0000 and consists of a total of 38.93 acres. The area subject to this request is 22.54 acres and shown in Figure 1.

Property History

Historically, the property has been utilized as a private civic pod with an existing church located on the north portion of the property. The remaining south portion of the property has remained vacant and has been cleared of most vegetation.



Figure 1: Site Location

In 1980, the Palm Beach County Board of County Commissioners approved a Special Exception to allow a Planned Unit Development via Resolution No. 1980-501. The original approval did not include the subject site, which was eventually incorporated into the Planned Development. Since

the original approval of the Orange Point Estates PUD, there have been various amendments to the plan and eventually annexation in the Village of Wellington.

In 1984, additional land which included the subject site was incorporated into the Orange Point Estates PUD, via Resolution No. 1984-98. In 1984, the Orange Point Estates PUD Master Plan was +/- 1,561 acres comprised of 1,494 single-family dwelling units, 11 acres of commercial uses and 30.5 acres of civic uses. This site was designated as Pod D for 65 single-family lots which would have been a density of 3.0 units per acre for the individual pod which at the time encompassed 21.49 acres. In 1998, a Site Plan amendment was approved which reduced Pod D to 11.66 acres and 51 single-family units. The remaining portions of the previous +/- 21 acres pod were transitioned to the adjacent Pod G (south), Pod D-1 (east) and lakes.

In 1999, a Master Plan amendment was approved via Resolution No. 1999-85 to allow the change of use for Pod D from Single-Family Residential to Private Civic Uses. The site, approximately 39 acres, is depicted as a Private Civic pod on the current Orange Point PUD Master Plan. In 2008, a site plan amendment to the PUD was approved which allowed a 16,502 sf church building which would be considered Phase 1A and a future 10,298 sf building which would be Phase 1B. Both Phases were situated on the north portion of the parcel and the south portion, subject to this FLUM request, has remained vacant.

On June 25th, 2024, the Village Council approved Ordinance 2024-05 which allowed a Future Land Use Amendment from Community Facility to Residential C on the southern portion, 22.54 acres of Pod D of the Orange Point PUD.

On August 13th, 2024, the Village Council approved Resolution No. 2024-19 allowing a Master Plan Amendment to the Orange Point PUD Master Plan to include 42 single-family units on the southern 22.54 acres of Pod D, creating Pod I.

Application Request

The Petitioner has submitted this application to request review by the Architectural Review Board for the single-family residential units recently approved within the new Pod I of the Orange Point PUD. The request includes architectural drawings for three model types, Livingston, Aventura and Oakley. Also, included is a site amenities plan and signage details for the overall “Canter” development.

The application request also includes a Technical Deviation for the height and width of the entry monument sign. The proposed signage for the project is consistent with what was depicted in the Project Standards Manual which was approved by Village Council in August 2024.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

North: Two parcels within the Village of Wellington. The properties have a Community Facilities and Commercial FLU designation and are located within the Planned Unit Development (PUD) Zoning Districts. The properties are also within the Orange Point PUD. These properties are currently developed with a public middle school and a small shopping strip of retail and restaurant uses.

South: Multiple parcels located in the Village of Wellington. These properties have a Residential C FLU designation and are within the Planned Unit Development (PUD) Zoning District. The “Isles of Wellington” residential community is also part of the Orange Point PUD.

East: Multiple parcels located in the Village of Wellington. These properties have a Residential C FLU designation and are within the Planned Unit Development (PUD) Zoning District. The “Isles of Wellington” residential community is also part of the Orange Point PUD.

West: Multiple parcels located in the Village of Wellington that have a Residential A FLU designation and are located within the Equestrian Residential (ER) Zoning District. The properties are all currently developed as equestrian estates.

Architectural Review Criteria

Pursuant to Article 6, Chapter 4, Section 6.4.3, the applicant shall indicate that the architectural character and building design of uses shall conform to and be compatible with the general architectural character of the development, project, neighborhood or surrounding uses.

- 1) **That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.**

The architectural styles proposed for the Canter development are Farmhouse and Coastal Cottage. Both are consistent with the purpose of the Residential C Land Use designation within the Comprehensive Plan (Objective LU&CU 1.2) which is, *to maintain and enhance Wellington’s*

established neighborhood characteristics while supporting housing reinvestment that complements the designed development pattern and intensity. The proposed architectural design is cohesive with the surrounding development and will enhance the general aesthetic of what is currently vacant, cleared of vegetation and underutilized land. Specifically, the design is also consistent with the existing single-family homes to the west, south and east.

2) The proposed request is in compliance with Article 2 of the LDR (Concurrency Management).

The approved site plan is in compliance with Article 2 of the Village’s LDRs. The development shall provide connections to the existing public services and utilities. The Village and County will have no issues providing adequate public facilities to the surrounding area.

3) That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.

The proposed architectural design is consistent with the purpose and intent of the Planned Development District Zoning District which is *to allow flexibility in the application zoning regulations for the development of land within a PDD that achieves distinctive, attractive communities, takes advantage of compact building design, and preserves open space and critical natural environments by allowing flexibility from zoning regulations.*

The new residential community within Pod I is located on a portion of land that has remained vacant and underutilized since the original Orange Point PUD master plan approval. The “Canter” community aesthetic will be compatible with the surrounding uses and cohesive with the area. The plan will establish unified architectural character and image between the residential pods of the PUD community. Unified architectural character and image is created through the use of similar, but not necessarily identical, forms, colors, materials, and details.

4) That the proposed request is consistent with Wellington neighborhood aesthetics.

The two architectural styles for the model options include Farmhouse and Coastal Cottage styles. Both of these will be consistent with current neighborhood aesthetics.

Farmhouse Architectural Style

Farmhouse homes consist of forms that are functional, simplistic and well-proportioned. Roof forms are predominantly gabled with the occasional use of hipped forms at covered entries or wrap-around porches. Primary roof forms are sometimes punctuated by shed or gabled dormers

that add variety to the roofscape and provide key visual features. The following elements shall be incorporated to reflect this style:

- Front-facing gables with a minimum roof pitch of 7:12.
- Windows shall be fixed, single-hung, or double-hung and shall be vertically oriented.
- Accent materials shall be highlighted along street-facing elevations and shall vary between style interpretations for a varying streetscape.
- Wrap-around porches or a similar look are encouraged for this style.
- Window and door trim is consistent on all elevations and varies between style interpretations.

Coastal Cottage Architectural Style

The coastal cottage style is inspired by the traditionally quaint and charming low country architecture. Moderate to high-sloping roof forms cover a simple, and pragmatic building form that showcases a one or two-story patio/deck - an element that is often found in coastal environments. The following elements shall be incorporated to reflect this style:

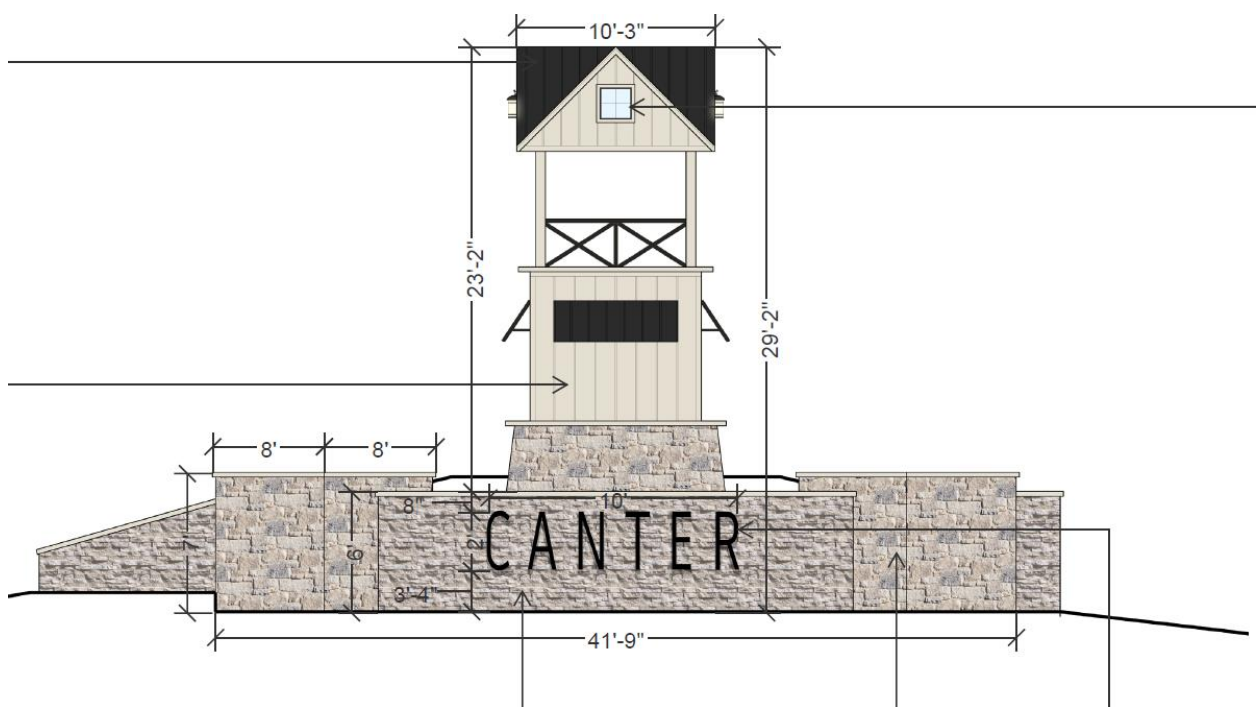
- Moderate to high-sloping, predominantly hipped roofs with roof pitches of 6:12 or greater.
- Slopes of 4:12 can occur at one story elements, and accent bay windows, awnings or similar features.
- Windows are fixed, single hung or casement.
- Trim for this style is 3 1/2" minimum and features decorative header or sill details that are consistent throughout the home.
- Covered entries and decks creating multi-story elements unique to this style are encouraged.

For the purposes of variety and market appeal, it is important to allow diverse style interpretations.

Technical Deviation Review Criteria – Entry Sign

1) Describe in detail the Technical Deviation.

The proposed technical deviation request is specifically for the height and width of the entry monument sign, as shown in the image below. The proposed signage is consistent with what was shown and approved by Village Council, as an element within the Projects Standards Manual for the Canter residential development.



As mentioned above, the proposed deviation is from the maximum height and width allowed for Entry Feature Signs outlined in Section 7.9.8. B.1. of the Village’s code.

Entry Feature Sign			
Standards	Allowed	Requested	Deviation
Height	20'	23' 2"	3' 2"
Length	30'	41' 9"	11' 9"

The proposed signage is consistent with other residential developments in the Village and surrounding area. The aesthetic is also compatible with the architectural theme of the neighborhood and area.

- 2) No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.

The request is required in order to allow the proposed signage which exceeds the code minimum for height and width. All other aspects and characteristics of the proposed signage are compliant with code regulations.

- 3) The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.

The proposed deviation will enhance the aesthetic of the new residential community. If the signage were to be reduced any further to comply with code standards, the visibility and stature of the signage would be compromised. In addition, since the new development does not have frontage along Lake Worth Rd., the proposed signage along 120th Ave S will allow visibility from connecting roadways.

- 4) Approval of the deviation must not negatively impact another tenant or building shown on the Master Sign Plan.

The proposed request will not negatively impact another tenant or building depicted on the Master Plan. The Master Plan is comprised of residential homes and some various institutional and commercial uses which are established with existing signage. The proposed signage for the Canter community is not even in the same vicinity as these existing signs and will have no impact on visibility or functionality of them.

- 5) The technical deviation must not cause any negative off-site impacts.

The proposed request will not cause any negative off-site impacts.