

Council

Planning and Zoning Division

May 28, 2024 (Postponed to April 22, 2025)

Islepointe (Pod O) Orange Point PUD

STAFF REPORT

Petition Numbers/Types:

1. 2023-0002-CPA/
Comprehensive Plan Amendment (CPA)
2. 2023-0001-MPA/Master Plan Amendment (MPA)

Ordinance Number: 2025 – 12 (F.K.A. 2024 – 04)

Resolution Number: R2025 – 22 (F.K.A. R2024 – 06)

Owner/Applicant: SIWBG2, LLC
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West Palm Beach, FL 33411

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PCN: 73-41-44-26-08-005-0000

Future Land Use Designation:

Commercial-Existing
Residential C (1 - 3 du/ac) - Proposed

Zoning Designation:

Planned Unit Development (PUD) - Existing

Acreage: 10 Acres (+/-)

Request:

1. Comprehensive Plan Amendment (CPA) to change the Comprehensive Plan Future Land Use Map designation from Commercial (C) to Residential C.
2. Master Plan Amendment (MPA) modifying Pod O of the Orange Point Planned Unit Development (PUD) to:
 - o Remove the equestrian center designation for Pod O from the Orange Point PUD Master Plan;
 - o Relocate Pod O access point;
 - o Allow development of 27 single-family residential homes/lots within Pod O of the Orange Point PUD with a density of 2.7 du/ac;
 - o Delete equestrian center related conditions of approval; and
 - o Adopt the Islepointe Project Standard Manual.

Location/Map:

Pod O of the Orange Point PUD is located at the northeast corner of 50th Street South and 120th Avenue South.



Adjacent Property	FLUM	Zoning
North	Res. C (1 - 3 du/ac)	Planned Unit Development (PUD) (Isles of Wellington)
South	PBC Low Residential (RP-5)	PBC Residential (AR) (Homeland Residential Development)
East	Res. C (1 - 3 du/ac)	PUD (Isles of Wellington)
West	Res. A (1 du/10 ac)	Equestrian Residential/EOZD

Boards, Committees, and Council:

	Notice Date	Meeting Date	Vote
PZAB	3/13/2024	4/17/2024 (Postponed from 3/28/2024)	Recommend Approval
Council	5/13/2024 TBD	5/28/2024 Tabled to 6/25/2024 (CPA 1 st) TBD (CPA 2 nd /MPA)	Pending

Public Notice and Comments:

Sent	Returned	Delivered	For	Opposed
27	5	21	TBD	16

Project Manager:

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Site History and Current Request:

In 1984, the Palm Beach County (PBC) Board of Commissioners approved the Orange Point Planned Unit Development (PUD) zoning of Residential Estate with a Special Exception. (Resolutions R84-1833 and 1834/December 24, 1984). The rezoning and special exception designations were reaffirmed through Resolutions R89-953 and 954 by PBC to correct scrivener's error. In 1995, PBC approved the Orange Point Master Plan (Resolutions R95-527 on April 27, 1995 and R95-362 on March 10, 1995) totaling approximately 1,560 acres (+/-), which included residential pods totaling 1,494 residential dwelling units, commercial pod, recreational pods, public civic pod, a 40-acre private civic pod, and the subject property/pod as a 10-acre equestrian center pod (Pod O). In 1999, Wellington approved an amendment (DOA 6-2-00) that reconfigured and amended Pods in Section 26, and modified and deleted conditions to consolidate them into one (1) document (Resolution R99-85), which has been amended over the years.

The Orange Point Master Plan includes Sections 23 (Grand Isles area), 26 (Isles of Wellington area) and 34 (Wellington Preserve). Sections 23 and 26 within the Orange Point PUD were developed in the 1990's and 2000's, with Section 34 still being developed as equestrian lots. The subject property is a 10-acre parcel within the Orange Point PUD (Section 26) that was designated as equestrian center (Pod O) on the Orange Point PUD Master Plan. The equestrian center pod (Pod O) was intend to provide development of equestrian uses/amenities within the surrounding area. However, Pod O was never developed as an equestrian area, has no development approvals, and still remain vacant. It should be noted when the Equestrian Overlay Zone District (EOZD) was adopted by Wellington, to regulate development of equestrian uses, Pod O was not included within the EOZD, which will not allow development of Pod O for equestrian uses as currently approved. It is also not located within the Equestrian Preserve Area.

The applicant is requesting approval to change the land use from Commercial to Residential C, and amend the approved Orange Point PUD Master Plan to allow the proposed development of the 10-acre parcel (Pod O) with 27 single-family residential homes/lots, that will be constructed by the developer.

The applicant also submitted a site plan (2023-0002-SP) for the Islepointe (Pod O) project that is consistent with the proposed master plan request. The site plan will be certified, by the Development Review Manager (DM), after Council's approval of the land use and master plan applications, and when all comments are satisfied.

Analysis:

As indicated above, the applicant is requesting 1.) a Comprehensive Plan Amendment (CPA) to change Wellington's Comprehensive Plan Future Land Use Map designation of Pod O (FKA Equestrian Center Pod) from the current Commercial designation to Residential C, and 2.) Master Plan

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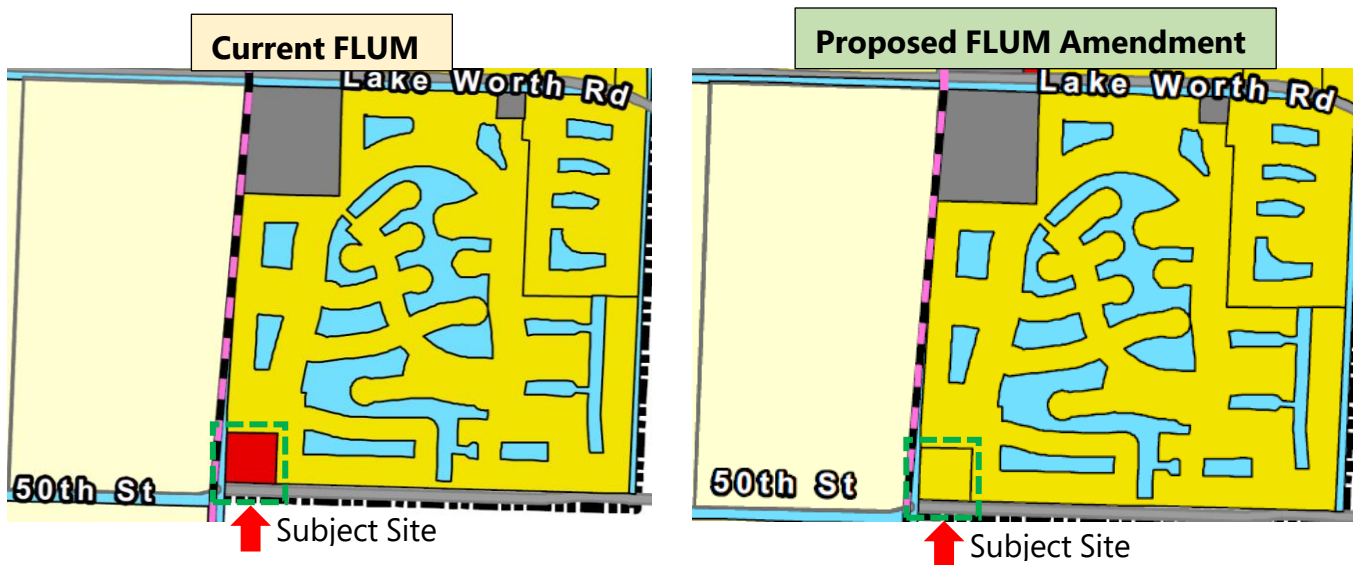


Amendment (MPA) modifying Pod O of the Orange Point Planned Unit Development (PUD) to remove the equestrian center designation, relocate access point, and delete prior approved conditions of approval as it relates to Pod O (FKA Equestrian Center Pod), to allow development of Pod O with 27 single-family residential homes/lots within the Orange Point PUD. The CPA and MPA applications were reviewed for consistency with both Wellington's Comprehensive Plan and Land Development Regulations (LDR).

1. Comprehensive Plan Amendment (CPA)

The applicant is requesting a Residential C Future Land Use Map (FLUM) designation for the subject property/Pod O, which allows a standard density of one (1) dwelling units per acre (1.0 du/ac). Wellington's Comprehensive Plan allows a density bonus up to three (3) dwelling units per acre (3.0 du/ac) for projects/parcels with a Planned Unit Development (PUD) zoning designation. A total density of 2.7 du/ac is requested for Pod O, which will allow for development of the subject 10-acre parcel with 27 single-family residential homes/lots. The request to amend the FLUM designation for Pod O will add/increase density, which will require the affirmative vote (super-majority vote) of four (4) of the members of Wellington's Council per Policy LU&CD 3.1.4, Wellington's Comprehensive Plan.

Below is a section of the current and proposed Wellington FLUM (See Ordinance 2024-04 Exhibit B) with an illustration of proposed designation for the subject property (Pod O).



Wellington's FLUM will be amended to indicate the subject property (Pod O) with a Residential C FLUM designation, which is consistent with Isles of Wellington residential pod along east and Grand Isles residential pod along north within the Orange Point PUD. Section 26 includes residential pods (Isles of Wellington) of the Orange Point PUD approved for a total of 759 residential units, with an average density of 2.86 du/ac. Pod O is adjacent to Isles of Wellington, and will be developed with 27 similar single-family lots/homes (1 and 2-story) at density of 2.7 du/ac.

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This CPA request complies with Wellington's Comprehensive Plan, including but not be limited to the following specific goals/objectives/policies:

Goal LU&CD 1: *Enhance the quality and character of Wellington's neighborhoods, Commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown! and,*

Housing and Neighborhoods H&N 1: *Protect, preserve, and enhance the character, quality and value of existing neighborhoods.*

Policy LU&CD 1.1.1 Compatible with Existing Conditions: *New development shall be compatible with existing natural and built conditions. Future growth patterns shall take into consideration topography, soil, vegetation, water quality and quantity, and other natural resources of the land. Future growth patterns shall also respect and protect the character and quality of the surrounding built environment.*

If approved, Pod O will be developed consistent with surrounding residential developments with the proposed 27 single-family lots/homes that are comparable in size, and should be aesthetically compatible with the Isles of Wellington and Grand Isles projects within the Orange Point PUD. The subject property is in an area developed with both large equestrian and small single-family residential lots/home. As Wellington is nearing build out, this new residential development will ensure growth is in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the above goals/policies of the Comprehensive Plan. The site is currently vacant, and it's explicated the proposed development will be compatible with the natural and built conditions, while not impacting the established character and quality of the surrounding residential.

Objective LU&CD 1.1: *Establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas.*

Policy LU&CD 2.1.2: *Maintain a high standard for aesthetic quality of the community design and appearance and regulate the architectural standards of the Land Development Regulations.*

Policy H&N 2.1.2 Design Principles: *Promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity and supports multi-modal transportation options by ensuring land use and zoning categories permit such development.*

Objective H&N 2.2 Development – Residential: *Promote new development on properties within Wellington that are residential or include residential components that predominantly contain dwelling unit types, sizes, and values consistent with Wellington's goal of providing a full range of housing.*

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Policy H&N 2.2.4 New Housing Compatibility: *Assure that all new housing is compatible with adjacent development by utilizing sufficient buffers and feathering densities, intensities, and dwelling types.*

The requested Residential C FLUM designation is an established land use that is compatible with the residential pods within Isles of Wellington to the north and east of the subject site (Pod O). The requested density of 2.7 du/ac is more than the adjacent Pod J (2.69 du/ac) and Pod H (1.86 du/ac) density, but will be compatible with the average 2.86 du/ac density for overall adjacent Isles of Wellington development. Pod O is currently buffered from the other residential lots/homes to the north and east by an established landscape buffer with mature vegetation, and man-made water retention/filtration area to the north. The applicant is not proposing addition landscape buffer along the north and east as additional landscape buffer is not required for compatible land use category, but will have internal landscaping, and will provide right-of-way landscape buffer along the east and south. The Orange Point PUD Master Plan was approved with two (2) housing types (single-family and zero lot line), and approval of the Pod O land use change will allow for additional single-family residential units which ensures continuances of a needed housing in Wellington. Below chart is a breakdown of the Orange Point PUD residential pods with approved housing types, number units and density, and what's proposed for Pod O.

Pod	Housing Type	Units	Density
A	Zero Lot Line (ZLL)	183	5.48 du/ac
B	Single-family (SF)	180	3.82 du/ac
B-1	SF	87	2.34 du/ac
C	ZLL	120	5.06 du/ac
C-1	SF	41	2.80 du/ac
D-1	SF	83	3.30 du/ac
E	ZLL	89	4.45 du/ac
F	SF	35	1.97 du/ac
F-1	ZLL/SF	10	2.93 du/ac
G	SF	69	2.87 du/ac
H	SF	61	1.86 du/ac
I	NA	NA	NA
J	SF	62	2.69 du/ac
K	SF	53	2.00 du/ac
L	SF	124	0.20 du/ac
M	SF	106	3.83 du/ac
N	SF	191	2.73 du/ac
O	SF	27	2.70 du/ac

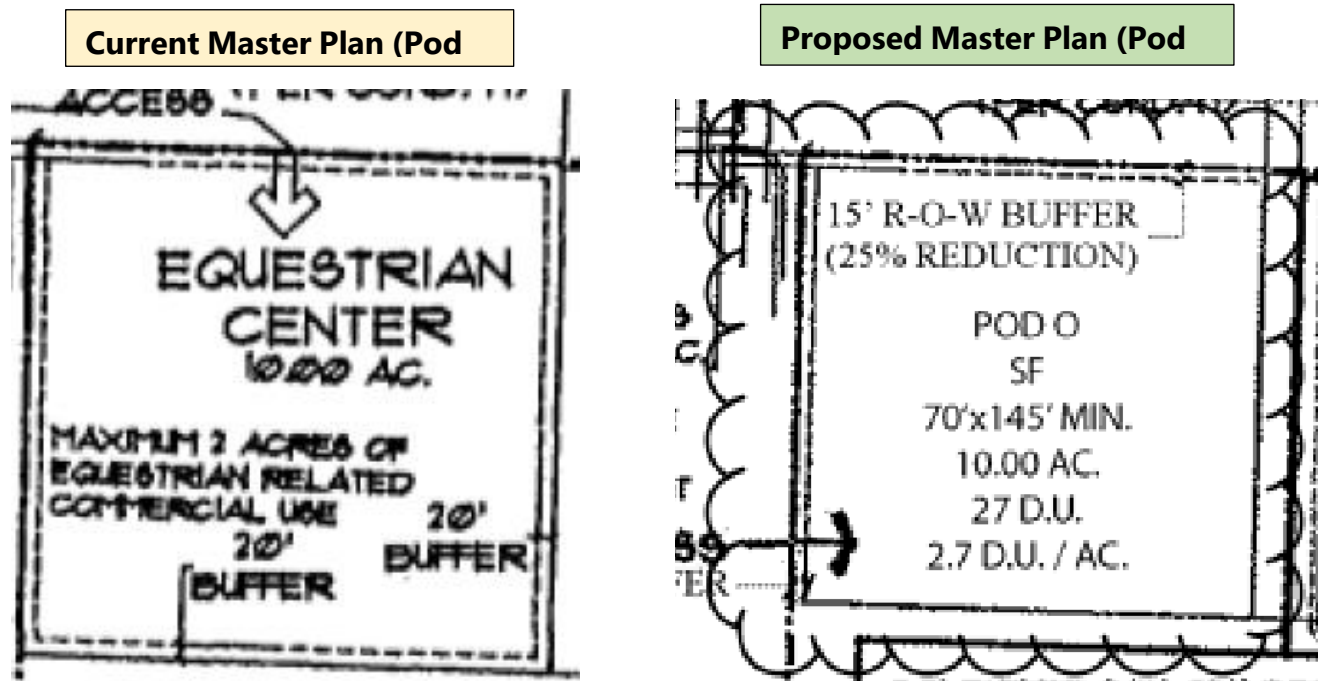
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2. Master Plan Amendment (MPA)

As stated previously, Pod O of the Orange Point PUD will be modified to remove the equestrian center designation from the master plan that was never developed. The commercial equestrian center use if it was to be developed would not be allowed without additional approvals, including land use map modification to include the parcel/pod within the Equestrian Preserve Area (EPA) and zoning map modification to include within the EOZD. With removal of the equestrian center designation, the 20-foot incompatible buffer will also be removed from the north and east as Pod O residential use will be compatible with the Isles of Wellington development. Also, an existing landscape buffer (50 feet) is between Pod O and Isles of Wellington, as shown on the plans. The applicant is requesting to modify the current access point for Pod O as shown on the approved master plan. Pod O access will be relocated from 120th Avenue South to 50th Street South, which was reviewed by Wellington's Engineering Department and Traffic Consultant, and should have no impact on traffic in the area. Below section from the current and proposed Orange Point PUD Master Plan (Exhibit A) is an illustration of the graphical modifications to the master plan.



With the request to remove the equestrian center designation, the prior conditions of approval will also be deleted for the requested use of the subject parcel/pod. The applicant is requesting to delete the below conditions as approved with Resolution R-99-85 (Exhibit B).

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Resolution R-99-85 Conditions of Approval to be deleted:

Section 2 Condition 12. Use of the ten (10) acre equestrian center pod shall be for equestrian-related uses. This ten (10) acre pod will allow a maximum of two (2) acres of equestrian related retail uses such as tack shops, feed and grain sales, and other similar commercial equestrian establishments. The remaining eight (8) acres are to be utilized for other public or private equestrian uses such as commercial stables, show rings, riding rings, or fields, paddocks, and other such equestrian uses.

Section 2 Condition 17. The ten (10) acre equestrian center pod shall provide a minimum thirty-five (35) foot landscape buffer along the entire perimeter, supplemented with a berm and hedge combination to reach a combined height of six (6) feet, with native ten (10) to twelve (12) foot canopy trees planted a maximum of twenty (20) feet on center.

Section 3 Condition 19. The landscape buffer surrounding the equestrian center has increased from 35 feet to west.

Section 3 Condition 24. The 10-acre commercial pod at the southwest corner of Section 26 has been re-designated from commercial to equestrian center and shall be limited to a maximum of 2 acres of equestrian-related establishments. The remaining 8 acres are to be utilized for other public or private equestrian uses such as commercial stables, show rings, riding rings, or fields, paddocks, and other such equestrian uses.

This MPA includes prior approved amendments to the Orange Point PUD Master Plan, which will combine and simplify multiple tables into the proposed master plan (Exhibit A) to ensure all approvals are combined into single approved document for the overall Orange Point PUD.

Approval of the applicant's request will allow the proposed development of 27 single-family homes by a master developer, and will require Architectural Review Board (ARB) approval for all model types. Sections 6.5.2.C and 6.5.4.E of the LDR, requires planned developments submit a Project Standards Manual (PSM), with the project's MP, that will be a governing document in addition to other approved development orders for the project/property. At minimum, the project's PSM should include the project's description, theme, architectural style, character, development regulations, any requested flexible regulations/standards, landscape standards, signage regulations, recreation/civic dedication or in-lieu payment, graphics to illustrate the overall project design concept and intent of development, etc. Exhibit C is the PSM, with an overall illustration of how the applicant/developer intends to develop the Pod O 10-acre residential project, and specific standards to govern the project during initial development and throughout the life of the project as approved.

The applicant is requesting alternative standards for the single-family lot building coverage and landscaping. Below are the standards required by the LDR, and standards being requested by the

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applicant (alternative standards are shown in bold text) for the Islepointe (Pod O) project, as provided in the PSM (Exhibit C).

PROPERTY DEVELOPMENT REGULATIONS																				
GENERAL PROPERTY DEVELOPMENT REGULATIONS										ACCESSORY USES (2)										
ZONING DISTRICT	MINIMUM LOT DIMENSIONS			BUILDING HEIGHT	BUILDING COVERAGE	MINIMUM SETBACKS				SCREEN ENCLOSURE				POOL SETBACKS						
	SIZE	WIDTH/ FRONTAGE	DEPTH				FRONT	SIDE	SIDE	REAR		SIDE	SIDE	REAR		SIDE INTERIOR	SIDE STREET	REAR		
RS - Residential Single Family (Standard)	6,000 SF	65'	75'	35' MAX	40% MAX	25'- FRONT ENTRY GARAGE 15'- SIDE ENTRY GARAGE	7.5'	15'	15'	25'	7.5'	15'	5'	28'	10.5'	18'	10.5'			
Pod O (Requested/Approved)	10,150 SF	70'	145'	35' MAX	43% MAX	25'- FRONT ENTRY GARAGE 15' SIDE ENTRY GARAGE	7.5'	15'	15'	25'	7.5'	15'	5'	28'	10.5'	18'	10.5'			
BUILDING COVERAGE PERCENTAGE																				
Lot Size (Square Feet)	Unit Model Type 1 (2-stories) 4,331 S.F. Total				Unit Model Type 2 (2-stories) 3,502 S.F. Total				Unit Model Type 3 (2-stories) 4,090 S.F. Total				Unit Model Type 4 (2-stories) 4,361 S.F. Total							
	70' x 145' 10,150 S.F. (Lots 2-10, 13-20)				43%				35%				40%				43%			
	70' x 185' 12,950 S.F. (Lot 12)				33%				27%				32%				34%			
	90' x 145' 13,050 S.F. (Lot 11)				33%				27%				31%				33%			
	80' x 145' 11,600 S.F. (Lot 1)				37%				30%				35%				38%			
	80' x 150' 12,000 S.F. (Lots 21-23, 25-27)				36%				29%				34%				36%			
	100' x 145' 14,500 S.F. (Lot 24)				30%				24%				28%				30%			
	IMPERVIOUS AREA (FRONT)																			
	Minimum (70' X 145' lot size)									Required				Requested/Approved						
UNIT MODEL TYPE 1	Within 15' setback - 1,050 SF Pervious: 748 SF - 71% Impervious: 302 SF - 29%									Min. 50% Pervious				71% Pervious						
UNIT MODEL TYPE 2	Within 25' setback - 1,750 SF Pervious: 875 SF - 50% Impervious: 875 SF - 50%									Min. 50% Pervious				50% Pervious						
UNIT MODEL TYPE 3	Within 15' setback - 1,050 SF Pervious: 730 SF - 70% Impervious: 320 SF - 30%									Min. 50% Pervious				70% Pervious						
UNIT MODEL TYPE 4	Within 25' setback - 1,750 SF Pervious: 901 SF - 51% Impervious: 849 SF - 49%									Min. 50% Pervious				51% Pervious						
PARKING REGULATIONS																				
UNIT TYPE					REQUIRED					REQUESTED/APPROVED										
SNGLE - FAMILY					2 SPACES/UNIT (3)					2 SPACES PER UNIT MINIMUM										

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Requested deviations from Landscape Regulations are summarized as follows

Section of the LDR	Standard Requirement	Requested/Approved Landscape Standard
Interior Planting		
LDR 6.5.4.E.3 – Additional 30% of Landscaping	Landscape Standards shall exceed the Article 7 landscape standards of the LDR by a minimum of 30%.	The Applicant is proposing to deviate from the additional 30% requirement for landscaping. All the required landscaping quantities and sizes meet minimum requirements outlined in Article 7. However, the landscape elements below do not exceed the minimum requirements of Article 7 by at least 30%, as per Section 6.5.5.C.: 1. Landscaping quantities and sizes for common areas and buffers 2. Landscaping sizes for typical lots.
Section. 7.8.2.2 - Supplemental Landscape Standards	25% of required trees and 75% of shrubs shall be planted in front of the front plane of the home.	Deviation to reduce shrub count in front of the front plane of the home to a range of 39%-67%, depending on typical lot layout.

- This alternative standard request is for common areas and right-of-way buffer, to reduce the additional 30% requirement as it relates to quantities and size.
- Landscaping will still be provided to meet the typical standards, just not the additional 30%.
- The alternative standard request for the front plane, is to reduce the 75% requirement to 39-67%. Shrubs will still be provided in the front yard of each lot/home.

Buffers		
LDR Section 7.8.5.B.3 - ROW Buffer LDR Section 7.8.5.C.6	A Type C Buffer is required when a property is adjacent to a ROW. Therefore, a 20' ROW Type C Buffer is required on the West property line of the site.	The Applicant is proposing a 25% reduction of the required 20' Type C ROW Buffer. Therefore, a 15' buffer is proposed. Per Section 7.8.5.C.6, the West buffer may be reduced by 25% since Pod O is separated from 120th Avenue South by a 100-foot wide LWDD Canal ROW.

- This alternative standard request is for landscape buffer, to reduce the right-of-way buffer by 25%, which is allowed by the LDR when separated by canal, lake, and/or open space with a minimum width of 50 feet. Landscape buffer is not required between residential, and an existing 50-foot landscape buffer is along the north and east for the Isles at Wellington.

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Street Trees		
LDR Section 7.8.2.E	Section 7.8.2.E requires that Street trees shall be shade species as provided in the landscape criteria of the DRM and are required along public and private roads at the time of road construction or infill development.	Deviation to utilize below trees/palms instead of standard canopy/shade trees for the tree requirement: Pigeon Plum trees and Orange Geiger trees as focal points; Gumbo Limbo trees, Verawood trees, Florida Royal Palm, and a Specimen tree at the project entrance. The provided trees will have single trunks and have a clear trunk with a minimum of 5 feet. The Orange Geiger is in the DRM, but not designated as a street tree.

- This request is to provide an alternative for the street trees as a focal point, instead of the typical shade/canopy trees. Shade trees will still be provided, but will have focal points with other trees.

Above are some of the standards typically required of developments within Wellington. A developer may request approval of a master plan/PSM with specific development standards for an overall development/project that may not meet the LDR requirements for bulk regulations, if Wellington Council determines the project will still meet the intent of the code. The applicant's request to allow alternative site-specific development standards, that may be below the established minimum development regulations, for the overall pod/development is consistent with the intent of a planned development, and will not impact other developments/residential neighborhoods. Over the years Wellington Council has approved specific standard for developments that may not meet the requirement as required in the LDR.

Project's proposed with a residential component are required to provide public recreation and civic land dedication (LDR Sec. 6.5.2.E), and private recreation areas/facilities (LDR Sec. 8.5.2.G). The developer is required to provide the public land to Wellington for development of public parks and recreation and civic facilities, and provide on-site private recreation areas/facilities, as part of the development of a planned development. The Islepointe project is required to provide 0.41 acres for public recreation, 0.08 acres for civic, and 0.21-acres for private recreation. The applicant/developer is not providing/dedicating land that will owned by Wellington for the public recreation and civic requirements, and will not be providing on-site private recreation areas/facilities with amenities, which a total of 0.70 acres. An in-lieu payment will be paid, for the total of 0.70 acres public land area dedication and on-site private recreation not being provided, by the applicant/developer based on a value that is \$50,000.00 per acre or the certified appraised fair market value per acre, whichever is

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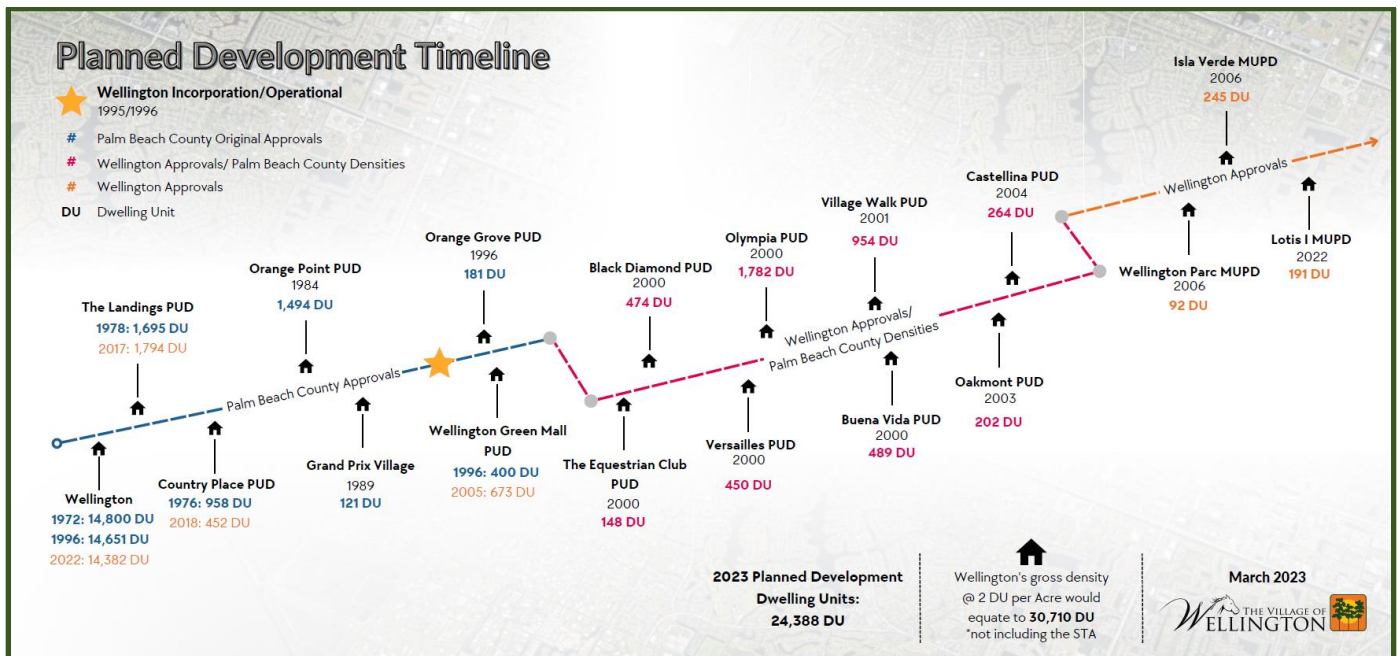


greater, as approved by Wellington when the in-lieu payment is required (when impact fees are required for the residential).

The proposed MP request was reviewed for compliance with the following:

Consistency with Comprehensive Plan: This request for the proposed 10-acre Islepointe project, which include 27 residential single-family lots, will ensure growth is in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the goals/policies of the Comprehensive Plan, and will be consistent with the Comprehensive Plan FLUM Residential C designation as explained with this analysis. The proposed Pod O Orange Point PUD Master Plan (Exhibit B) and PSM (Exhibit C) illustrates the maximum development, land use, unit type, building height, pod location, setbacks, etc. The location of Pod O and configuration of the lots and access point will ensure minimized impact on the adjacent residential communities, which include Isles of Wellington along the north and eastern boundary, Homeland along the south and large equestrian lots along the west.

The applicant did provide a residential market analysis/study with a summary provided as Exhibit D, which demonstrates the current and future demands for the requested residential units. All available housing data indicates a demand for additional residential is needed in Wellington, and the applicant's proposed housing type is needed now and will be needed in the future. The demand for residential units has continued to increase since the incorporation of Wellington, as illustrated on Wellington's Planned Development Timeline (below) of approved residential units.



Conformity with Zoning Standards: This request was reviewed for compliance with all relevant and appropriate portions of the LDR. The submitted Islepointe Conceptual Site Plan (Exhibit E) was

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reviewed for conformity with the zoning standards. The formal site plan is currently being reviewed for consistency with building height, setbacks, parking, landscaping, etc., and will not be approved until the CPA and MPA requests are approved and all comments have been addressed.

Access to the Islepointe project will be from 50th Street South, with no secondary access, as illustrated on the Orange Point PUD Master Plan (Exhibit A), and Pod O Circulation Plan. No cross-access points are provided to Isles of Wellington.

The applicant/developer has met with the adjacent Isles of Wellington Homeowners Association (HOA) regarding the proposed residential development.

Minimize Adverse Effects to Adjacent Properties: The Islepointe project will be developed consistent with surrounding developments and should be aesthetically compatible with other projects within the area, including Isles of Wellington and Grand Isles. The surrounding Isles of Wellington will be buffered with existing landscaping as illustrated on the Islepointe Regulating Plan and PSM (Exhibit C). As the Islepointe project will have similar single-family residential as the development along the north and west, additional landscape buffers will not be required for this proposed project. The proposed single-family residential buildings will be reviewed for compatibility with the LDR architectural design points and will require ARB approval of the model types.

Minimizes Environmental Impacts: No adverse impacts to the natural environment are expected to occur as a result of the proposed amendment as a result of the proposed development of Pod O. The land was cleared of vegetation (except a few trees/palms), and remained vacant for over 20 years.

Adequacy of Public Services: The project is proposed within an existing Urban Service Area, with water and sewer connections available in the surrounding area. On/off-site improvements/upgrades will be necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems to support the project.

The School District of Palm Beach County has indicated this project will be required to contribute \$39,786.00 to address the school capacity deficiency at the high school level, based on the proposed residential units. A covered school bus shelter is required for the residential use at the entrance to the pod.

Both PBC Traffic Division and Wellington's Traffic Consultant have reviewed the request for development of Pod O with 27 residential lots/homes. Exhibit F is PBC Traffic Division and Wellington's Traffic Consultant letters on the applicant's request with conditions of approval. Note the applicant is currently in the process of requesting an updated PBC Traffic letter with a new build-out date.

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Public Facilities Policy PF 1.1.4: *Ensure adequate water supplies and required infrastructure are available to serve new development no later than the date of the issuance of the first certificate of occupancy. New development and re-development will be responsible for their proportionate share of the cost of existing infrastructure and shall bear the cost of new infrastructure required for its development.*

The applicant submitted a Water and Wastewater Demand Analysis (Exhibit G) which summarizes the expected demand of utilities for the proposed development. The Utilities department has reviewed the Demand Analysis, and the developer will be responsible for the construction and funding of any improvements/upgrades necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems impacts to existing systems by the proposed project development plan.

Public Facilities Goal PF2: *Maintain surface-water management systems to limit property damages and inconveniences to the public by flooding, promote water conservation, and manage surface water quality.*

A Conceptual Paving, Drainage, Water and Wastewater Plan was submitted with the site plan submittal which has been preliminary reviewed by the Engineering and Utilities Departments. Final plans will be required to be submitted and be reviewed for the Land Development and Utility Permits prior to the commencement of construction.

Logical, timely, and orderly development pattern: As stated, the land (Pod O) still remains vacant since approval of the Orange Point PUD Master Plan in the 1980's, and approval of the applicant's request provide for development of 27 single-family residential lots/homes which will be an appropriate development for this area.

The applicant's justification statement for the CPA is provided as Exhibit H and the MPA is provided as Exhibit I, with details on the request. The CPA (Petition 2023-0002-CPA) and MPA (Petition 2023-0001-MPA) applications are available for review at the Planning and Zoning Division office.

As this site currently has a Commercial land use designation, it's a potential candidate for development under the Live Local Act (LLA). The applicant is not requesting development under LLA. Exhibit J is provided to show the comparison of the applicant's proposed development and LLA development potential.

Summary:

Based on the findings, consistency with Wellington's Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division recommends approval of the following, with conditions of approval as provided in Ordinance No. 2025 – 12 (F.K.A. 2024 – 04) for Petition 2023-0002-CPA and Resolution No. R2025-22 (F.K.A. R2024 – 06) for Petition 2023-0001-MPA:

Council

Planning and Zoning Division

May 28, 2024 (Postponed to April 22, 2025)



1. Petition 2023-0002-CPA, a Comprehensive Plan Amendment (CPA) to change Wellington's Comprehensive Plan Future Land Use Map designation of Pod O from the current Commercial designation to Residential C; and
2. Petition 2023-0001-MPA, a Master Plan Amendment (MPA) modifying Pod O of the Orange Point Planned Unit Development (PUD) to remove the equestrian center designation, relocate access point, and delete prior approved conditions of approval as it relates to Pod O, to allow development of Pod O with 27 single-family residential homes/lots within the Orange Point PUD.

List of Exhibits:

Exhibit A	Proposed Orange Point PUD Master Plan
Exhibit B	Approved Resolution R-99-85
Exhibit C	Project Standards Manual (PSM)
Exhibit D	Residential Market Study with Summary
Exhibit E	Islepointe Conceptual Site Plan
Exhibit F	PBC TPS Letters, Wellington's Traffic Consultant Letters and Project Traffic Study (without exhibits)
Exhibit G	Water and Wastewater Demand Analysis
Exhibit H	CPA Justification Statement
Exhibit I	MPA Justification Statement
Exhibit J	Live Local Act Comparison
Exhibit J	Islepointe Public Comments (As of 5/28/2024)