

JUSTIFICATION STATEMENT
Comprehensive Plan Future / Future Land Use Map Amendment
Isles at Wellington/Orange Point PUD
Islepointe – Proposed Residential Pod O

Initial Submittal: June 7th, 2023; Resubmittal: October 25th, 2023; December 21st, 2023; February 28th, 2024, August 13th, 2025

REQUEST

On behalf of the Applicant (SIWBG2, LLC), WGI, Inc. (Agent) is respectfully requesting a **Comprehensive Plan Amendment (CPA)/Future Land Use Map (FLUM) Amendment** in order to change the subject site's Future Land Use (FLU) designation from Commercial (C) to Residential Category C to accommodate 25 Single-Family (SF) homes within the existing equestrian pod of the Isles at Wellington/Orange Point, Planned Unit Development (PUD). Per Table LU&CD 1-1 Land Use Designations: Density and Intensity, standard density for Residential C is 1 DU/AC. However, up to 3 DU/AC is permitted for land zoned PUD in the Residential C Category by residential density bonus. The proposed development is already zoned Planned Unit Development (PUD). The Applicant is requesting a bonus of 1.5 DU/AC to attain an overall density of 2.5 DU/AC.

Concurrent with this FLU map amendment application, the Applicant is filing other applications, as follows:

- a. **Master Plan Amendment (MPA)** to modify the prior approved Master Plan to re-designate an equestrian center to a residential pod, to eliminate conditions of Resolution R-99-85 that are affiliated with the equestrian uses, and to relocate the current access point;
- b. **Site Plan (SP)** to approve the development of 25 single-family homes.

Figure 1: Site Aerial



SITE INFORMATION

The 10-acre subject site identified by Parcel Control Number (PCN) 73-41-44-26-08-005-0000, is located at the northeast corner of 50th Street South and 120th Avenue South in the Village of Wellington, Florida. The subject site has a Commercial (C) Future Land Use designation with a Planned Unit Development (PUD) Zoning district and is located in the Urban Services Boundary (USB). The 10-acre site was previously approved as part of the Isles at Wellington PUD (f.k.a Orange Point PUD) under Resolution R-99-85 (Petition DOA-6-2-99) as an equestrian center pod.

In addition to the CPA Application, the Applicant is requesting a master plan amendment (MPA) and approval of the Islepointe site plan. The proposed site plan with 25 homes will better serve the area than an equestrian center, and provide compatibility with the surrounding single-family homes. The proposed development includes luxury homes that provide amenities, including features such as private pools, oversized garages, home offices, suite style bedrooms, elevators, and open floor plans with vaulted ceilings.



The subject site was purchased by SIWBG2.LLC, a Florida limited liability company for \$10.00 on August 19th, 2021. The Warranty Deed is recorded in the Palm Beach County Official Record Book 32808 on page 1812 between 50th Street Isles, LLC and SIWBG2.LLC, a Florida limited liability company. There are no other properties contiguous to the subject site which are under the same ownership, whether in whole or part. There have been no homestead exemptions for the subject property, as it has remained vacant since the approval of the Isles at Wellington/Orange Point PUD.

PROJECT APPROVAL HISTORY

The Isles at Wellington/Orange Point PUD was approved in the 1980's, and developed in the 1990's and 2000's, and consists of approximately 1,560 acres, and includes three sections (Sections 23, 26 and 34), which are indicated on the latest Overall Master Plan dated September 27, 2005. In the late 1980's and 1990's, The Plan shows a total of 1,494 residential dwelling units located within 16 residential pods; 10.03 acres of recreational pods; a 31.2-acre public civic pod; a 40-acre private civic pod; and a 10-acre equestrian center pod (subject property).

Section 23 – North of Lake Worth Road

Table 1 – Pod A to C-1

Pod	Housing Type	Units	Net Density
A	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

Section 26 – South of Lake Worth Road and North of 50th Street South

The Master Plan of Section 26 dated January 18, 2000, and where the subject site is located, shows 10 residential pods, a 2.1-acre public civic pod, 8 acres of recreational pods, a 10-acre of equestrian center pod totaling 525.285 acres.

Table 2 – Pods D-1 to N

Pod	Housing Type	Units	Net Density
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
M	SF	106	3.83 du/ac
N	SF	191	2.73 du/ac

Section 34 South of 50th Street South and west of 120th Street South

Table 3- Pod L

Pod	Housing Type	Units	Net Density
L	SF	124	0.20 du/ac



The following is a summary of the previously approvals for the PUD:

Table 4 – Previous Approvals

Application Case No.	Request	Decision /Date	Resolution
Petition 84-98	Special exception to combine, expand and amend the master plans for Orange point estates planned unit development previously approved under Zoning Petition no. 79-283, and Orange Point Planned Unit Development previously approved under Zoning Petition no. 79-284	Approved on December 11, 1984	R-1834 with Conditions
Petition89-954(A)	Special Exception to amend the Master Plan for Orange Point Planned Unit Development to change the boundaries of the development by: 1) deleting 94 acres from the Planned Unit Development in the northeast quadrant of Section no. 26. 2) Adding 112 acres to the PUD in the northwest quadrant of Section 26 on a parcel of land in the southerly portion of Section 23. Prior conditions were modified under this Special Exception application.	Approved on May 23, 1988.	R-1989-954
Petition84- 98B	A modification of Commission requirements regarding Condition no. 3a and no. 3b (Engineering related/Orange Point PUD) of Resolution no. R-1834, on a parcel of land lying in the southerly portion of Section 23, Township 44 south, Range 41 east.	Approved on March 10, 1992	R-1992-362
Status Report SR 84-98	Require Applicant to comply with conditions of approval stated in prior resolutions and the current Code standards of that time.	Approved on July 7, 1992	R-1992-0937
Status Report SR 84-98.4	Approved recommendation of Status Report SR 84-98.4 to amend Conditions of Approval of Resolution No. R-89-954, the Special Exception of Hugh Janow, Trustee, Petition No. 84-98(A) , which granted a Special Exception to permit a Planned Unit Development (Orange Point) on a parcel in the southerly portion of Section 23, Township 44 South, Range 41 East.	Approved on April 27, 1995	R-1995-0527

SURROUNDING PROPERTIES

Below is a description of the uses on the adjacent properties of the subject property:

Table 5- Adjacent Properties

	FLU Designation	Zoning District	Existing Use	Approval/Control or Application No.]
North	RES C	PUD	Water retention for the PUD	Petition DOA -6-2-99, R-99-85
South	RR-5 PB County	AR	Equestrian activities	NA
East	RES C	PUD	Single-family Residential PUD	Petition DOA -6-2-99, R-99-85
West	RES A	EOZD	Agricultural Equestrian	NA

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT FROM COMMERCIAL TO RESIDENTIAL CATEGORY C

The proposed comprehensive plan amendment meets the following requirements set forth in Comprehensive Plan Map Amendment Approval Process of the Village of Wellington Development Review Manual, CPA/FLUM Submittal Requirements, and the objectives and policies pursuant to Residential Development.

III. LDR REQUIREMENTS:

- Article 5 (Sec. 5.3.3) of the Land Development Regulations provides that a FLUM amendment must be based on one or more of the following factors, and a demonstrated need. The Applicant is required to**



identify which factor is being used to justify the request for a FLUM amendment and describe how the amendment is consistent with the factor or factors.

- a. **Changed projections (e.g. regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;**

Response:

This criteria is not applicable to the request.

- b. **Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;**

Response:

The proposed CPA/FLU amendment is based on changed conditions in the region. The projected population growth of South Florida is rapidly increasing and the availability of developable lands in western Palm Beach County are becoming scarcer. This proposed CPA/FLU amendment is consistent with its surrounding land use characteristics and will help to provide more housing options for ownership as well as prevent urban sprawl consistent with Goal LU&CD3 3 – Protect Our Investment of the Village of Wellington Comprehensive Plan Land Use & Community Design Element.

- c. **Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;**

Response:

This criteria is not applicable to the request.

- d. **New issues that have arisen since adoption of the Comprehensive Plan;**

Response:

This criteria is not applicable to the request.

- e. **Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or**

Response:

This criteria is not applicable to the request.

- f. **Data updates.**

Response:

This criteria is not applicable to the request.

2. **Article 5 of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included.**

- a. **If the Applicant is proposing an increase in residential density, the Applicant should state why other density enhancement programs, such as the Voluntary Density Bonus Program and the Transfer of Development Rights Program, are not feasible for use on the subject property. The Applicant MUST demonstrate why the current FLUM designation is no longer appropriate.**

Response:

In the late 1980's and early 1990's, it was common to plan PUD's with a golf course or equestrian use aspect. The Isles at Wellington/Orange Point PUD followed this development trend and planned to incorporate an equestrian center pod which would welcome visitors to Wellington's equestrian area west of the PUD. However, the approved equestrian pod was never developed and remained vacant. In addition, the Village adopted an Equestrian Overlay Zone District (EOZD) to regulate development and activities within the Village's Equestrian Preserve Area (EPA). This overlay limits equestrian uses within the Village to be located within the EOZD. The subject site was never included, and is located outside of the EOZD. Therefore, this change in circumstances justifies the demonstrated need as to why the subject site's FLU designation would be required to change for the development of a residential land use, which is more compatible with the surrounding area and consistent with the Village's Plan as it pertains to the EOZD.



The change to FLUM Residential Category C, allows the desirable density for the development of 25 SF Units, which will bring the subject site's net density to 2.5 du/ac with a bonus density of 1.5 DU/AC above the standard 1 DU/AC permitted. The proposed development is permitted up to 3 DU/AC in the Residential C Category upon approval of Town Council since it is a PUD. Although a density bonus is being requested per Table LU&CD 1-1 Land Use Designations: Density and Intensity, it should be noted that the proposed net density is much lower than those as previously approved for the Single-family Pods shown in Tables 1 and 2 under **Project Approval History**.

- b. If the request is for commercial FLUM designation, the Applicant MUST demonstrate why additional commercial acreage is needed in this area, why this site is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- 3. Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- a. At maximum floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- b. At typical floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- 4. Identify, map, and justify the trade or market area for the subject property. The following rules may be used to identify a trade/market area:**

- a. If a commercial FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using a Census Tract Map, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles.**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- b. If an industrial FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using a Census Tract Map, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than two acres, draw a boundary around the property that has a radius of three miles. If a different approach is used, you must provide a justification for the approach taken.**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- 5. For the trade or market area identified above, inventory and map the built commercial, commercial office, or industrial uses, as appropriate: This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- 6. A market study is required for commercial applications and many Applicants find one helpful in establishing the need for additional commercial in the area. The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following:**



- a. **An estimate of demand using an assessment that considers per capita dollars spent in Wellington, dollars spent per square foot of commercial space, and square foot per capita;**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- b. **An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply;**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- c. **A comparison of estimated supply to estimated demand;**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

- d. **All sources of data used in the study.**

Response:

This is not applicable as the proposed land use amendment and proposed development are residential.

IV. LAND USE DATA:

1. **Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).**

Response:

The Isles at Wellington/Orange Point PUD was approved in the 1980's under Resolution R-99-85 (Petition DOA -6-2- 99), and was developed in the 1990's and 2000's. See **Tables 1 through 4 under Project History Approval**. The 10- acre subject site is part of the PUD and was approved as an equestrian center pod. A copy of all the prior Resolutions are (R-1834) attached with this application. The approved Master Plan dated September 27th, 2005 is attached showing the approximately 1,561-acre PUD.

2. **Indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate.**

Response:

A concurrency reservation for 25 single-family units has been submitted under the companion Zoning applications.

3. **Indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable.**

Response:

The subject site is part of the Isles at Wellington Plat VII, as identified in Official Plat Book 95 page 82. However, a replat of the subject site will be submitted to show the subdivision of the proposed single-family residential development.

4. **Indicate whether the subject property is currently subject to a developers' agreement or a utility reservation.**

Response:

Contingent upon the approval of the FLUM amendment, and the zoning applications, the Applicant will enter into a developer's agreement.

5. **Indicate in which flood zone the property is located.**

Response:

The subject site is located within Flood Zone X, which is identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard and a moderate to low risk area, as indicated in the Drainage Statement prepared by Michael B. Schorah and Associates, Inc.

6. **Indicate whether the subject property is located in a wellfield protection zone.**

Response:

The subject site is not located in a wellfield protection zone.

7. **Identify whether the property is located in a redevelopment area, neighborhood planning area, or**



special overlay.

Response:

The subject site is not located in a redevelopment area, neighborhood planning area, or in a special overlay.

8. Explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses.

Response:

The subject site is surrounded by existing residential pods of the Isles at Wellington to its north (Pod J) and east (Pod H). Directly abutting the subject site to its north is a man-made water filtration marsh. Located at the common property line of Pod H and the subject site is an existing 50-foot-wide landscape buffer. The existing buffer has extensive, mature vegetation that provides screening between the existing Pod H and the subject site.

To the south of the subject site, across 50th Street South, are estate style single-family residential homes which accommodate equestrian uses. These homes to the south are located within Unincorporated Palm Beach County (PBC) and have an unincorporated residential FLU designation of RR-5. To the west, across 120th Street South, are equestrian properties in the Village of Wellington with a Residential A 0.1-1 du/ac FLU designation and an EOZD Zoning District.

9. Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM.

Response:

The 10-acre site is a part of the Isles at Wellington/Orange PUD which was left vacant for many years. A majority of the PUD was developed in the 1990's and throughout the 2000's. The following reasons provide a logical justification as to why the proposed change in FLUM designation would be consistent and compatible with the surrounding future land uses.

The subject site is surrounded to its north by Pod J and H. Pod J has a 2.69 du/ac net density and Pod H has a net density 1.86 du/ac. The proposed housing type for the subject site is 25 single-family units, with a density of 2.5 du/ac. Any potential compatibility issues will be addressed by the existing 50' oversized landscape buffer with mature vegetation. Additional right-of-way buffers will be provided along the south (50th Street South) and the west (100-foot LWDD canal and 120th Avenue South).

10. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.

Objective LU&CD 1.2 Residential Land Use - *Apply the Residential Land Use designations to maintain and enhance Wellington's established neighborhood characteristics while supporting housing reinvestment that complements the designed development pattern and intensity.*

Response:

The proposed development is consistent with *Objective LU&CD 1.2 Residential Land Use* of the Village's Land Use & Community Design Element. Please refer to section below for further justification demonstrating consistency with the Comprehensive Plan.

a. Neighborhood Characteristics

Stated earlier, the subject site was approved as part of the Orange Point PUD Master Plan. The PUD includes several residential pods containing single-family and zero lot line homes. The proposed development, including single-family homes, is consistent with the characteristics of the surrounding area and the Village of Wellington as a whole.

b. Housing Reinvestment

South Florida has been experiencing a housing shortage over the past few years. With a growing population, there is a need for additional housing in the area. The proposed development includes 25 single-family homes that will provide housing for families in a residential area that will benefit from additional housing. The current approval for the 10 acre site is for an equestrian commercial center,

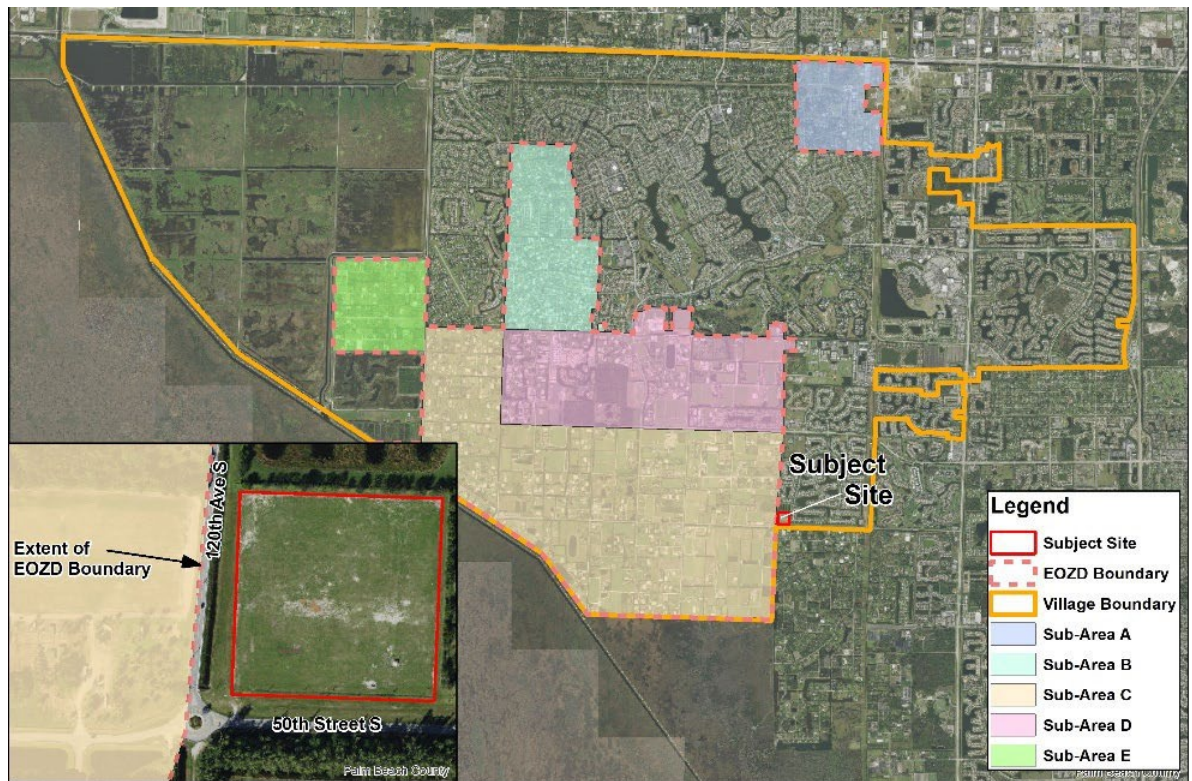
which would not serve the community as well as housing and is a more immediate need in the area. The proposed development will reinvest into the community by providing additional housing and improving a site that is being underutilized.

c. Development Pattern and intensity

The 10-acre site is a remnant of the Orange Point PUD which was developed in the 1990's and 2000's. The original Master Plan showed this 10-acre site as an equestrian center, with show-rings and equine related commercial uses. The original Master Plan could have physically integrated this parcel as part of the residential pods of the PUD and developed as residential uses within the same time. It is therefore concluded that the original intent of the MP is not feasible to be implemented based on the additional reasons:

1) Equestrian Preserve Area (EPA) & Equestrian Overlay Zoning District (EOZD)

Wellington's EPA is identified in the Future Land Use Map and is regulated by the EOZD. In 2003, the Village of Wellington created the EOZD after the subject PUD and its Master Plan were approved. The creation of the EOZD redefined the boundary and preferred location of where equestrian activities should exist within the Village. The EPA and EOZD identify 120th Avenue South as the eastern boundary and therefore, left the subject site outside of the equestrian boundary. It would be inconsistent with the Village's plan to develop the subject site with an equestrian use when there is a need for residential in the area.



2) Location and Size of Lot

It can also be argued that the subject site is located on two residential collector streets and not on a commercial arterial street such as SR7. In addition, many equestrian related facilities are already established west of 120th Avenue South, and they are also located on sites much bigger than a 10-acre lot size. Most of the commercial sites in the Village of Wellington are developed along major arterial streets such as Southern Boulevard, Forest Hill Boulevard, Lake Worth Road and SR7. Due to these reasons, the subject site does not represent an ideal location for an equestrian center/equestrian related commercial use as it is identified on the approved Isles at Wellington/Orange Point PUD Master Plan today.

d. Aesthetically Compatible and Architectural Review Standards

It is important to note that the existing homes within the Residential pods of the Isles at Wellington/Orange Point PUD were reviewed and approved in the late 1980's timeframe and were not subject to architectural review. However, the proposed Single-family development will follow the appropriate architectural review standards as required by the Village.

Policy LU&CD 1.2.1 Low Density Residential Land Use - *Apply the most restrictive Residential land use designation (Residential Land Use A, B, or C) that is appropriate for the neighborhood based on existing development patterns and lot sizes in the surrounding neighborhoods, unless another land use designation better supports the implementation of an adopted neighborhood plan. The Low Density Residential land use designations are designed for gross densities ranging from 0.1 to 3 units per acre.*

Response:

The proposed development has a density of 2.5 units per acre, which meets the intent of Residential Category C and this policy. The proposed density and lot sizes are appropriate for the surrounding properties and neighborhood. The Islepointe development will provide housing opportunities, while complementing the existing development in the area.

Table LU&CD 1-1 in the Comprehensive Plan states that the Residential Category C Land Use has a standard density of 1 DU/AC and a bonus up to 3 DU/AC. Per code, "Residential Density Bonus is a planned unit development maximum density and may be limited by the Land Development Regulation of Wellington's Council." The subject site is already zoned PUD, which means 3 DU/AC is the maximum for Residential Category C. The Applicant is requesting a density bonus of 1.5 DU/AC to attain an overall density of 2.5 DU/AC.

The proposed 2.5 DU/AC development is consistent with the surrounding density in the Isles at Wellington PUD, and less dense than many of the existing residential pods. Pod N, directly NE of the subject site retains a density of 2.73 DU/AC which is in line with the proposed Islepointe development. Pod J, north of the subject site, has a density of 2.69 and includes single-family homes. Residential pods in the PUD including Pod A, B, C, C-1, D-1, E, G, and M are higher density than the proposed Islepointe development, ranging from 2.87 DU/AC to 5.48 DU/AC. Allowing for a density bonus up to 2.5 DU/AC, to support the proposed development, will complement the existing neighborhood and maintain its character. In addition to compatibility, the proposed development will provide 25 additional homes to the Village of Wellington's housing inventory.

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. The Village of Wellington has adopted Land Development Regulations which ensure that new development is compatible with the existing natural and built conditions.*

Response:

The proposed development will be consistent with Policy LU&CD 1.1.1 – Compatible with Existing Conditions of the Land Use and Community Design Element and in compliance with the Land Development Regulations of the Village, and is summarized as follows:

a. Topography and Soil

As mentioned in the Drainage Statement prepared by Michael B. Schorah and Associates, Inc. the Soil Conservation Service Soil Survey of Palm Beach County identifies the soil types the area of the site as being Ra-Riviera Sand and Pd-Pineda Sand. The site is relatively flat with ground elevations between 16 to 17 feet (NAVD 88). There are no significant geographical features are the site that can integrate into the design of the proposed residential development.



b. Vegetation

The site has been cleared of its vegetation and has remained as a pasture for many years.

c. Water Quality and Quantity

Drainage Statement prepared by Michael B. Schorah and Associates, Inc., the report indicated there is no existing water management features on the subject site. The subject site is included in the original Permit issued by South Florida Water Management District for the PUD (SFWMD Permit No. 50-00548-S, App. No. 991201-2). See Drainage Statement report for additional information.

d. Densities

Policy LU&CD 1.2.1 – Low Density Residential Land Use states that the land use designation is designed for gross densities ranging from 0.1 to 3 units per acre. The proposed development has a density of 2.5 DU/AC, which meets the intent of the Residential C Future Land Use Designation. Per Table LU&CD 1-1 Land Use Designations: Density and Intensity, standard density for Residential C is 1 DU/AC. However, up to 3 DU/AC is permitted for land zoned PUD in the Residential C Category by residential density bonus. The Applicant is requesting a density bonus of 1.5 DU/AC to attain a density on 2.5 DU/AC. The proposed SF Pod is consistent with the overall net density of those pods that are designated for ZLL and SF homes. Per the approved Master Plan, the original intent of the PUD was to create a variety of housing types, the PUD was approved with 2 housing detached housing types consistent with Sec. 6.5.5.D – Planned Unit Development District, single-family and zero lot line homes.

Pod	Units/Type	Net Density
A	183 ZLL	5.48 du/ac
C	120 ZLL	5.06 du/ac
E	89 ZLL	4.45 du/ac
B	180 SF	3.82 du/ac
D-1	83 SF	3.30 du/ac
M	106 SF	3.83 du.ac
New Pod O	25 SF	2.5 du/ac

Although Residential Category C allows for a bonus density up to 3 DU/AC, the proposed new residential Pod O will result in a NET density of 2.5 du/ac. This density is well below Pods A, C and E as shown in the Table above, and generally consistent with three SF Pods B, D-1 and M. Therefore, the Applicant concluded that the proposed NET density is consistent with the overall PUD.

e. Proper Transition of Land Uses

As mentioned before, all PUDs that exceed 300 dwelling units or more are considered as large residential developments and should offer two or more housing types. As shown on the Master Plan, Pods A, C and E are all located at the peripheral boundary of this PUD, the proposed new Pod is also located at the corner of two main collector streets (120th Avenue South and 50th Street South) and therefore it will provide a transition from the existing equestrian centers/facilities located west of 120th Avenue South and the existing single-family residential pods of this PUD.

f. Landscape Buffering

The proposed pod will be adequately served by landscape buffering, as there are existing buffers to the north and east. The Applicant is requesting the approval of Pod O under the Flexible Regulations of a PUD. Justification for Landscape Deviations are documented in the MPA Justification Statement, Site Plan as well as the Project Standards Manual (PSM).

North and East Perimeter Buffers - There are existing, oversized buffers along the north and east property lines, which were included with the approved Isles at Wellington PUD. These mature, extensive buffers, measuring 50' in width, were provided in order to adequately buffer the single-family development from the equestrian center with non-residential type of activities. With the proposed Residential Category C future land use, consistent with the adjacent developments within the Isles at Wellington PUD, the perimeter buffers along the north and east property lines are no longer required by Table 7.8.1- Landscape Buffer Application in the code. The existing, oversized

buffers now serve as an enhancement to the proposed site plan, providing privacy and isolation from the surrounding residential developments.

South and West Perimeter Buffers - A 20-foot right-of-way Type C buffer will be installed along the south property line abutting 50th Street South. Along the west property line, a 20-foot right-of-way Type C buffer will be required; however, the Applicant will be requesting a 25% width reduction of the buffer since Pod O is separated from 120th Avenue South by a 100-foot wide LWDD Canal ROW; therefore, a 15-foot wide buffer will be provided along the west property line, and this is allowed per Section 7.8.5.C.6 of the Code.

g. Preservation of Equestrian Land Uses

The land to the west of the site, across 120th Street S is zoned EOZD. Wellington has a well-designed EOZD and has been adopted as part of the Elements of the Village's Comprehensive Plan, the Equestrian protection Area (EPA) also has been developed covering over 100 miles of public bridle trails. The current request to redesignate the remainder Pod of this PUD has no impact to the EPA & EOZD, as it is outside of the EPA boundary.

Objective LU&CD 4.3 Innovative Planning - *Innovative planning and development strategies shall be adopted and utilized to provide flexibility in design, a variety of housing choices, an integration of uses, a balancing of land uses, and an efficient use of resources and facilities.*

Response:

The proposed MPA application is not a creation of a new PUD, as the subject site is a remnant parcel of an existing PUD that was built out in the 1990's. It is important to note that the original PUD was not subject to any GHG reduction strategies or any new green principles in the site layout of the residential or non-residential uses. However, the proposed Pod with 25 single-family units will adhere to the latest Florida Building Code in energy efficient strategies, and reduction of heat islands on the site by reducing the amount of concrete/asphalt paving. Energy efficiency will also be evaluated with selection of doors, windows, wall and ceiling insulation, shading factors, air conditioning equipment, appliances and water conserving plumbing fixtures. Energy and heat load calculations will be performed on each model and certified at certificate of occupancy. Additionally, sensitivity to landscape material selection and location for aesthetic and shading features will be considered.

In addition, the Applicant is proposing residential units that comply with Sec. 6.4.3 – Architectural Review and Design of the Land Development Regulations (LDR) and is also requesting the review/approval by the Architectural Review Board (ARB). The proposed architectural elevations of the single-family units are shown in the Project Standards Manual (PSM), C. Architectural Design Elevations.

V. TRANSPORTATION:

1. Determine the trip generation for the current future land use designation.

- a. At .25 FAR; and
- b. At .35 FAR.

Response:

Please refer to the provided traffic study for reference.

2. Determine the trip generation for the proposed future land use designation.

- a. At .25 FAR; and
- b. At .35 FAR.

Response:

Please refer to the provided traffic study for reference.

3. Determine the net trip increase at .25 FAR and .35 FAR (a) – (b). Response:

Please refer to the provided traffic study for reference.

4. Determine the project trip distribution on all roadways based on the following table.

Net Trip Increase	Distance
51 - 1,000	directly accessed link
1,001 - 4,000	1 mile
4,001 - 8,000	2 miles
8,001 - 12,000	3 miles
12,001 - 20,000	4 miles
20,000 - up	5 miles

Response:

Please refer to the provided traffic study for reference.

5. Determine LOS with existing traffic and project traffic.

- a. Add the project traffic to existing traffic volumes for all roadways determined in (d.), based on the trip generation for the proposed future land use in (b). *

Response:

Please refer to the provided traffic study for reference.

- b. Compare to LOS D for existing lanes. **Response:**

Please refer to the provided traffic study for reference.

6. Determine LOS with projected five year traffic and project traffic.

- a. Determine five year projected traffic volumes using the published historic growth rates and major project traffic.
b. Add the project traffic to all roadways determined in (d) based on the trip generation for the proposed future land use in (b). *
c. Compare to LOS D for existing and assured lanes.

Response:

Please refer to the provided traffic study for reference.

7. Determine the current year LOS with the increase in traffic due to the proposed land use amendment.

- a. Add the project traffic to all roadways determined in (d) based on the trip generation for the increase in traffic due to the proposed future land use in (c).
b. Compare to LOS D for the lanes in the current year roadway system.

Response:

Please refer to the provided traffic study for reference.

- 8. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or policies the proposed amendment is consistent with or furthers. (It is recommended that the Applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.**

Policy MB 2.1.3 Connectivity - *Require proposed new developments to include internal connections with existing and proposed collectors and adjacent properties to increase connectivity and reduce traffic impacts on Wellington's major thoroughfares.*

Response: Access to the proposed residential Pod will be from 50th Street South only, no new access points will be from 120th Street South. Only 250 trips per day will be generated from the residential use.

The proposed Pod cannot be connected internally to the rest of the PUD because it was not contemplated as an integral part of the remainder of the PUD, per the approved Master Plan. There are existing physical barriers such as the existing 50-foot-wide buffer along the north and east perimeter of the site, as well as a drain field to its north. Therefore, based on the existing conditions, establishing new internal streets to provide connectivity to the PUD is not feasible.



The proposed site plan includes 25 single family homes, which would generate 250 daily trips. The proposed site plan with 25 single family homes is less intense, proposing 1,028 less trips than the potential trips that could be generated with a commercial equestrian development under the existing Commercial (C) FLU.

VI. MASS TRANSIT

1. Identify the mass transit provider.

Response:

The mass transit provider for the subject site is Palm Tran.

2. Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.

Response:

The nearest bus shelter is approximately two miles away and is stop #5927. This stop is located at the northeast corner of Lake Worth Road and State Road 7. This stop is along route number 62, which provides service from Wellington to Lake Worth via Lake Worth Road.

3. Identify whether the subject property has connections to the Tri-County Commuter Rail.

Response:

The subject property does not have direct connections to the Tri-County Commuter Rail; however, connections can be made through Palm Tran which is located 0.03 miles from the subject property.

4. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

Response:

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan Transportation Element. Policy MB 1.6 Pedestrian Pathway Priorities of the Mobility Element emphasizes the importance of pedestrian facilities or improvements within walking distance of neighborhoods to schools, parks, and transit stops. Pursuant to this policy, a pedestrian connection is proposed to connect to 50th Street South should the Village decide to improve the ROW and increase the possibility of Mass Transit.

VII. HOUSING/POPULATION

1. If a methodology other than that described below is used to determine population, identify the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.

a. Current FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Map (FLUM) designation by the average number of persons per dwelling unit based upon the most recent population estimates generated by the U.S. Census.

Response:

The maximum population allowed under the current Commercial FLUM designation is 0 dwelling units, as the Commercial FLU designation is a commercial land use and does not permit any residential density.

b. Proposed FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the average number of persons per dwelling unit based upon the most recent population estimates generated by the U.S. Census.

Response:

Per the Village of Wellington's standards, the average household size is 3.02 people. The maximum population under the proposed FLUM designation is 91 people (30 x 3.02 = 91). However, it is important to note that the Applicant is proposing 25 single-family units which equates to a population of 76 people (25 x 3.02 = 76).



2. Number of dwelling units. Identify the number of dwelling units that could be constructed on the subject property based upon its:

a. Current FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property. Response:

The number of dwelling units that could be constructed under the existing Commercial FLUM designation is 0 units.

b. Proposed FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUM designation multiplied by the size of the property. Response:

The maximum number of dwelling units that can be constructed under the proposed Residential Category C FLUM designation on the 10- acre subject site is 30 units.

3. Census Tract data: Identify the Census Tract where the subject property is located.

Response:

The subject property is located in Census Tract 77.53.

4. The effect of the proposed amendment on population: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.

Response:

The proposed amendment will increase the allowed population by 91 people.

5. Change in number of dwelling units: Subtract the number of dwelling units at the Current FLUM designation from the number of dwelling units at the Proposed FLUM designation.

Response:

The proposed amendment will allow a maximum change in dwelling units by 30 units. However, please note the Applicant is proposing 25 single-family units.

6. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a residential related proposed amendment, reference specific objectives and/or Policies the proposed amendment is consistent with or furthers. (It is recommended that the Applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.

Response:

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan. Pursuant to the Housing & Neighborhoods Element Goal H&N1 and Goal H&N 2. This development proposal of 25 single-family units within the existing Isles at Wellington/Orange Point PUD, will provide safe, decent, well-maintained, and sanitary housing options for future residents of the Village in a suitable location. Further consistency with Wellington's Comprehensive Plan Housing Element can be found within the analyses below.

Goal H&N 1 – Protection & Preservation - Protect, preserve, and enhance the character, quality, and value of existing neighborhoods.

Response:

The proposed development will protect and preserve the character, quality, and value of the existing neighborhoods. The proposed development was originally approved along with the Orange Pointe PUD, a residential PUD. The addition of 25 homes on the 10 acre site, which is currently underutilized, will complement the existing residential community in terms of unit type and general character. To the south of the site is a bridle trail, which will be improved to maintain the equestrian element in the neighborhood and Village as a whole. In addition, the density of the proposed development is consistent with the surrounding residential pods.

Goal H&N 2 – Housing Choice and Availability - Establish a balance of dwelling choices within the community by providing housing availability for the workers employed by the industries Wellington seeks to attract, and reinvestment in neighborhoods that have experienced economic, physical, and aesthetic decline.



Response:

The Village of Wellington Comprehensive Plan encourages having a diverse and balanced set of dwelling types. The Village's goal is to provide housing for and attract workers employed by industries that the Village seeks to attract. In addition, the goal highlights the importance of reinvestment of neighborhoods. The proposed development includes 25 single-family homes which will provide housing options for families. The surrounding areas, including the Orange Point PUD primarily consists of single family and zero lot line homes. By attracting families to the area with housing availability, the workforce will be diversified, and the neighborhood will be reinvested in.

VIII. INFRASTRUCTURE: DRAINAGE

- 1. Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.**

Response:

The subject site is under the responsibility of Acme Improvement District.

- 2. Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.**

Response:

The subject site is within the C-51 drainage basin and the Village of Wellington Basin B.

- 3. Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.**

Response:

Through the aforementioned Developer's Agreement, the subject site will tie into the PUD's existing drainage facilities. The subject site is immediately adjacent to the PUD's 7.68 acre water management tract and has further connections to the drainage facilities to the east of the subject site.

- 4. Identify the level of service standard established for the subject property.**

Response:

As indicated in the Drainage Statement prepared by **Michael B. Schorah and Associates, Inc.**, a preliminary analysis of the site's drainage features indicates that the site can be adequately drained and that a stormwater management system capable of meeting the applicable regulatory requirements can be designed and permitted.

- 5. Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of storm water to reduce runoff rates and provide settling and filtration of pollutants. Non- structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.**

Response:

The Subject site is included in the Master Drainage system and SFWMD permit for the Isles at Wellington/Orange Point PUD. That system provides both the stormwater quality and discharge quantity criteria required for this project. Stormwater from this site will discharge to that system through an existing culvert connection.

- 6. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.**

Response:

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan. The request is consistent with *Policy LU&CD 3.2.2 SFWMD BMP for Water Quality* of the Land Use and Community Design Element as it does not degrade ambient water quality and complies with BMPs.

IX. INFRASTRUCTURE: POTABLE WATER

- 1. Identify the entity that would provide potable water service to the subject property.**

Response:

Potable water service will be provided to the property by the Village of Wellington Utility Department. Refer to the attached letter and correspondence.



2. **Identify how far, in feet, the subject property is located from a potable water line. Indicate the street where the nearest line is located.**

Response:

The subject parcel is currently served by an 8" water main that is connected to the Village line in Isles Vista Blvd. There is also an existing water line adjacent to the site in 50th St. South.

3. **Identify the potable water level of service standard established by the potable water provider.**

Response:

The potable water level of service (LOS) standard established varies for residential based on the number of bedrooms. As provided in the attached Water and Wastewater Demand Statement prepared by Michael B Schorah & Associates, Inc., there are 25 total residential units proposed all as 4 bedroom units. The standard LOS for 4 bedroom units is **520 GPD**.

4. **The effect on potable water levels of service and system needs.**

- a. **Current FLUM Designation: The demand for potable water based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.**

Response:

Based on the current FLUM for the parcel of Commercial with a maximum FAR of 35% and maximum floor area of 152,460 SF the existing potable water demand is 15,246 GPD.

- b. **Proposed FLUM Designation: The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.**

Response:

The proposed FLUM designation of Residential Category C with a maximum density of 3 DU/AC and the proposed development of 25 units will establish a demand for potable water of **15,700** gallons per day with a peak demand of **21,980** gallons per day based on the Village Utility criteria.

- c. **Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.**

Response:

The change in water usage is a **decrease** in demand of **8,164** gallons per day.

5. **Consistency with the Potable Water Sub-Element. Applicant must demonstrate consistency with the Potable Water Sub-Element.**

Policy PF 1.1.1 Capacity Fees - All new development shall be required to pay capacity fees to reserve potable water supply and wastewater treatment capacity for future use.

Response:

The development proposal will remain consistent with Policy PF 1.1.1 of the Public Facilities Element by funding the required pro-rata share of connecting facilities and will totally fund on-site facilities associated with the development. As part of the requirements for the Comprehensive Plan Amendment, the Applicant applied for a Utility Capacity Determination Letter on April 13, 2023, and is pending the Utilities Department determination. Per correspondence with the Utilities Department, since the flows are the same or less on the current proposal the previous letter issued in 2021 may be used. Refer to the letter and correspondence provided.

X. INFRASTRUCTURE: SANITARY SEWER

1. **Identify the entity that would provide sanitary sewer service to the subject property.**

Response:

The Village of Wellington will provide sanitary sewer service to the subject property.

2. **Identify how far, in feet, the subject property is located from a sanitary sewer line. Indicate the street where the nearest line is located.**

Response:

The distance to the closest sanitary sewer line is zero feet. Sanitary sewer is located on the property.



3. Identify the sanitary sewer level of service standard established by the potable water provider.

Response:

Connections to the public sanitary sewer facilities will be provided to all proposed units. The sewer lines will be constructed to Village standards and will be cleared through the Palm Beach County Health Dept./F.D.E.P. prior to being put into service. The proposed 25 – 4 bedroom single-family units will have an estimated wastewater generation rate of 400 GPD/unit as outlined in the Village criteria.

4. The effect on sanitary sewer levels of service and system needs.

a. Current FLUM Designation: The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.

Response:

Based on the current FLUM of Commercial with a maximum FAR of 35% and a maximum building area of 152,460 SF the existing sanitary sewer demand is 15,246 GPD.

b. Proposed FLUM Designation: The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.

Response:

The proposed FLUM designation of Residential Category C with a maximum density of 3 DU/AC and the proposed development of 25 single-family units will establish a demand for sanitary sewer service of 10,000 GPD based on the Village Utility criteria.

c. Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.

Response:

The change in sanitary sewer demand will be a decrease of 5,200 gallons per day.

5. Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element.

Objective PF 3.1.1 - Monitor the policies, plans, and facilities of the Solid Waste Authority regarding solid waste capacity for Wellington.

Response:

As indicated in Objective PF 3.1.1 of the Public Facilities Element, the SWA has indicated sufficient capacity is available to accommodate future development. Furthermore, as part of this application, the Applicant has provided an availability letter from SWA which states that there is an estimated 26,926,868 cubic yards of landfill capacity remaining in the County which can accommodate the County and all municipalities until the year 2054. This estimate factors in the County's Population, projected growth rates, projected solid waste generation rates, and waste reduction and recycling. This confirmation letter from SWA, dated January 28th, 2023, that the proposed land use will not provide any inconsistencies with the SWA's level of service has been provided as **SWA Level of Service letter**.

XI. INFRASTRUCTURE: AQUIFER RECHARGE

1. Identify whether the property is located within a prime aquifer recharge area: If the property is located east of the conservation areas, state that the property is located within both the surficial aquifer system and the Floridian aquifer system. Identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.

Response:

The property is not located within a prime aquifer recharge area. The property is located within both the surficial aquifer system and the Floridian aquifer system.

2. **Identify, generally, the percentage of the property that will be covered with an impervious surface: Use the following to estimate the percentage of imperious surfaces: i) low residential (1 to 4.99 dwelling units per acre)= 30 percent; ii) medium and high density residential (5 dwelling units per acre and above) = 65 percent; and iii) commercial, industrial and institutional = 85 percent.**

Response:

There are 5.3 acres of impervious space, meaning there will be a maximum of 53%. This applies to the largest lot size and is the most restrictive.

3. **Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation, Sustainability, & Resiliency Element.**

Objective CSR 1.3 Water Resources Conservation & Protection - Ensure water resources are conserved, used, and protected in accordance with state, regional, county and local standards, and required in Wellington's Water Supply Plan.

Response:

The proposed development will remain consistent with Objective CSR 1.3 of the Conservation, Sustainability, & Resiliency Element. The subject site is cleared, and no natural resources exist today.

XII. CONSERVATION

1. **If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.**

Response:

The subject site is cleared with no existing vegetation; the subject site is currently used for cattle grazing.

2. **If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.**

Response:

As stated above, the subject site is cleared with no existing vegetation. The subject site is currently used for cattle grazing.

3. **All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.**

Response:

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan and complies with Objective CSR 1.3 of the Conservation, Sustainability, & Resiliency Element including the protection and conservation of water resources.

XIII. RECREATION AND OPEN SPACE

1. **Identify the following facilities that would service the property:**

a. Regional parks

Response:

The subject site can be serviced by three main Palm Beach County parks which are within a five mile radius. Lantana District "1" park is the closest county park and is approximately two miles away. Okeehetee Park is the largest park and is approximately five miles from the subject site. Park Ridge Golf is another County park which can service the subject site and is approximately two and a half miles from the subject site.

b. Community parks

Response:

The closest Community Park to the subject site is Village Park, which is approximately one and a half mile away. Additional District parks include Olympia Park which is approximately two and a half miles away; as well as Wellington Community Park, which is approximately two miles away.

c. Open space

Response:

Per Wellington LDC definition, Open Space means an open area which is set aside and restricted to open space use including a park, preserve, recreation space, square, plaza courtyard, etc. Unless these LDRs expressly provide open space credit for required green spaces such as those in rights-of-way, required retention or detention areas, landscape buffers and yards, they are not considered open space. The Applicant is providing 0.36 acres of open space (not including buffers) and dry detention. Recreation areas are proposed to be satisfied via payment in-lieu.

2. Adopted recreation levels of service standard of \$885 of total recreational investment per capita.

Response:

The maximum recreational investment is \$70,490.25 (based on 25 units, $\$885 \times 76 \text{ people} = \$67,260$).

3. The effect of the proposed FLUM amendment on regional, district and neighborhood parks.

Response:

The proposed FLUM amendment will increase the number of users at the parks. However, there are no definitively negative impacts predicted to occur.

4. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.

Response:

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan. Sections 8.5.2 and 6.5.2.E in the Unified Land Development Code of the Village of Wellington outline public and private recreation requirements. These code sections are supported by Policy PR 1.1.1. of the Village of Wellington Comprehensive Plan Parks & Recreation Element, the Applicant acknowledges the required recreation and civic land dedications. Policy PR 1.1.1 in the Parks & Facilities element of the Comprehensive Plan and Section 8.5.2.D of the Unified Land Development Code recommend at least 10 acres of recreational land per 1,000 residents and at least 1 acre of civic land per 1,000 residents. Refer to the calculations below.

- **Public Parks And Recreation Requirement**

Per Section 6.5.2.E.1 in the ULDC, the developer shall provide five (5) acres of property for park and recreational facilities per each 1,000 population. Based on 3.02 persons per household and 25 units, the required park land dedication requires 0.38 acres of land ($25 \times 3.02 = 76 / 1,000 = 0.076 \times 5 = 0.38$). The Applicant intends to provide a payment in lieu.

- **Public Civic Requirement**

Per Section 6.5.2.E.1 in the ULDC, Civic land dedication requires 1 acre per 1,000 of the population. Based on 3.02 people per unit based on the latest census data. Based on the proposed 25 dwelling units, the required civic dedication would equate to 0.08 acres of land ($25 \times 3.02 = 76 / 1,000 = 0.076 \times 1 = 0.076$ or 0.08). The Applicant intends to provide a payment in lieu.

- **Private Recreation Requirement**

Per Section 8.5.2 in the ULDC, the development is also subject to private recreational land at a minimum rate of 110 square feet per capita. Based on 3.02 persons per household, and 25 homes, there is an estimated population of 75.5 residents in the Islepointe development. Therefore, 8,360 square feet, or 0.19 acres of private recreation are required. The Applicant intends to provide a payment in lieu.

XIV. FIRE RESCUE

- 1. Identify the fire-rescue facility that would service the subject property: Identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.***

Response:

A letter from Palm Beach County Fire Rescue confirming station number and distance has been issued. The subject site is located approximately 3.50 miles from Fire-Rescue Station #27 which is located at 3411 South Shore Blvd.

- 2. Identify the response times from the fire-rescue station to the subject property: The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.***

Response:

A letter from Palm Beach County Fire Rescue confirming response time has been issued and is attached. The letter states that the average response time for Fire-Rescue Station 27's zone is 7 minutes 27 seconds. The estimated response time to the property is 9 minutes and 30 seconds.

- 3. The effect of the proposed FLUM amendment on the average emergency response time: If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire- rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time.***

Response:

The proposed FLUM would not have negative effects on the Fire Rescue Departments response time, as response time is determined by a property's distance from a station. The Fire Rescue Department has stated that the subject site has a response time of 9 minutes and 30 seconds. Although this is higher than 5 minutes, and above the average response time of 7 minutes and 27 seconds, the response times have been taken into consideration for the design. The subject site is designed to provide streamlined access for emergency vehicles and services. The development's proposed entrance is on 50th Street South and will have Knox Box access for emergency access. In addition to the main entrance, there is also a 20' emergency access point on the western side of the southern property line. The development only has 27 homes and circulation allows for adequate access to all homes, as they're located on an internal loop road. The site is located on 50th Street South, which is just under 2 miles west of SR-7/441, a major road that connects to the rest of the county and surrounding areas. Overall, the location of the site and proposed development will help promote accessibility and mitigate response time for emergency vehicles.

XV. HISTORIC PRESERVATION

- 1. Identify any historic or architecturally significant resources within 500 feet of the subject property. Historic or architecturally significant resources include buildings, structures and other objects.***

Response:

There are no historic or architecturally significant resources within 500 feet of the subject property. Refer to the letter provided, dated August 16th, 2023 from the Palm Beach County Historic Preservation Officer/Archaeologist. This letter confirms that there are no historic or architecturally significant resources on or within 500 feet of the property.

2. **Identify any archaeological resources located within 500 feet of the subject property. Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.**

Response:

There are no archaeological resources within 500 feet of the subject property. Refer to the letter provided, dated August 16th, 2023 from the Palm Beach County Historic Preservation Officer/Archaeologist. This letter confirms that there are no historic or architecturally significant resources on or within 500 feet of the property.

XVI. PUBLIC EDUCATION

1. **Identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for:**

- a. **Elementary Schools**

Response:

According to the current Elementary School Attendance Zones, the subject site would be served by Panther Run Elementary School. This elementary school is located at 10775 Lake Worth Road and is approximately 1.3 miles away from the subject site.

- b. **Middle Schools**

Response:

According to the current Middle School Attendance Zones, the subject site would be served by Polo Park Middle School. This middle school is located at 11901 Lake Worth Road and is approximately one mile away from the subject site.

- c. **Senior High Schools**

Response:

According to the current High School Attendance Zones, the subject site would be served by Palm Beach Central High School. This high school is located at 8499 West Forest Hill Boulevard and is approximately 4.75 miles away from the subject site.

2. **All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.**

Response:

The proposed amendment is consistent with the adopted Education Element of the Wellington Comprehensive Plan. The Education Element of the Comprehensive Plan references the importance of development that will further educational opportunities in the Village of Wellington. the Applicant is proposing a development program that creates housing diversity and promotes opportunities that achieve cultural diversity in school age populations.

XVII. INTERGOVERNMENTAL COORDINATION

1. **Identify all local governments (including special districts) located within one-mile of the subject property:**

Response:

Local governments within one-mile of the subject site include the Village of Wellington and Palm Beach County along with ACME and LWDD.

2. **Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government.**

Response:

The property is located within the Village of Wellington and has not been identified as a future annexation area for another municipality.



3. Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.

Response:

Pursuant to Goal CP 1 in the Community Partnerships Element, the proposed request will necessitate coordination with other local and regional agencies. To ensure full consideration is given to the impacts of the proposed development on Wellington's ability to maintain the comprehensive plan.

XVIII. EQUESTRIAN ELEMENT

1. Applicant must demonstrate the impact of the proposed amendment on the Equestrian Element.

Response:

The proposed amendment will have no impact on the Equestrian Element of the Village's Comprehensive Plan. As previously stated, the subject site lies outside of the EOZD, and thus no equestrian activities take place on the property.

CONCLUSION

The Applicant's Justification Statement for the FLUM amendment provides a comprehensive analysis demonstrating that there are changed circumstances that necessitate the amendment. The proposed amendment will provide needed housing in a sustainable and feasible way and is consistent with the Comprehensive Plan and Land Development Regulations.

Based upon the above, attached and referenced information, the Applicant respectfully requests approval to amend the subject site's Future Land Use (FLU) designation from Commercial (C) to Residential Category C.