

From: Maureen Brennan <maureeniconica@outlook.com>

Sent: Friday, April 26, 2024 9:40 AM

To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>

Cc: Laurie Cohen <lcohen@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Tim Stillings <tstillings@wellingtonfl.gov>

Subject: Letter to VOW Council Re: 120th CANTER and ISLE POINTE Developments

This Message originated outside your organization.

Greetings Mayor Napoleone and Council Members; Mr. McGovern, Ms. Siskind, Ms. Silvestri, Ms. Antuna:

As a landowner in the vicinity of the potential Isle Pointe and Canter developments I am very concerned about the impact of these developments on 120th Ave S. and the intersection of 120th and Lake Worth Rd.

I strongly urge you to require Canter to have ingress/egress onto Lake Worth Rd from the north east corner of that proposed development rather than onto 120th Ave; see attached site plan and map of area. We all know the landowner wants the zoning so they will be able to sell the land and the developer has already determined this is a very profitable venture making this is the time the Council and residents have the leverage with developers to create a project that works for current residents as well as future homeowners and safer for all.

As you are probably aware, 120th is already an issue:

- >This is a very narrow road with a 25 mph speed limit used by horse trailers as well as local residents
- >The canal is very close to 120th so most likely cost prohibitive to widen without major expense of covering canal
- >Has become a cut through from 441 through to South Shore – Greenview Shores towards Southern adding more volume
- >The intersection at 120th & Lake Worth Rd is very dangerous therefore some type of traffic control needed regardless (light or roundabout)
- >There will be major complications with 40th St S. entering 120th
- >School pick up is very problematic already; there won't be a sidewalk from the Isle Pointe to Polo Park (because the road too narrow and grass area) so students will be driven increasing use and parents have already been lining up at the stop sign on 40th making it impossible for a trailer (and even cars) to make the turn onto 40th or out to 120th.
- >These developments are not even being required to pay any funds to improve the road or the intersection so why should they be able to use as a primary route yet not even contribute
- >Both the Aquatic Center AND the Wellington Athletic Center (and possibly large development next to NPC) will have ingress/egress onto 120th just north of Lake Worth Rd so very likely to have traffic coming from 50th to use 120th

Comments during the PZAB meeting April 17, 2023:

- >Pulte representative expressed they would potentially allow the church to exit onto 120th using the Canter driveway which would actually be diverting traffic from the 2 lane Lake Worth Rd to the small

120th - this "exit" would utilize/expand the existing sidewalk Pulte hopes to install within the church property

>It was also noted by the PZAB that the internal sidewalk (inside church grounds) that Pulte had suggested on the west side of the church property was not particularly logical

>PZAB members suggested having an outlet from 40th to Lake Worth further west of 120th but that would be problematic having yet another road entering Lake Worth close to the already problematic intersection and that outlet would have to cross the wide canal that runs along Lake Worth

>Overall the PZAB was definitely concerned about 120th and the intersection as they declared it was already at failure and they foresee problems with Pulte development ingress/egress onto 120th.

The residents in the general area of 120th are interested in meeting with each of you in a small group to review more sensible solutions for these projects, CANTER in particular. A few of us already had a productive meeting with the Mayor so we would look forward to meeting with the rest of the Council members. Site visits are surely welcome should anyone like to see the area and anyone of us could host a meeting at one of our farms.

Thank you for your attention to this matter.

PLEASE INCLUDE THIS IN THE PUBLIC RECORD

All the Best,

Maureen Brennan

Iconica Polo Team

Aqua-TEC Equine Conditioning & Therapy Center

<https://aquatecequine.com>

561-785-6353



<https://wowpoloseries.com/>



Lake Worth Rd

Lake Worth Rd

conica
Delivery

THE
ISLES OF
WELLINGTON

CANTER

120th Ave S

ISLE
POINTE

Good afternoon, Damian. Please see comment below regarding the Islepointe project. Once you review, please let me know if you have any questions. My phone number is 561-324-4664. Thank you.

- Proposed density of 2.7 units/acre is excessive for a remnant parcel never intended to be single-family residential neighborhood. It is so densely packed with two-story homes as to raise concerns about overwhelming the parcel and all sight lines from the adjacent Windsor Bay homes. The Pod-O parcel will never be integrated with the Isles' Orange Point PUD. Without any parks or recreation areas IslePointe cannot avail itself of the "bonus" dwelling units earned by the Orange Point PUD for its investment in open spaces. The Windsor Bay neighborhood in the Isles At Wellington ("IAW") features 1.86 units/acre and is the neighborhood adjacent to the site in question. In addition, the Canter/Pulte project is also 1.86 dwelling units/acre and is comprised of both 1- and 2-story homes. For the sake of consistency, harmony and aesthetics, IslePointe's plans should be no more aggressive as to permitted density design.
- The isolation of the proposed IslePointe development is a major issue. This development would be the only one within the Village of Wellington that, if built as planned, would lack access to the rest of the Village with no means for safely allowing pedestrians to use 120th Avenue or 50th Street. There is no plan for making safe passage to or from the parcel except by automobile which is contrary to the Village's transportation element objectives. This is an especially hazardous situation for the families who will not have access to school bus transportation.
- The proposed position of entrance gate of the development is objectionable, as it is placed immediately adjacent to homes in the Windsor Bay neighborhood of IAW and in that position will be a constant nuisance. The entrance gate should be moved further to the west, away from the IAW property line. Instead of "shifting" homes to accommodate, eliminate one home on the south side of the site
- As part of the density remedy, remove the property proposed in the northeast corner of the site to improve privacy for the homes along Isle Vista Blvd and expand a property line buffer to more than just 27.5 feet from Isles deeded common area.
- At least some homes facing the east side of the property should be single story (and a mix of single and two-story would be more consistent with Windsor Bay / Isles at Wellington / Grand Isles / new Canter-Pulte project).
- If the project is approved, it should be conditioned upon the Developer agreeing to pay for additional landscaping on the berm on the east side of the site. TopCut has provided a detailed plan/estimate which is acceptable to IAW and should be agreed to by the Developer.

Jamie Freeman

561-324-4664



ATTORNEYS AT LAW

SCOTT, HARRIS, BRYAN, BARRA & JORGENSEN, P.A.

March 27, 2024

Via Email: mnapoleone@wellingtonfl.gov
jmcgovern@wellingtonfl.gov
tsiskind@wellingtonfl.gov
mantuna@wellingtonfl.gov
asilvestri@wellingtonfl.gov

Mayor Michael J. Napoleone
Vice Mayor John T. McGovern
Councilwomen Tanya Siskind
Councilwoman Maria S. Antuña
Councilwoman Amanda Silvestri
Village Hall
12300 Forest Hill Blvd.
Wellington, FL 33414

RE: IslePointe (Pod O) Orange Pointe PUD
23-0002-CPA/Comprehensive Plan Amendment (CPA)
23-0001-MPA/Master Plan Amendment (MPA)

Dear Mayor and Council Members:

I represent The Isles at Wellington Community Association, Inc. and the Windsor Bay Estates Neighborhood Association, Inc. in regard to the proposed IslePointe project located at the northeast corner of 50th Street South and 120th Avenue South, adjacent to the Equestrian Preserve. The Isles is the deeded owner of record of a 50-foot common buffer immediately adjoining and surrounding the subject IslePointe parcel. The Windsor Bay neighborhood, a sub-association within the boundaries of The Isles, includes homes that will be most directly impacted by the IslePointe development as proposed. This letter is submitted on the joint behalf of these entities, referenced together as “The Isles.”

The applicant is requesting a Residential C Future Land Use Map Designation for Pod O which now provides for a density of one dwelling unit per acre. Because Pod O is a remnant parcel of the Orange Point PUD that was never intended to be used for a single-family neighborhood, the current master plan for Pod O as an equestrian center allows for a maximum of 2 acres of commercial development. Because Pod O is currently not in the Equestrian Preserve Area (EPA) or in the Equestrian Overlay Zone District (EOZD), it could not be developed as an equestrian center, unless, as pointed out in the Staff Report, there were land use map and zoning map modifications to add Pod O to the EOZD and the EPA. Arguably, if these modifications were made

and an equestrian center constructed, it would be more compatible with the rural/equestrian area that 27 two-story homes on 10 acres.

The applicant is requesting a density of 2.7 dwelling units per acre for Pod O. Wellington's Comprehensive Plan does provide for a density bonus of up to three dwelling units per acre for projects within a Planned Unit Development (PUD) zoning designation. While Pod O is technically within the Orange Point PUD, it is a remnant 10-acre parcel, which because of its equestrian commercial designation, was never incorporated into the development of the Orange Point PUD. For all intents and purposes, it is not and never will be part of or integrated into the Orange Point PUD. Section 6.5.5 of the Village's Land Development Regulations states:

The purpose and intent of a PUD is to allow flexible regulations and development standards for projects that are primarily residential and may contain pods of civic, recreation, and limited non-residential and mixed uses. All uses shall be connected by a continuous circulation system.

If the equestrian center designation is removed as proposed, however, the 20-foot incompatibility buffers will be removed to the north and east. The entrance to Pod O will be moved from 120th Way South to 50th Street South, adjacent to Windsor Bay in Pod H, which has a density of 1.86 units per acre. Even with IslePointe being rezoned residential, the intensity of use—27 two-story homes with an entrance on 50th Street South on a 10-acre parcel – would be far more intensive and obtrusive than an equestrian center limited to 2 acres of commercial use, with enhanced incompatibility buffers. The intensity of use in Islepointe would also be far greater than that of the Wellington Preserve, to the southwest, which is part of the Orange Point PUD. The Wellington Preserve is identified at Pod L in the Orange Point PUD and has a density of 0.20 units per acre.

If IslePointe is constructed as proposed, its residents will have no access to the amenities contained in the rest of the Orange Point PUD, including, but not limited to, recreation areas, open space and parks. Further exacerbating this problem is that there is no park or recreation area planned for IslePointe—because of the density bonus requested. The proposed IslePointe project will also not be connected by a continuous circulation system within the Orange Point PUD.

Moreover, if the applicant receives approval of the CPA and MPA to develop 27 single-family homes with a density of 2.7 units per acre – and if this residential development is built – it will be the only neighborhood in the Village of Wellington (except for certain equestrian communities) that does not have ingress or egress by pedestrian sidewalk, bike path or bike lane. The approximate one-mile section of 120th Avenue South between 50th Street South and Lake Worth Road is a narrow two-lane road with a guardrail and canal on the east side and equestrian properties to the west. 50th Street South is a rural two-lane road that connects to State Road 7 to the east and South Shores Boulevard to the west. These roads are unsafe for use by cyclists, especially children on bicycles, and for pedestrians.

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J. RICHARD HARRIS • CYNTHIA J. JACKSON • DEREK M. JORGENSEN • JOHN M. JORGENSEN • JUSTIN J. SHEPARD
+ BOARD CERTIFIED BUSINESS LITIGATION LAWYER

Further, Pod-O of the Orange Point PUD is less than two miles from the public elementary and middle schools on Lake Worth Road so children of families that would live in the IslePointe neighborhood would not have access to school bus transportation. If constructed, the only safe way out of or into IslePointe would be by automobile. Construction of such an isolated neighborhood would be uncharacteristic of Wellington, which has an extensive system of sidewalks and bike paths that serve the Village's residential communities. This interconnected non-motorized transportation system allows families to access the Village's parks and recreational areas on foot or on a bike. Objective 1.1 of Wellington's Transportation Element provides that it is to achieve a safe, convenient, and efficient motorized and non-motorized transportation system, which includes pedestrian ways and bicycle ways. If the proposed IslePointe project is built, it will not be consistent with this objective of the Comprehensive Plan. Further, even if there are no sidewalks or bike paths, children in the Islepointe neighborhood would still at times ride their bikes on 50th Street South or 120th Avenue South, creating a dangerous situation.

As Pod O is a remnant parcel of the Orange Point PUD that was never intended to be used for a single-family neighborhood, there are no good solutions to the isolation issue. A sidewalk and bike path possibly could be built on the east side of 120th Avenue South. This would require the installation of culverts in lieu of the canal that currently exists east of 120th Avenue South. The construction of a sidewalk and bike path on 120th Avenue from 50th Street South to Lake Worth Road would be a feasible way to provide a safe means of travel for bicycle riders and pedestrians exiting or entering the proposed IslePointe neighborhood. Until such time as sidewalks and bike paths are built along 120th Avenue South, a single-family neighborhood should not be considered for the Pod O.

For the foregoing reasons, The Isles of Wellington Community Association, Inc. and Windsor Bay Neighborhood Association, Inc. respectfully request that the Council deny the Islepointe applications for Comprehensive Plan Amendment and Master Plan Amendment. Alternatively, my clients request that should the Council approved the Comprehensive Plan Amendment, that the vote on the Master Plan Amendment be postponed, for further study and discussion related to the appropriate density for the development, landscape buffers, and connecting Islepointe to the Village's bike paths and pedestrian walkways.

Sincerely,



John M. Jorgensen

JMJ:asm
cc: Client

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J. RICHARD HARRIS • CYNTHIA J. JACKSON • DEREK M. JORGENSEN • JOHN M. JORGENSEN • JUSTIN J. SHEPARD
+ BOARD CERTIFIED BUSINESS LITIGATION LAWYER

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

April 16, 2024

By E-Mail

dnewell@wellingtonfl.gov

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

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

Dear Mr. Newell:

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

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

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

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

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

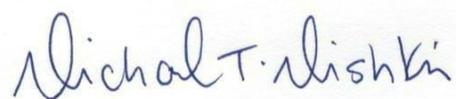
4. Plans to build-out K-Park also must be added to the mix of facilities that would all be served by the same inadequate routes leading to Village Park and to the new equestrian venue (Stribling Way, Pierson Road, South Shore Boulevard, Lake Worth Road and 120th Avenue.

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

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

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

Very truly yours,



Michael T. Mishkin, President
Isles at Wellington Community Association, Inc.
Michael-IAW@iqom.net
561-779-4170

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

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

April 16, 2024

By E-Mail

dnewell@wellingtonfl.gov

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

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

Dear Mr. Newell:

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,



Cara Masset, President

Windsor Bay Neighborhood Association, Inc.

Masset.cara@gmail.com

Ph: 412-316-7508

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

Public Comments - Islepointe

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

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
						<p>The homeowners in the Isles At Wellington (IAW) need additional time to evaluate the proposed project. We were notified on March 14th that there was a PZAB meeting on March 28th. However, we did not receive details of the revised plan/Staff Report until the evening of March 21st. The only meeting IAW has had with the developer/agent was a brief video conference between John Jorgensen (attorney representing IAW Master Board) and WGI Engineering (Agent for the Applicant/Developer). No homeowners in IAW have met with the Agent or Developer. There has not been a meeting amongst IAW homeowners to discuss this project. There is an IAW Board meeting scheduled for March 28th (same date/time as the PZAB meeting).</p> <p>IAW Board and homeowners need additional time to study the proposal in detail to determine if additional conditions should be requested. We also need to be sure the proposed plan (27 luxury homes) does not change materially if zoning change is approved.</p>
3/26/2024 19:51	Jamie	Freeman	3752 Isle Vista Blvd	Wellington	Oppose	
3/27/2024 11:29	Jason	Shumrak	11738 Windsor Bay Place	Wellington	Oppose	Stop the building
3/28/2024 15:17	Erica	Henn	3784 , Isle Vista Blvd	Wellington	Oppose	This is not a good idea for a number of reasons.
						<p>We have constant traffic issues on Lake Worth Road and even worse on Southshore. These large developments are destroying the tranquil benefit of living in Wellington. Additionally, the additional noise and traffic will be detrimental to the horse farms, especially during Polo season. I believe that industry would move away from Wellington as the development grows. International Polo Capitol of the World from October-April will move away. Thus destroying property values and tax income.</p>
4/15/2024 16:04	Joseph	Sassin	11633 Windsor Bay Place	LAKE WORTH	Oppose	
4/15/2024 16:16	Ujjwala	K			Oppose	Wellington is becoming way too crowded, construction in every corner. Schools cannot support the influx of new students and families. We do not need more housing.
4/15/2024 16:25	Ileana	Chmel	3768 Isles Vista Blvd	Wellington	Oppose	No homes should be built here. We were told when we built our home here that this area was zoned equestrian.
4/15/2024 16:25	Samantha	Goldberg	3735 Moon Bay Circle	Wellington	Oppose	Worries about overcrowding in schools and congestion on lake worth road by 120th and 50th, which is already in desperate need of a traffic light.
4/15/2024 16:26	Kylee	Plevin	11260 Edgewater Circle	Wellington	Oppose	Too much traffic in the area
						<p>The zoned schools are over populated, teachers are leaving every year, the polo park school corner is a mess and dangerous to turn onto, it needs a traffic light badly, how are you adding more cars and people to this area??</p>
4/15/2024 16:48	Cristina	Haase	11179 Silver Ridge St	Wellington	Oppose	
						<p>We moved to this area because of the amount of green space. There is already a good balance of residential and undeveloped. Please keep the area green.</p> <p>Traffic at the intersection of Lake Worth and 120th street is bad enough already. We do not need more housing in the area.</p>
4/15/2024 17:11	Christina	Rasmussen	4391 Mariners Cove Dr	Wellington	Oppose	
						<p>Please keep our area less populated. The development ratio is appropriate. We purchased our home in August off the main highways because of the amount of green space in this area. The extra housing is not needed.</p>
4/15/2024 17:14	Jonathan	Rasmussen	4391 Mariners Cove Dr	Wellington	Oppose	
						<p>This corner lot should be kept as protected land. The traffic is already horrific on 50th St. and the speeding is out of control on this stretch. I have reported the speeding to the Palm Beach County sheriffs office numerous times over the last five years. My house backs up to 50th St. close to this corner, and I can tell you that this is a very dangerous place to put 27 homes. The residents in the Isles at Wellington contribute greatly to the village of Wellington, and we shouldn't have to worry about the noise being added to our properties or the view, much less security being taken away!!!! I am greatly concerned about the safety of our homes and properties with such a large community being built right next-door.</p>
4/15/2024 18:18	Amy	DePalo	11816 Windsor Bay Place	Wellington	Oppose	

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
4/15/2024 18:28	mary ann	Grant		Wellington	Oppose	The community is strongly against any further development of housing. We are already at our capacity. It is bad stewardship. We don't want to be Boca Raton. If you continue on this path you will have to call Wellington and city and not a village.
4/15/2024 18:35	Rachel	Schwartz	14114 Aster Avenue	Wellington	Oppose	I oppose this project because of the location. It would cause traffic issues.
4/15/2024 18:39	Sara	Larsson			Oppose	Can we please leave some green space in Wellington?!! This is getting ridiculous!
4/15/2024 18:55	Chris	Schuler	11593 south breeze place	Wellington	Oppose	There are far better things our community can do if we wish to develop this land than add these. Until then That land should remain a green space.
4/15/2024 19:00	Amanda	Norton	1623 Bayridge Place	Wellington	Oppose	I am vehemently opposed to this development. I really don't understand the dramatic increase in land grab and increase in all these development proposals. By selling out the preserve it seems Wellington is for sale. There's benefit to current residents. We don't want to be boca or west palm beach. We're losing green space to add more residents which means more traffic, overcrowded schools, increase in flood risk, environmental impact and strain on resources (hospitals, medical, EMS, police). No residents want this and don't take their silence as a yes just that they're busy trying to find daycares and services for their kids as local resources are dwindling as is.
4/15/2024 19:22	Victoria	Valderrama	12207 old country rd n	Wellington	Oppose	NO MORE BUILDING IN WELLINGTON!! We do not want more traffic & do not need more houses. NO!
4/15/2024 19:37	Pamela	Richards			Oppose	We are overcrowded and traffic is already miserable. Stop building more houses/@apartmenta until we are ready. When we have more schools parks etc
4/15/2024 20:28	Sandra	Magaletti			Oppose	This plan was created without thinking of any of the surrounding areas. The people in Isles of Wellington will lose their view of the polo fields, the traffic on 50th and 120th will increase, the intersection at Lake Worth Rd and 120th will be even more dangerous. When was the traffic pattern test done? If the test was not done in the past 12 months DURING the months of January to March then it is pointless. Traffic in that area increases exponentially during the equestrian season. Keep Wellington green and stop approving residential communities that we do not need!
4/15/2024 20:37	Patricia	Morales			Oppose	Stop building houses
4/15/2024 21:11	Krystal	Regueiro	4433 Wellington Shores Dr	Wellington	Oppose	This will add extra traffic to the area. There are no traffic lights on this street.
4/15/2024 22:41	Kristan	Lassiter	11740 St. Andrews Place, Apt.103	Wellington	Oppose	Less the development in Village of Wellington. Current approved developments already terrible enough. Please stop ruining Wellington. Take it to another zip code.
4/15/2024 22:52	Bryan	Solomon	3760 isle vista blvd	Wellington	Oppose	This arguably is the worst community idea I've ever heard about! Besides, the roads, not being conducive in any way to this type of development, and besides the fact that we want to keep as much greenery in Wellington as possible, and not have more housing. It's meant for agricultural, commercial, equestrian, not for residential for a reason. It's extremely unsafe, especially with all of the farm workers and equestrian trucks and equipment back there to have families in such a tight area for 27 homes on 10 acres with roadways etc. It will lead to death and dismemberment and other lawsuits that would not be good for our community. Even more so the builder is garbage and produces low income, family homes that would reduce the value of our property, let alone crime and congestion on the roads. Assuming two cars per home and access point on 50th Street, this means traffic will increase considerably behind the homes that back up to 50th Street. I Completely oppose a zoning change!

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

Public Comments - Islepointe

4/17/2024 - 5/28/2024

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
4/17/2024 3:08	Liz	Hancox	506 sweet wood way	Wellington	Oppose	Preserve is not to be re zoned for profit. I oppose this
4/18/2024 9:59	Thomas	Laura	11712 Windsor bay place	Wellington	Oppose	I am opposed to this project because I live adjacent to 50th St. and the noise along that road is already intolerable this project will increase the traffic exponentially, and the noise and pollution will be that much greater. In addition to construction will be a nuisance. I don't believe this much density is What the village of Wellington is all about .I moved here from Miami to get away from people on top of each other.
4/18/2024 17:03	Cheri	Sayah	11608 WINDSOR BAY PLACE)	WELLINGTON	Oppose	Islepointe will create undesired traffic and noise and housing density.
5/3/2024 2:42	Dora	Paltzik	6675 Duckweed Road	Lake Worth	Oppose	Concerned about the increase in traffic, congestion in terms of development, reduction of green spaces, excessive development, etc.
5/27/2024 12:55	maureen	brennan	13481 fountain view blvd	Wellington	Oppose	Density is too high and this development is out of character with the area. 120th is not suitable for the additional traffic and cannot accommodate a sidewalk
5/27/2024 15:41	Paty	Gustafson-Barr	12113 Indian Mound Road	Wellington	Oppose	120 Avenue, corridor: "Additional road trips on this avenue, will change the nature of the present use as an "Equestrian Trail -Public" corridor. A sufficient number of pedestrians, runners, bicyclists, school children and equestrians travel 120th Avenue. Adjacent to the Equestrian Preserve, this area was never meant for significant automotive use and the right of way is not wide enough for expansion. "Any" more traffic will exasperate an already unsafe traffic condition. *My request is, no plan amendments that allow a zone change. These projects are NOT consistent with the amended comprehensive plan, neighboring residents, school zones, recreation areas and houses of worship. A vote for these projects will positively create extremely dangerous traffic ALONG 120th Avenue. *Lets go back to the spirit of what was intended, An "Equestrian Village". Keep that promise, stop the over populating developments. Keep our roads secure and safe, and do not ask today's generation to sacrifice..
5/27/2024 16:16	Eden	Sherman	12126 Indian Mound Road	Wellington	Oppose	I oppose to this development. I moved to Wellington because I fell in love with the green space and horse farms. My farm is on 120th and Indian Mound and the traffic at 120th and Lake Worth is already a nightmare, and very dangerous. I have seen multiple accidents at that intersection. That intersection cannot sustain itself right now, and I would hate to see what would happen if you cram in 40 more homes and an entrance on 120. The local government and council who clearly are being paid off by developers are not working for the people of Wellington who voice their opposition, they are working for the developers who are padding their pockets. That intersection is already dangerous enough I would hate to see the number of fatalities to come with adding traffic. We moved here to have large farms and green space. the local government is turning Wellington into a wanna-be Miami, a concrete jungle, cramming housing developments anywhere they can. It is a disgrace.
5/27/2024 16:26	Eden	Sherman	12126 indian mound road	Wellington	Oppose	I oppose this development, first and foremost the proposed development is cramming in homes with hardly ANY green space. Adding traffic to an already congested 120th. People flock to Wellington for the green space and farms, but the local government and council have decided they want their legacy to be cramming in as many developments as possible. Why should the tax payers pay for infrastructure to enable this developments to be in compliance with the rules. Wellington is a special place but little by little the local govt. and council members are stripping Wellington of what makes it so special. Green space. These developments are not thoughtful and appealing to the eye, they are the epitome of how many homes can we cram into a space to make money for ourselves. No one cares about how much traffic this will add, the lack of side walks for kids to walk to school and adding entrances on a 2 lane road that does not allow for a turning lane. We do not need more expensive housing.

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
5/27/2024 18:35	Nina	Barr	12113 Indian Mound Road	Wellington	Oppose	<p>120 Avenue: Growing up on this once an Equestrian use road, I've witness bad dangerous drivers these recent years. I am asking you not permit these projects or zoning changes along 120th Ave. Village of Wellington please don't change the landscape of this "Village", "Equestrian Trail -Public" corridor. Many pedestrians, runners, bicyclists, school children and equestrian enjoy travel on 120th Avenue. I'm one of those folks, who use this Avenue to travel to the schools, Polo grounds and the recreation parks. This area was never meant for significant automotive use and the right of way is not wide enough, to continue a "use to be" bridle path, bike lane, much less a sidewalk. "Any" more traffic will exasperate an already unsafe traffic condition.</p>
5/28/2024 11:51	Luis	Escobar	12293 50th street south	Wellingron	Oppose	<p>120th can't handle anymore traffic. Specially in the Lake worth120th intersection. Most dangerous intersection in Wellington. Very dangerous for kids crossing to school and horse trailers.</p>