

**Canter (Pod I) Orange Point PUD** **STAFF REPORT**

**Petition Numbers/Types:**

- 2023-0003-CPA/  
Comprehensive Plan Amendment (CPA)
- 2023-0003-MPA/Master Plan Amendment (MPA)

**Ordinance Number:** 2024 – 05

**Resolution Number:** R2024 – 19

**Owner:** Gerald M Barbarito, DD JCL Bishop of Diocese of Palm Beach

**Applicant:** Pulte Home Company, LLC  
 1475 Centrepark Blvd. Suite 140  
 West Palm Beach, FL 33401

**Agent:** Brian Terry/Insite Studio, Inc.  
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 (561) 249-0940

**PCN:** 73-41-44-26-10-001-0000

**Future Land Use Designation:**  
 Community Facilities - Existing  
 Residential C (1 - 3 du/ac) - Proposed

**Zoning Designation:**  
 Planned Unit Development (PUD) - Existing

**Acreage:** 40 Acres (+/-)

**Request:**

- Comprehensive Plan Amendment (CPA) to change the Comprehensive Plan Future Land Use Map designation from Community Facilities to Residential C.
- Master Plan Amendment (MPA) modifying Pod D of the Orange Point Planned Unit Development (PUD) to:
  - Designate a portion of Pod D as single-family residential (new Pod I) and add new access point for Pod I;
  - Allow development of 42 single-family residential homes/lots within Pod I of the Orange Point PUD with a density of 1.86 du/ac;
  - Amend Pod D related conditions of approval; and
  - Adopt the Canter Project Standard Manual.

**Location/Map:**  
 The subject site (Pods D and I) of the Orange Point PUD is located at the southeast corner of Lake Worth Road and 120<sup>th</sup> Avenue South.



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

**Boards, Committees, and Council:**

	Notice Date	Meeting Date	Vote
PZAB	4/2/2024	4/17/2024	Recommend Approval
Council	5/13/2024 6/10/2024	5/28/2024 (CPA 1 <sup>st</sup> ) 6/25/2024 (CPA 2 <sup>nd</sup> /MPA)	Approved (CPA 1 <sup>st</sup> ) Pending (CPA 2 <sup>nd</sup> /MPA)

**Public Notice and Comments:**

Sent	Returned	Delivered	For	Opposed
107	16	72	TBD	11

**Project Manager:**

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### **Site History and Current Request:**

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

The Orange Point Master Plan includes Sections 23 (Grand Isles area), 26 (Isles of Wellington area), and 34 (Wellington Preserve). Sections 23 and 26 within the Orange Point PUD were developed in the 1990s and 2000's, with Section 34 still being developed as equestrian lots. Pod D of Orange Point PUD Master Plan (Located within Section 26) was originally designated as a 21-acre residential pod with 65 single-family dwelling units. A previous site plan amendment was approved (in 1998) that reduced Pod D to 11.66 acres and 51 single-family units, with the remaining acreage and single-family units being transferred to Pod G and Pod D-1. The Orange Point PUD Master Plan (Resolution No. 1999-85) was approved (in 1999) to modify Pod D from a single-family residential pod to a 40-acre private civic with the potential of a church/school uses developed in phases. In 2001, the Orange Point PUD Master Plan (Resolution No. 2001-95) was approved to allow a church/house of worship as conditional use approval within Pod D as depicted on the master plan and conditioned. Pod D was approved in phases, which allowed a temporary structure for the church that was limited to six (6) years with extensions, before the requirement to construct a permanent church building. The future development phase for Pod D was not approved and was conditioned that Wellington Council approval would be required. A site plan was approved (in 2008) for Pod D to allow a 16,502 square feet church building with a future 10,298 square feet building expansion within the north section of the overall pod. Currently, the building expansion has not been done and the lower section of Pod D remains vacant.

The Applicant is requesting approval to split the subject 40-acre parcel known as Orange Point PUD Master Plan Pod D (Private Civic Site) into two (2) pods. The request is to change the land use for the southern portion of Pod D from Community Facilities to Residential C and amend the approved Orange Point PUD Master Plan to allow the proposed development of the new 22-acre parcel (Pod I) with 42 single-family residential homes/lots, that will be constructed by the Applicant/Developer. The Applicant also submitted a site plan (2023-0003-SP) for the Canter (Pod I) project that is consistent with the proposed master plan request. The site plan will be certified by the Development Review

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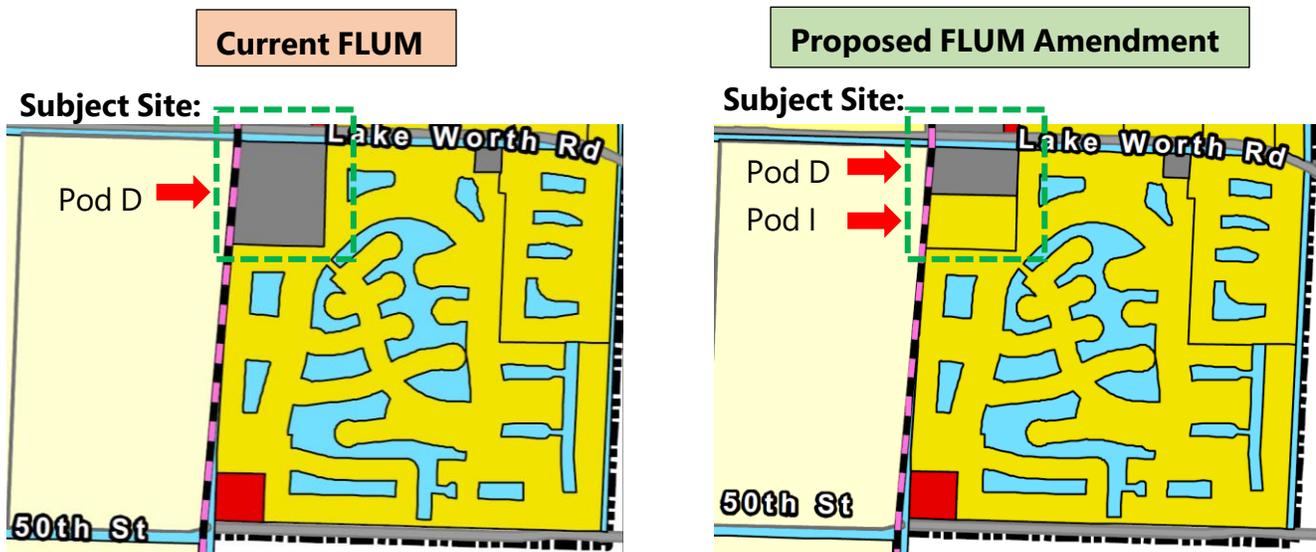
Manager (DM) after Wellington’s Council approval of the land use and master plan applications, and when all comments are satisfied.

**Analysis:**

As indicated above, the Applicant is requesting 1.) a Comprehensive Plan Amendment (CPA) to change Wellington’s Comprehensive Plan Future Land Use Map designation for the southern portion of Pod D (AKA the 40-acre private civic site) of the Orange Point Planned Unit Development (PUD) Master Plan from Community Facilities to Residential C, and 2.) Master Plan Amendment (MPA) modifying the 40-acre Pod D to create two (2) pods, adding a new access point, amending prior approved conditions of approval as it relates to Pod D (40-acre private civic site), to allow development of the newly created 22-acre Pod I (Canter) with 42 single-family residential homes/lots within the Orange Point PUD. The CPA and MPA applications were reviewed for consistency with both Wellington’s Comprehensive Plan and Land Development Regulations (LDR).

**1. Comprehensive Plan Amendment (CPA)**

The Applicant is requesting a Residential C Future Land Use Map (FLUM) designation for the southern 22-acre portion of the current 40-acre Pod D, which will become the 22-acre single-family residential Pod I. The FLUM designation of Residential C allows a standard density of one (1) dwelling unit per acre (1.0 du/ac). Wellington’s Comprehensive Plan allows a density for Residential C of up to three (3) dwelling units per acre (3.0 du/ac) for projects/parcels with a Planned Unit Development (PUD) zoning designation. A total density of 1.86 du/ac is requested for Pod I, which will allow for the development of the subject 22-acre parcel with 42 single-family residential homes/lots. The request to amend the FLUM designation for Pod I will add/increase density, which will require the affirmative vote (super-majority vote) of four (4) of the members of Wellington’s Council per Policy LU&CD 3.1.4, Wellington’s Comprehensive Plan. Below is a section of the current and proposed Wellington FLUM (See Ordinance 2024-05 Exhibit B) with an illustration of the proposed designation for the subject property (Pod I).



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Pod I will be designated as Residential C on Wellington’s Comprehensive Plan FLUM, which is consistent with the Isles of Wellington residential pod along the east and south, and the Grand Isles residential pod along the north within the Orange Point PUD. Section 26 includes residential pods (Isles of Wellington) of the Orange Point PUD approved for a total of 759 residential units, with an average density of 2.86 du/ac. Pod I is adjacent to the Isles of Wellington and will be developed similarly with 42 single-family lots/homes (1 and 2-story) at a density of 1.86 du/ac.

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

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

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

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

The Applicant/Developer is proposing to develop Pod I consistent with surrounding residential developments with the proposed Canter project that will have 42 single-family lots/homes comparable in size, and should be aesthetically compatible with the Isles of Wellington and Grand Isles projects within the Orange Point PUD. The subject property is in an area developed with both large equestrian and small single-family residential lots/homes. As Wellington is nearing build-out, this new residential development will ensure growth in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the above goals/policies of the Comprehensive Plan. The 22-acre site is currently vacant, and it’s explained that the proposed development will be compatible with the natural and built conditions, while not impacting the established character and quality of the surrounding residential.

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

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

**Policy H&N 2.1.2 Design Principles:** *Promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity and supports*

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*multi-modal transportation options by ensuring land use and zoning categories permit such development.*

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

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

The requested Residential C FLUM designation is an established land use that is compatible with the residential pods within the Isles of Wellington. The requested density of 1.86 du/ac is less than the adjacent Pod D-1 density (3.30 du/ac) to the east and Pod G (2.87 du/ac) density to the south and will be less than the average 2.86 du/ac density for overall adjacent Isles of Wellington development. Pod I is currently buffered from the other residential lots/homes to the east and south by an established landscape buffer with mature vegetation, and six (6) foot high wall. The Applicant is providing a landscape buffer along the north, east, and south, and a right-of-way landscape buffer along the west (120<sup>th</sup> Avenue South). The Orange Point PUD Master Plan was approved with two (2) housing types (single-family and zero lot line), and approval of the proposed Pod I land use change will allow for additional single-family residential units. The below table is a breakdown of the Orange Point PUD Master Plan residential pods with approved housing types, number of units, and density. Includes the pending/proposed Pod I and Pod O requests.

Pod	Housing Type	Units	Density
A	Zero Lot Line (ZLL)	183	5.48 du/ac
B	Single-family (SF)	180	3.82 du/ac
B-1	SF	87	2.34 du/ac
C	ZLL	120	5.06 du/ac
C-1	SF	41	2.80 du/ac
D-1	SF	83	3.30 du/ac
E	ZLL	89	4.45 du/ac
F	SF	35	1.97 du/ac
F-1	ZLL/SF	10	2.93 du/ac
G	SF	69	2.87 du/ac
H	SF	61	1.86 du/ac
<b>I (Proposed Canter)</b>	<b>SF</b>	<b>42</b>	<b>1.86 du/ac</b>
J	SF	62	2.69 du/ac

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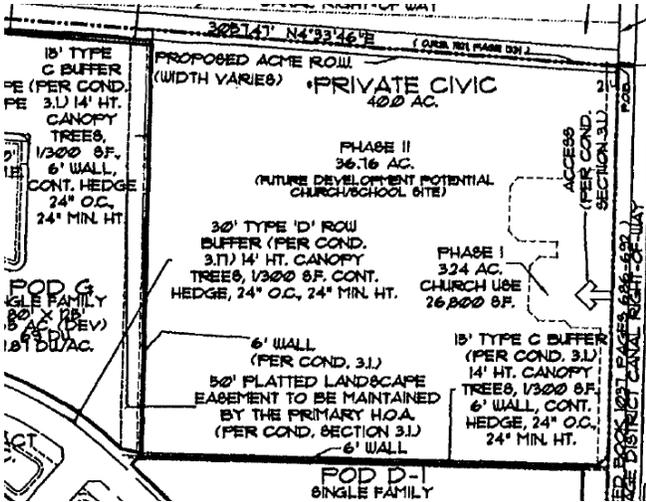
Pod	Housing Type	Units	Density
K	SF	53	2.00 du/ac
L	SF	124	0.20 du/ac
M	SF	106	3.83 du/ac
N	SF	191	2.73 du/ac
O (Proposed Islespointe)	SF	27	2.70 du/ac

**2. Master Plan Amendment (MPA)**

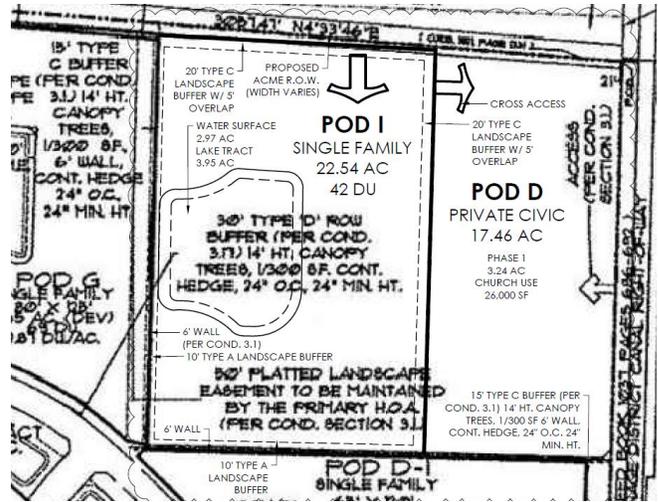
As stated previously, the current Pod D of the Orange Point PUD Master Plan will be modified to split the 40-acre pod into Pod D, which will remain as the private civic/church site (Pod D), and the proposed 22-acre single-family residential pod (Pod I). The Orange Point PUD Master Plan previously had a Pod I with residential density that was dissolved, and the units were distributed to Pod N (Resolution R-99-85, Section 3, Conditions of Approval No. 7). This amendment will re-establish a pod name (Pod I) that is currently listed on the master plan and provide the new housing type and density for the proposed Canter project (Pod I).

Other amendments include adding a new access point for the new Pod I, amending the prior Pod D-related conditions of approval, and adopting the Pod I/Canter Project Standard Manual. The Applicant is requesting to add a new access point for Pod I along 120<sup>th</sup> Avenue South, which was reviewed by Wellington’s Engineering Department and Traffic Consultant and should have no impact on traffic in the area. Also, two (2) cross-access points are proposed between Pod D (church site) and Pod I (Canter project) to provide cross-access along the northwest of Pod I for the church to use 120<sup>th</sup> Avenue South as needed in the future, and a cross-access point centrally located along the north of Pod I to provide Fire Rescue access. Proposed conditions of approval, include limiting the cross-access point along the northwest to be used by the church/Pod D, to not disrupt normal traffic circulation patterns along 120<sup>th</sup> Avenue South, by requiring Pod D owner/operator to coordinate with Wellington before any anticipated service/event that will require use of access on 120<sup>th</sup> Avenue South, and requiring pedestrian access at the cross-access point centrally located along the north between Pod D and Pod I be accessed by Pod I residents. The pedestrian (including golf cart and low-speed vehicle) access will allow the Pod I residents to access the church site for service/events without the need for a car or going on 120<sup>th</sup> Avenue South to access the church at the Lake Worth Road driveway/access. All cross-access points will be secured with gates and locks, and the Pod I residents will have controlled access to the centrally located cross-access point. The below sections are from the current (Exhibit A) and proposed Orange Point PUD Master Plan (See Resolution No. R2024-19 Exhibit B) is an illustration of the graphical modifications to the master plan.

**Current Master Plan (Pod)**



**Proposed Master Plan (Pod D and I)**



With the proposed amendments to the current Pod D approvals, the prior Orange Point PUD Master Plan Conditions of Approval will also need to be deleted/amended for the requested modifications. The Applicant is requesting to delete/amend the below conditions as approved with Resolution R-99-85 (Exhibit B), Resolution R-2001-95 (Exhibit C), and Resolution R201-59 (Exhibit D).

Resolution R-99-85 Condition of Approval:

*Section 3 Condition of Approval No. 5. Pod "I" has been eliminated and incorporated into revised Pod "N."*

Resolution R-2001-95 Conditions of Approval:

*Section 1 Condition of Approval No. 3.*

- a. *The development program for Pod "D" (a.k.a. the Private Civic parcel) in Section 26 has been modified to include two (2) phases. Phase I consists of 26,800 square feet of church use facilities on no more than 3.24 acres along the north Pod boundary. The requested use for a church or house of worship is approved on the Phase I site for a limited duration not to exceed six (6) years from the date of Certificate of Occupancy. Two 1-year administrative extensions beyond the 6-year limit may be granted in writing by the Village provided the property owner demonstrates progress toward permanent church planning, funding, and construction.*
- b. *Construction of a permanent church or house of worship will require development other amendment approval. If such approval is not received within the six (6) year period, the subject facilities approved in Phase I must be completely removed from the site at Developer expense.*

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- c. *Phase II consists of the redevelopment of the Phase I land and future development of the remaining 36.76 acres of the subject parcel; however, no specific uses are currently approved for this phase. Future development of any portion of the Phase II will require approval by the Village Council of a development order amendment to the Orange Point PUD specifying the proposed use and intensity of development. Any future development program proposed as a future PUD amendment for Phase II must encompass the entire 40-acre site, including the coordinated redevelopment of Phase I. At that time, an internal access between the Private Civic parcel and the remainder of Orange Point PUD Section 26 shall be reestablished to relieve external traffic congestion.*

*Section 1 Condition of Approval No. 4. All development on the 40-acre Private Civic (Pod "D") site shall adhere to the following buffer requirements:*

- a. *A minimum 15-foot wide landscape buffer area will be provided along the entire eastern boundary adjacent to Pod "D1."*
- b. *A minimum 50-foot wide landscape buffer, a 6-foot wall, and an additional 15-foot landscape buffer shall separate Pod "D" from Pod "G" to the south.*
- c. *A minimum 20-foot wide Type "D" landscape buffer will be installed along the entire Pod "D" north frontage on Lake Worth Road as part of Phase I development.*
- d. *A visual transition buffer will be installed along the north 350 feet of the west property boundary of Pod "D" in Phase I.*
- e. *The east and south buffers may be penetrated for the purpose of establishing internal PUD access in Phase II.*

Resolution R-2001-95 Conditions of Approval:

*Section 1 Condition of Approval No. 3.*

- d. *The development program for Pod "D" (a.k.a. the Private Civic parcel) in Section 26 has been modified to include two (2) phases. Phase I consists of 26,800 square feet of church use facilities on no more than 3.24 acres along the north Pod boundary. The requested use for a church or house of worship is approved on the Phase I site for a limited duration not to exceed twelve (12) years from the date of Certificate of Occupancy. Two 1-year administrative extensions beyond the 6-year limit may be granted in writing by the Village provided the property owner demonstrates progress toward permanent church planning, funding, and construction.*

This MPA includes prior approved amendments to the Orange Point PUD Master Plan, which will combine and simplify multiple tables into the proposed master plan (See Resolution No. R2024-19 Exhibit B) to ensure all approvals are combined into a single approved document for the overall Orange Point PUD.

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Approval of the Applicant's request will allow the proposed development of 42 single-family homes by a master Developer and will require Architectural Review Board (ARB) approval for all model types. Sections 6.5.2.C and 6.5.4.E of the LDR require planned developments to submit a Project Standards Manual (PSM), with the project's MP, which will be a governing document in addition to other approved development orders for the project/property. At a minimum, the project's PSM should include the project's description, theme, architectural style, character, development regulations, any requested flexible regulations/standards, landscape standards, signage regulations, recreation/civic dedication or in-lieu payment, graphics to illustrate the overall project design concept and intent of development, etc. See Resolution No. R2024-19 Exhibit C for the Applicant's proposed PSM, with an overall illustration of how the Applicant/Developer intends to develop the Canter project a 22-acre residential project, and specific standards to govern the project during initial development and throughout the life of the project as approved.

A Developer may request approval of a master plan/PSM with specific development standards for an overall development/project that may not meet the LDR requirements for bulk regulations if Wellington Council determines the project will still meet the intent of the code. The Applicant's request to allow alternative site-specific development standards, that may be below the established minimum development regulations, for the overall pod/development is consistent with the intent of a planned development, and will not impact other developments/residential neighborhoods. Over the years Wellington has approved specific standards for developments that may not meet the requirement as required in the LDR. The Applicant is requesting alternative standards for the single-family lot building coverage, side load garage front setback, and accessory structure setbacks.

Below are the standards required by the LDR, and standards being requested by the Applicant (alternative standards are shown in the highlighted text) for the Canter (Pod I) project, as provided in the PSM (See Resolution No. R2024-19 Exhibit C).

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<b>Project Development Standards (1)</b>		
<i>Single-Family Residential</i>		
	<b>VOW ULDC (Required)</b>	<b>Requested</b>
<b>Min. Lot Size</b>	6,000 SF	6,000 SF
<b>Min. Lot Width</b>	65'	65'
<b>Min. Lot Depth</b>	75'	75'
<b>Max. Building Coverage</b>	40%	<b>50% (2)</b>
<b>Max. Building Height</b>	35'	35'
<b>Setbacks</b>	Front: 25' Front Side Load Garage: 25' Side Interior: 7.5' Side Street: 15' Rear: 15'	Front: 25' <b>Front Side Load Garage: 15' (2)</b> Side Interior: 7.5' Side Street: 15' Rear: 15'
<b>Accessory Structure Setbacks</b>		
<i>Pool/Spa</i>	Front: 28' Side Interior: 10.5' Side Street: 18' Rear: 10.5'	Front: 28' <b>Side Interior: 7.5' (2)</b> Side Street: 18' <b>Rear: 7.5' (2) (3)</b>
<i>Screen Enclosure</i>	Front: 25' Side Interior: 7.5' Side Street: 15' Rear: 5'	Front: 25' Side Interior: 7.5' Side Street: 15' Rear: 5'
<i>Pergolas, Arbors, Trellis, etc. (less than 120 sf)</i>	Front: 25' Side Interior: 5' Side Street: 15' Rear: 5'	Front: 25' Side Interior: 5' <b>Side Street: 7.5' (2)</b> Rear: 5'

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<b>Project Development Standards (1)</b>		
<i>Single-Family Residential</i>		
	<b>VOW ULDC (Required)</b>	<b>Requested</b>
<b>Min. Lot Size</b>	6,000 SF	6,000 SF
<b>Min. Lot Width</b>	65'	65'
<b>Min. Lot Depth</b>	75'	75'
<b>Max. Building Coverage</b>	40%	<b>50% (2)</b>
<b>Max. Building Height</b>	35'	35'
<b>Setbacks</b>	Front: 25' Front Side Load Garage: 25' Side Interior: 7.5' Side Street: 15' Rear: 15'	Front: 25' <b>Front Side Load Garage: 15' (2)</b> Side Interior: 7.5 Side Street: 15' Rear: 15'
<b>Parking Regulations</b>		
<i>Single-Family</i>	2 spaces per unit	2 spaces per unit
<p><i>(1) Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR as determined by Wellington for the specific standard and/or use/structure.</i></p> <p><i>(2) Deviation from standard Village of Wellington Development Regulations.</i></p> <p><i>(3) 0' if adjacent to open space or lake.</i></p>		

The proposed side load garage front setback of 15 feet is a typical request of most developments within Wellington. The requested 50% is consistent with most of the newer developments in Wellington, which allows for larger homes. The request for side and rear pool/spa setbacks and screen enclosure interior side and rear setback of three (3) feet (staff recommends 7.5 ft. minimum for the pool/spa and 5 ft. minimum for the screen enclosure), and accessory structures (less than 120 SF) with interior side setback of three (3) feet and street side setback of five (5) feet (staff recommends 7.5 ft. minimum) is not as common for most of the newer development. Staff-recommended minimums for the above alternative standards are provided as conditions of approval in Resolution No. R2024-19.

Projects proposed with a residential component are required to provide public recreation and civic land dedication (LDR Sec. 6.5.2.E), and private recreation areas/facilities (LDR Sec. 8.5.2.G). The Developer is required to provide the public land to Wellington for the development of public parks and recreation and civic facilities and provide on-site private recreation areas/facilities as part of the development of a planned development. Pod I (formally a portion of the original Pod D) was approved as residential when the Orange Point PUD Master Plan was approved, which was included with the required public civic land dedication that was approved by Palm Beach County (PBC).

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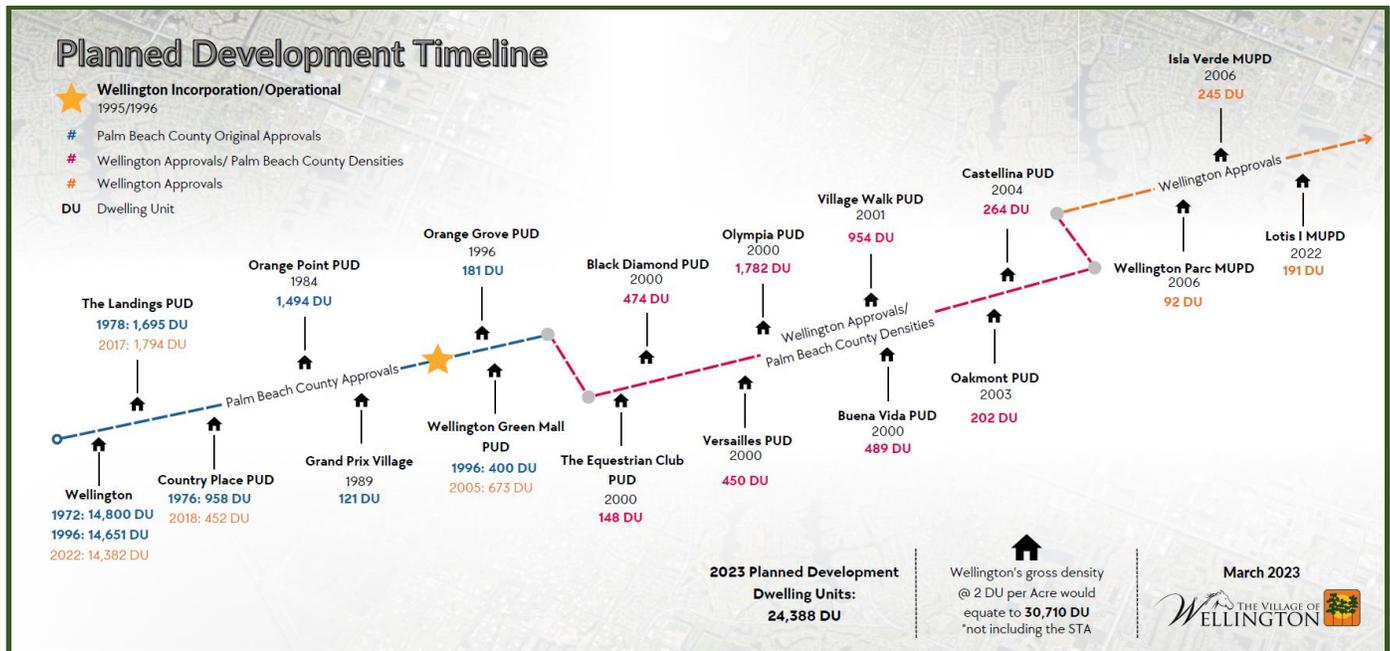


However, it does not seem that public recreation land dedication was required when the Orange Point PUD Master Plan was approved by PBC. Also, the private recreation areas/facilities were never provided as the pod was not developed as residential.

The Canter project is required to provide 0.64 acres for public recreation and 0.32 acres for private recreation. The Applicant/Developer is not providing/dedicating land that will be owned by Wellington for the public recreation requirement but will be providing on-site private recreation areas/facilities with amenities. An in-lieu payment will be paid by the Applicant/Developer, for the 0.64 acres of public recreation land area dedication not being provided, based on a value that is \$50,000.00 per acre or the certified appraised fair market value per acre, whichever is greater, as approved by Wellington when the in-lieu payment is required (when impact fees are required for the residential). The Applicant/Developer will be providing 0.86 acres of private recreation areas/facilities with amenities with the proposed Canter project per the proposed PSM and site plan. The proposed MP request was reviewed for compliance with the following:

**Consistency with Comprehensive Plan:** This request for the proposed 22-acre Canter project, which includes 42 residential single-family lots, will ensure growth is in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the goals/policies of the Comprehensive Plan, and will be consistent with the Comprehensive Plan FLUM Residential C designation as explained with this analysis. The proposed Pod I Orange Point PUD Master Plan and PSM (See Resolution No. R2024-19 Exhibit B and Exhibit C) illustrates the maximum development, land use, unit type, building height, pod location, setbacks, etc. The location of Pod I and the configuration of the lots and access points will ensure minimized impact on the adjacent residential communities, which include Isles of Wellington and Grand Isles.

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



**Conformity with Zoning Standards:** This request was reviewed for compliance with all relevant and appropriate portions of the LDR. The submitted Canter Conceptual Site Plan (Exhibit F) was reviewed for conformity with the zoning standards. The formal site plan is currently being reviewed for consistency with building height, setbacks, parking, landscaping, etc., and will not be approved until the CPA and MPA requests are approved and all comments have been addressed.

The Applicant/Developer has met with the adjacent Isles of Wellington Homeowners Association (HOA) regarding the proposed residential development, per the information provided with the applications.

**Minimize Adverse Effects to Adjacent Properties:** The Canter project will be developed consistent with surrounding developments and should be aesthetically compatible with other projects within the area, including the Isles of Wellington and Grand Isles. The surrounding Isles of Wellington will be buffered with existing and proposed landscaping as illustrated on the Canter Regulating Plan and PSM (See Resolution No. R2024-19 Exhibit B and Exhibit C). The proposed single-family residential buildings will be reviewed for compatibility with the LDR architectural design points and will require ARB approval of the model types.

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

**Adequacy of Public Services:** The project is proposed within an existing Urban Service Area, with water and sewer connections available in the surrounding area. On/off-site improvements/upgrades

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will be necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems to support the project.

The School District of Palm Beach County has indicated this project will be required to contribute \$67,510.00 to address the school capacity deficiency at the high school level, based on the proposed residential units. A covered school bus shelter is required at the entrance to the pod.

Both PBC Traffic Division and Wellington’s Traffic Consultant have reviewed the request for the development of Pod I with 42 residential lots/homes. Exhibit G is Wellington’s Traffic Consultant letter on the Applicant’s request with conditions of approval.

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

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

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

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

**Logical, timely, and orderly development pattern:** As stated, the southern portion of Pod D (proposed Pod I) remains vacant since approval of the Orange Point PUD Master Plan in the 1980’s, and approval of the Applicant’s request will provide for development of 42 single-family residential lots/homes, which is an appropriate development for the area.

The Applicant’s justification statement for the CPA is provided as Exhibit I and the MPA is provided as Exhibit J, with details on the request. The CPA (Petition 2023-0003-CPA) and MPA (Petition 2023-0003-MPA) applications are available for review at the Planning and Zoning Division office.

**Council**

Planning and Zoning Division

June 25, 2024



**Summary:**

Based on the findings, and consistency with Wellington’s Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division recommends approval of the following, with conditions of approval as provided in Ordinance No. 2024-05 for Petition 2023-0003-CPA and Resolution No. R2024-19 for Petition 2023-0003-MPA:

1. Petition 2023-0003-CPA, a Comprehensive Plan Amendment (CPA) to change Wellington’s Comprehensive Plan Future Land Use Map designation of Pod I (formally a portion of Pod D) of the Orange Point PUD from the current Community Facilities designation to Residential C; and
2. Petition 2023-0003-MPA, a Master Plan Amendment (MPA) modifying the 40-acre Pod D to create two (2) pods, add a new access point, amend prior approved conditions of approval as it relates to Pod D (40-acre private civic site), to allow development of the newly created 22-acre Pod I (Canter) with 42 single-family residential homes/lots within the Orange Point PUD.

**List of Exhibits:**

Exhibit A	Current Orange Point PUD Master Plan
Exhibit B	Approved Resolution R-99-85
Exhibit C	Approved Resolution R-2001-95
Exhibit D	Approved Resolution R2007-59
Exhibit E	Residential Market Study
Exhibit F	Canter Conceptual Site Plan
Exhibit G	PBC TPS Letter, Wellington’s Traffic Consultant Letters and Traffic Study (without exhibits)
Exhibit H	Water and Wastewater Demand Analysis
Exhibit I	CPA Justification Statement
Exhibit J	MPA Justification Statement
Exhibit K	Canter Public Comments