

Islepointe (Pod O) Orange Point PUD **STAFF REPORT**

Petition Numbers/Types:

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

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

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

Owner/Applicant: SIWBG2, LLC
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PCN: 73-41-44-26-08-005-0000

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

Zoning Designation:
 Planned Unit Development (PUD) - Existing

Acreage: 10 Acres (+/-)

- Request:**
1. Comprehensive Plan Amendment (CPA) to change the Comprehensive Plan Future Land Use Map designation from Commercial (C) to Residential C.
 2. Master Plan Amendment (MPA) modifying Pod O of the Orange Point Planned Unit Development (PUD) to:
 - o Remove the equestrian center designation for Pod O from the Orange Point PUD Master Plan;
 - o Relocate Pod O access point;
 - o Allow development of 25 single-family residential homes/lots within Pod O of the Orange Point PUD with a density of 2.5 du/ac;
 - o Delete equestrian center related conditions of approval; and
 - o Adopt the Islepointe Project Standard Manual.

Location/Map:

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



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

Boards, Committees, and Council:

| | Notice Date | Meeting Date | Vote |
|---------|------------------------|---|--|
| PZAB | 3/13/2024 | 4/17/2024 (Postponed from 3/28/2024) | Recommend Approval |
| Council | 5/13/2024 8/18/2025 | 5/28/2024 Tabled to 6/25/2024 (CPA 1 st) 9/3/2025 (CPA 2 nd /MPA) | Approval (CPA 1 st) Pending |

Public Notice and Comments:

| Sent | Returned | For | Opposed |
|------|----------|-----|---------|
| 36 | 0 | TBD | 73 |

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 a 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, a commercial pod, recreational pods, a public civic pod, a 40-acre private civic pod, and the subject property/pod as a 10-acre equestrian center pod (Pod O). In 1999, Wellington approved an amendment (DOA 6-2-00) that reconfigured and amended Pods in Section 26, and modified and deleted conditions to consolidate them into one (1) document (Resolution R99-85), which has been amended over the years.

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

The applicant is requesting approval to change the land use from Commercial to Residential C, and amend the approved Orange Point PUD Master Plan to allow the proposed development of the 10-acre parcel (Pod O) with 25 single-family residential homes/lots, which will be constructed by the developer.

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

Analysis:

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

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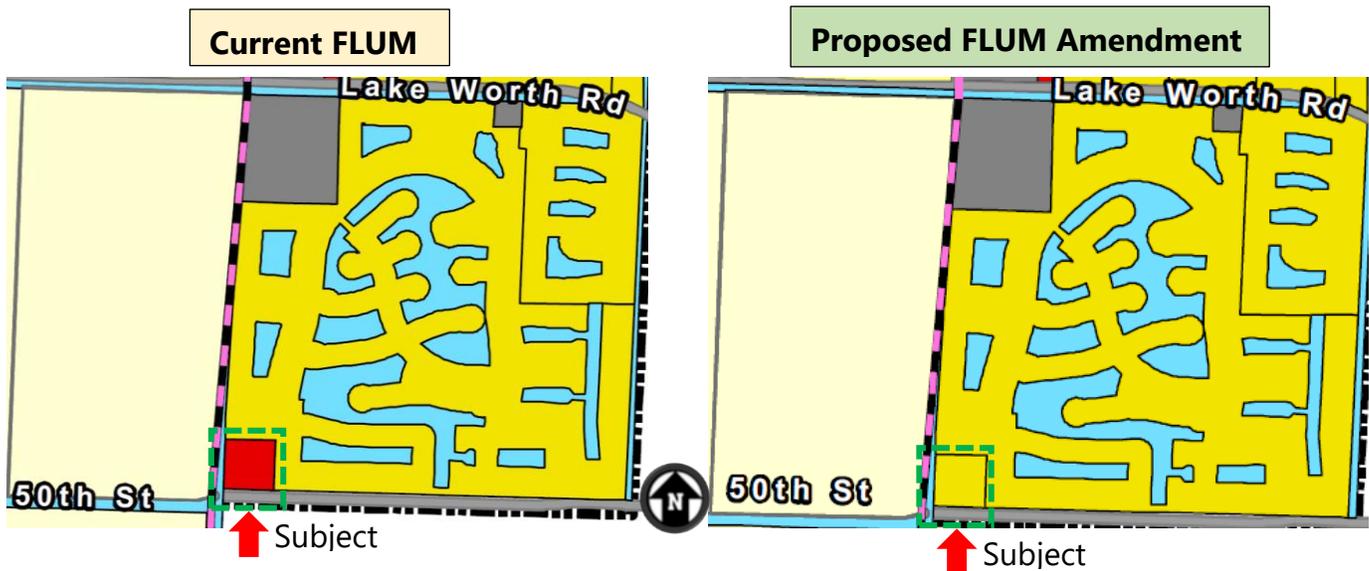


designation, relocate the access point, and delete prior approved conditions of approval as it relates to Pod O (FKA Equestrian Center Pod), to allow development of 25 single-family residential homes/lots within the Orange Point PUD. The CPA and MPA applications were reviewed for consistency with both Wellington’s Comprehensive Plan and Land Development Regulations (LDR).

1. Comprehensive Plan Amendment (CPA)

The applicant is requesting a Residential C Future Land Use Map (FLUM) designation for the subject property/Pod O, which allows a standard density of one (1) dwelling unit per acre (1.0 du/ac). Wellington’s Comprehensive Plan allows a density of up to three (3) dwelling units per acre (3.0 du/ac) for projects/parcels with a PUD zoning designation. A total density of 2.5 du/ac is requested for Pod O, which will allow for the development of the subject 10-acre parcel with 25 single-family residential homes/lots. The request to amend the FLUM designation for Pod O will add/increase density, which will require the affirmative vote (super-majority vote) of four (4) of the members of Wellington’s Council per Policy LU&CD 3.1.4, Wellington’s Comprehensive Plan.

Below is a section of the current and proposed Wellington FLUM (See Ordinance 2025-12 Exhibit B) with an illustration of the proposed designation for the subject property (Pod O).



Wellington’s FLUM will be amended to indicate the subject property (Pod O) with a Residential C FLUM designation, which is consistent with the Isles of Wellington residential pod along east and the Grand Isles residential pod along north within the Orange Point PUD. Section 26 includes residential pods (Isles of Wellington) of the Orange Point PUD approved for a total of 759 residential units, with an average density of 2.86 du/ac. Pod O is adjacent to the Isles of Wellington, and will be developed with 25 similar single-family lots/homes (1 and 2-story) at a density of 2.5 du/ac.

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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.*

If approved, Pod O will be developed consistent with surrounding residential developments with the proposed 25 single-family lots/homes that are comparable in size, and will 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 is in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the above goals/policies of the Comprehensive Plan. The site is currently vacant, and it’s expected 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 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*

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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 Isles of Wellington to the north and east of the subject site (Pod O). The requested density of 2.5 du/ac is more than the adjacent Pod H (1.86 du/ac) density, but will be compatible with the average 2.86 du/ac density for overall adjacent development in the Isles of Wellington. Pod O is currently buffered from the other residential lots/homes to the north and east by an established landscape buffer with mature vegetation, and a man-made water retention/filtration area to the north. An additional landscape buffer is not required for a compatible land use category, but the applicant is proposing additional landscaping in the buffer along the north and east as an agreement with the Isles at Wellington, will have internal landscaping, and will provide right-of-way landscape buffer along the east and south. The Orange Point PUD Master Plan was approved with two (2) housing types (single-family and zero lot line), and approval of the Pod O land use change will allow for additional single-family residential units, which ensures the continuation of needed housing in Wellington. The chart below is a breakdown of the Orange Point PUD residential pods with approved housing types, number of units, and density, and what’s proposed for Pod O.

| Pod | Housing Type | Units | Density |
|-----|---------------------|-------|------------|
| A | Zero Lot Line (ZLL) | 183 | 5.48 du/ac |
| B | Single-family (SF) | 180 | 3.82 du/ac |
| B-1 | SF | 87 | 2.34 du/ac |
| C | ZLL | 120 | 5.06 du/ac |
| C-1 | SF | 41 | 2.80 du/ac |
| D-1 | SF | 83 | 3.30 du/ac |
| E | ZLL | 89 | 4.45 du/ac |
| F | SF | 35 | 1.97 du/ac |
| F-1 | ZLL/SF | 10 | 2.93 du/ac |
| G | SF | 69 | 2.87 du/ac |
| H | SF | 61 | 1.86 du/ac |
| I | NA | NA | NA |
| J | SF | 62 | 2.69 du/ac |
| K | SF | 53 | 2.00 du/ac |
| L | SF | 124 | 0.20 du/ac |
| M | SF | 106 | 3.83 du/ac |
| N | SF | 191 | 2.73 du/ac |
| O | SF | 25 | 2.50 du/ac |

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equestrian-related retail uses such as tack shops, feed and grain sales, and other similar commercial equestrian establishments. The remaining eight (8) acres are to be utilized for other public or private equestrian uses such as commercial stables, show rings, riding rings, or fields, paddocks, and other such equestrian uses.

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

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

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

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

Approval of the applicant's request will allow the proposed development of 25 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, that will be a governing document in addition to other approved development orders for the project/property. At minimum, the project's PSM should include the project's description, theme, architectural style, character, development regulations, any requested flexible regulations/standards, landscape standards, signage regulations, recreation/civic dedication or in-lieu payment, graphics to illustrate the overall project design concept and intent of development, etc. Exhibit C is the PSM with an overall illustration of how the applicant/developer intends to develop the Pod O 10-acre residential project, and specific standards to govern the project during initial development and throughout the life of the project as approved.

The applicant is requesting alternative standards for the single-family lot building coverage and landscaping. Below are the standards required by the LDR, and standards being requested by the applicant (alternative standards are shown in bold text) for the Islepointe (Pod O) project, as provided in the PSM (Exhibit C).

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

Requested deviations from Landscape Regulations are summarized as follows

| Section of the LDR | Standard Requirement | Requested/Approved Landscape Standard |
|---|--|---|
| Interior Planting | | |
| LDR 6.5.4.E.3 – Additional 30% of Landscaping | Landscape Standards shall exceed the Article 7 landscape standards of the LDR by a minimum of 30%. | <p>The Applicant is proposing to deviate from the additional 30% requirement for landscaping.</p> <p>All the required landscaping quantities and sizes meet minimum requirements outlined in Article 7. However, the landscape elements below do not exceed the minimum requirements of Article 7 by at least 30%, as per Section 6.5.5.C.:</p> <ol style="list-style-type: none"> 1. Landscaping quantities and sizes for common areas and buffers 2. Landscaping sizes for typical lots. |
| Section. 7.8.2.2 - Supplemental Landscape Standards | 25% of required trees and 75% of shrubs shall be planted in front of the front plane of the home. | <p>Deviation to reduce shrub count in front of the front plane of the home to a range of 39%-67%, depending on typical lot layout.</p> |

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

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

- This alternative standard request is for the landscape buffer, to reduce the right-of-way buffer by 25%, which is allowed by the LDR when separated by canal, lake, and/or open space with a minimum width of 50 feet. A landscape buffer is not required between two

residential uses, and an existing 50-foot landscape buffer exists along the north and east for the Isles at Wellington.

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

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

Above are some of the standards typically required of developments within Wellington. A developer may request approval of a master plan/PSM with specific development standards for an overall development/project that may not meet the LDR requirements for bulk regulations, which may be approved by Wellington’s Council if it is determined that 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, the Wellington Council has approved specific standards for developments that may not meet the requirements as required in the LDR, with evidence that the request still meets or exceeds the intent of the LDR.

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. The Islepointe project is required to provide 0.41 acres for public recreation, 0.08 acres for civic, and 0.21 acres for private recreation. The applicant/developer is not providing/dedicating land that will be owned by Wellington for the public recreation and civic requirements, and will not be providing on-site private recreation areas/facilities with amenities, which totals 0.70 acres. An in-lieu payment will be paid, for the total of 0.70 acres public land area dedication and on-site private recreation not being provided, by the

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applicant/developer 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 proposed MP request was reviewed for compliance with the following:

Consistency with Comprehensive Plan: This request for the proposed 10-acre Islepointe project, which include 25 residential single-family lots, will ensure growth is in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the goals/policies of the Comprehensive Plan, and will be consistent with the Comprehensive Plan FLUM Residential C designation as explained with this analysis. The proposed Pod O Orange Point PUD Master Plan (Exhibit B) and PSM (Exhibit C) illustrate the maximum development, land use, unit type, building height, pod location, setbacks, etc. The location of Pod O and configuration of the lots and access point will ensure minimized impact on the adjacent residential communities, which include Isles of Wellington along the north and east boundary, Homeland along the south, and large equestrian lots along the west.

The Comprehensive Plan Mobility Element goals/policies are to ensure a safe and accessible mobility system, which includes pedestrian sidewalk/pathway being provided by new developments/projects to complete the connection to existing infrastructure for all residents of the community (Wellington).

Policy MB 2.1.4 Non-Automobile Access & Circulation: *Ensure that new development provides access and circulation for non-automobile transportation, including sidewalks, and multi-purpose pathways that serve pedestrians, bicyclists, golf carts, and other modes of personal transportation, which are amenities to the community.*

A condition of approval is to provide a sidewalk/multi-use pathway along the Islepointe project frontage on 50th Street South and 120th Avenue South to ensure a safe and accessible mobility system, which is an amenity for the residents and community benefit. The applicant has indicated that providing a sidewalk/pathway along 120th Avenue South will not be safe in the location over the canal, and that it will be a hazardous walking condition per language in Section 1006.23 Florida Statutes (Exhibit K).

1006.23 Hazardous walking conditions.—

(1) **DEFINITION.**—*As used in this section, the term “student” means any public elementary school student whose grade level does not exceed grade 6.*

(2) **HAZARDOUS WALKING CONDITIONS.**—

(a) **Walkways parallel to the road.**—

1. *It shall be considered a hazardous walking condition with respect to any road along which*

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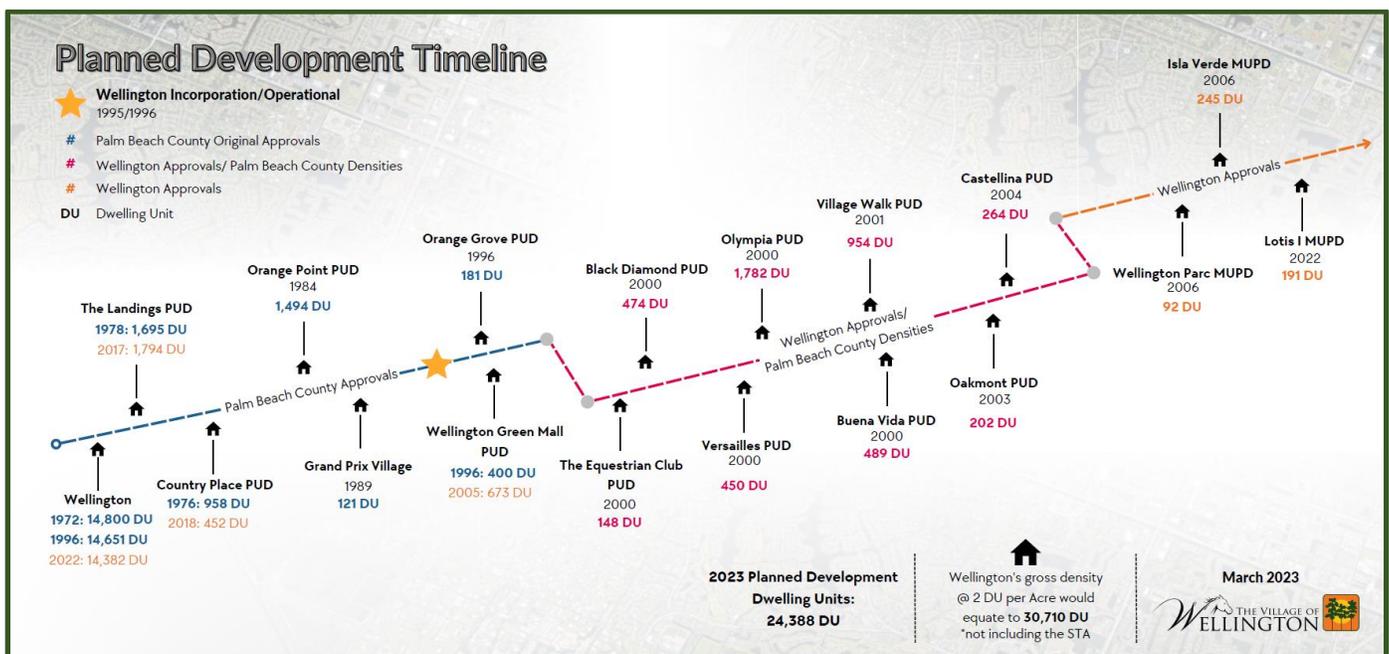
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students must walk in order to walk to and from school if there is not an area at least 4 feet wide adjacent to the road, not including drainage ditches, sluiceways, swales, or channels, having a surface upon which students may walk without being required to walk on the road surface. In addition, whenever the road along which students must walk is uncurbed and has a posted speed limit of 50 miles per hour or greater, the area as described above for students to walk upon shall be set off the road by no less than 3 feet from the edge of the road.

As shown above, it may be a hazardous walking condition if a four (4)-foot wide sidewalk/pathway is not available, and the measurement (4 feet) should not include any drainage ditches, sluiceways, swales, or channels. This language does not state that it would be a hazardous walking condition simply because you have a sidewalk/pathway over a waterway. It will not be a hazardous walking condition per the above section if the sidewalk/pathway is a minimum of four (4) feet wide. Any sidewalk/pathway proposed over the canal along 120th Avenue South will need to meet all engineering standards to ensure it is safe for all pedestrians and does not create a hazardous walking condition. Also, the School District of Palm Beach County will provide school bus service based on enrollment and students' physical address that is two (2) miles or more from their home school.

The applicant did provide a residential market analysis/study with a summary provided as Exhibit D, which demonstrates the current and future demands for the requested residential units. All available housing data indicate that a demand for additional residential housing 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.



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

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

The applicant/developer has met with the adjacent Isles of Wellington Homeowners Association (HOA) regarding the proposed residential development, and they are working on a private agreement to include a reduction in the number of units to 25, relocation of the project access to the west, etc.

Minimize Adverse Effects to Adjacent Properties: The Islepointe project will be developed consistently 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 Islepointe Regulating Plan and PSM (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 as a result of the proposed development of Pod O. The land was cleared of vegetation (except a few trees/palms), and remained vacant for over 20 years.

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

The School District of Palm Beach County has indicated this project will be required to contribute \$42,666.00 to address the school capacity deficiency at the high school level, based on the proposed residential units. A covered school bus shelter is required for residential use at the entrance to the pod.

Both the PBC Traffic Division and Wellington’s Traffic Consultant have reviewed the request for development of Pod O with residential lots/homes. Exhibit F is the PBC Traffic Division and Wellington’s Traffic Consultant letters on the applicant’s request, with conditions of approval. Note

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that the applicant recently received an updated PBC Traffic letter with a new build-out date, which is included.

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 redevelopment will be responsible for their proportionate share of the cost of existing infrastructure and shall bear the cost of new infrastructure required for its development.*

The applicant submitted a Water and Wastewater Demand Analysis (Exhibit G), which summarizes the expected demand of utilities for the proposed development. The Utilities department has reviewed the Demand Analysis, and the developer will be responsible for the construction and funding of any improvements/upgrades necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems impacts on 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, and Water and Wastewater Plans were submitted with the site plan submittal, which has been preliminarily reviewed by the Engineering and Utilities Departments. Final plans will be required to be submitted and reviewed for the Land Development and Utility Permits prior to the commencement of construction.

Logical, timely, and orderly development pattern: As stated, the land (Pod O) remains vacant since approval of the Orange Point PUD Master Plan in the 1980s, and approval of the applicant's request provides for the development of 25 single-family residential lots/homes, which will be an appropriate development for this area.

The applicant's justification statement for the CPA is provided as Exhibit H and the MPA is provided as Exhibit I, with details on the request. Exhibit J are the public comments received (prior to this report being published) and additional comments will be provided prior to and/or at the Wellington Council meeting. Exhibit L is provided to show the comparison of the applicant's proposed development and **LLA development potential**. The CPA (Petition 2023-0002-CPA) and MPA (Petition 2023-0001-MPA) applications are available for review at the Planning and Zoning Division office.

Summary:

Based on the findings, the request is consistent with Wellington's Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division recommends approval of the

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following, with conditions of approval as provided in Ordinance No. 2025 – 12 (F.K.A. 2024 – 04) for Petition 2023-0002-CPA and Resolution No. R2025-22 (F.K.A. R2024 – 06) for Petition 2023-0001-MPA:

1. Petition 2023-0002-CPA, a Comprehensive Plan Amendment (CPA) to change Wellington’s Comprehensive Plan Future Land Use Map designation of Pod O from the current Commercial designation to Residential C; and
2. Petition 2023-0001-MPA, a Master Plan Amendment (MPA) modifying Pod O of the Orange Point Planned Unit Development (PUD) to remove the equestrian center designation, relocate access point, and delete prior approved conditions of approval as it relates to Pod O, to allow development of Pod O with 25 single-family residential homes/lots within the Orange Point PUD.

List of Exhibits:

| | |
|-----------|---|
| Exhibit A | Proposed Orange Point PUD Master Plan |
| Exhibit B | Approved Resolution R-99-85 |
| Exhibit C | Project Standards Manual (PSM) |
| Exhibit D | Residential Market Study with Summary |
| Exhibit E | Islepointe Conceptual Site Plan |
| Exhibit F | PBC TPS Letters, Wellington’s Traffic Consultant Letters and Project Traffic Study (without exhibits) |
| Exhibit G | Water and Wastewater Demand Analysis |
| Exhibit H | CPA Justification Statement |
| Exhibit I | MPA Justification Statement |
| Exhibit J | Islepointe Public Comments (As of 8/21/2025) |
| Exhibit K | Section 1006.23 Florida Statutes |
| Exhibit L | Live Local Act Comparison-Islepointe |