



JUSTIFICATION STATEMENT
Master Plan Amendment Isles at Wellington/Orange Point PUD
Islepointe – Proposed Residential Pod O

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

MPA REQUEST

On behalf of the Applicant (SIWBG2, LLC), WGI, Inc. (Agent) is respectfully requesting a Master Plan Amendment (MPA) to modify the prior approved Master Plan of the Isles at Wellington Planned Unit Development (PUD) to designate an equestrian center to a residential pod and to relocate the access point from 120th Avenue South to 50th Street South. As part of the Master Plan Amendment, it is necessary to eliminate three previous Conditions of Resolution R-99-85 that are affiliated with the equestrian uses, as they are no longer applicable to the proposed use. These previous Conditions are as follows:

Previous Condition 12 states:

Use of the ten (10) acre equestrian center pod shall be for equestrian-related uses. This ten (10) acre pod will allow a maximum of two (2) acres of equestrian related retail uses such as tack shops, fee 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.

Previous Condition 17 states:

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, Previous Condition 19 states:

The landscape buffer surrounding the equestrian center has increased from 35 feet to west.

Concurrent with this MPA application, the Applicant is filing other applications, as follows:

- a. **Comprehensive Plan Amendment (CPA)/Future Land Use Map (FLUM) Amendment** to modify the Future Land Use (FLU) designation from Commercial (C) to Residential Category C, with a density of 2.7 dwelling units per acre (du/ac).
- b. **Site Plan (SP)** to approve the development of 27 single-family homes.

Figure 1: Site Aerial





SITE INFORMATION

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

In addition to the Application, the Applicant is requesting approval of the Islepointe site plan. The proposed development with 27 homes will better serve the area than an equestrian center, and provide compatibility with the surrounding single family homes. The proposed development includes luxury homes that provide amenities, including features such as private pools, oversized garages, home offices, suite style bedrooms, elevators, and open floor plans with vaulted ceilings.

The subject site was purchased by SIWBG2.LLC, a Florida limited liability company for \$10.00 on August 19th, 2021. The Warranty Deed is recorded in the Palm Beach County Official Record Book 32808 on page 1812 between 50th Street Isles, LLC and SIWBG2.LLC, a Florida limited liability company. There are no other properties contiguous to the subject site which are under the same ownership, whether in whole or part. The Applicant is under contract to purchase the property and does not own any properties contiguous to the subject site. There have been no homestead exemptions for the subject property, as it has remained vacant since the approval of the Isles at Wellington/Orange Point PUD.

PROJECT APPROVAL HISTORY

The Isles at Wellington/Orange Point PUD was approved in the 1980’s and developed in the 1990’s and 2000’s, and consists of approximately 1,560 acres, and includes three sections (Sections 23, 26 and 34), which are indicated on the latest Overall Master Plan dated April 25th, 2023. In the late 1980’s and 1990’s, The Plan shows a total of 1,494 residential dwelling units located within 16 residential pods; 10.03 acres of recreational pods; a 31.2-acre public civic pod; a 40-acre private civic pod; and a 10-acre equestrian center pod (subject property).

Section 23 – North of Lake Worth Road

Table 1: Pods A- C-1

Pod	Housing Type	Units	Net Density
A	ZLL	183	5.48 du/ac
B	Single-family (SF)	180	3.82 du/ac
B-1	SF	87	2.34 du/ac
C	ZLL	120	5.06 du/ac
C-1	SF	41	2.80 du/ac

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

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

Table 2: Pods D-1 - N

Pod	Housing Type	Units	Net Density
D-1	SF	83	3.30 du/ac
E	ZLL	89	4.45 du/ac
F	SF	35	1.97 du/ac
F-1	ZLL/SF	10	2.93 du/ac
G	SF	69	2.87 du/ac
H	SF	61	1.86 du/ac
I	NA	NA	NA
J	SF	62	2.69 du/ac



K	SF	53	2.00 du/ac
M	SF	106	3.83 du/ac
N	SF	191	2.73 du/ac

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

Table 3: POD L

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

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

Table 4: Previous Approvals

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

The Master Plan dated January 18, 2000 shows 9 residential pods, a 2.1-acre public civic pod, 8 acres of recreational pods, a 10-acre of equestrian center pod totaling 525.285 acres.



SURROUNDING PROPERTIES

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

Table 5: Surrounding Properties

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

MASTER PLAN AMENDMENT

This proposal meets the following decision making standards set forth in the Master Plan Amendment (designate the equestrian center pod to residential pod) and the Development Order Amendment (eliminate equestrian related conditions) in the Development Review Manual, and also are in compliance with applicable requirements of the Unified Land Development Code (ULDC):

- 1. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.**

Response:

The proposed MPA request is consistent with *Objective LU&CD 1.2 Residential Land Use*, and Policies 1.4.1 & 1.4.2 as outlined below:

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

Response:

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

a. Neighborhood Characteristics

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

b. Housing Reinvestment

South Florida has been experiencing a housing shortage over the past few years. With a growing population, there is a need of additional housing in the area. The proposed development includes 27 single-family homes that will provide housing for families in a residential area that may benefit from additional housing. The current approval for the 10 acre site is for an equestrian commercial center, which would not serve the community as well as housing is a more immediate need in the area. The proposed development will reinvest into the community by providing additional housing and improving a site that is being underutilized.

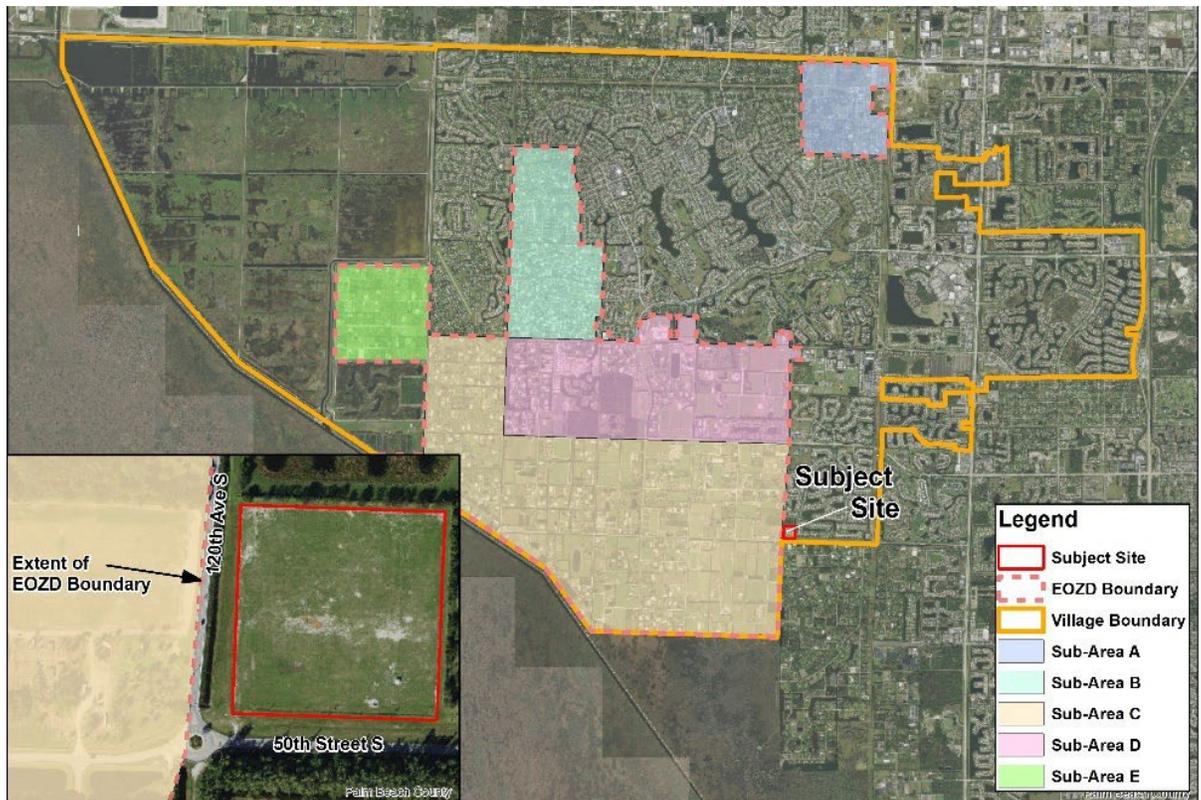
c. Development Pattern and Intensity

The 10-acre site was approved as part of the Orange Point PUD built in the 90s. The original Master Plan showed this 10-acre site as an equestrian center, with show-rings and equine related commercial uses. The original Master Plan could have developed this parcel as part of the residential pods of the PUD and developed as residential uses within the same time. It is therefore concluded that the original intent of the Master Plan is not feasible to be implemented based on

the additional reasons:

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

Wellington’s EPA is identified in the Future Land Use Map and is regulated by the EOZD. In 2003, the Village of Wellington created the EOZD after the PUD and its Master Plan were approved. The creation of the EOZD redefined the boundary and preferred location of where equestrian activities should exist within the Village. The Equestrian Protection Area (EPA) and EOZD identify 120th Avenue South as the eastern boundary and therefore, left the subject site outside of the EOZD boundary. It would create a conflict with the intent of the EPA if this were developed for equestrian uses.



2. Location and Size of Lot

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

(1) Aesthetically Compatible and Architectural Review Standards

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



1.b Policy LU&CD 1.1.1 - Wellington has adopted Land Development Regulations which ensure that future growth patterns take into consideration topography, soil, vegetation, water quality and quantity and other natural resources of the land; as well as the intensities, densities and type of land use activities consistent with this plan and relationship to surrounding properties. These regulations shall also provide for streetscaping, proper transition of land uses, buffering, and the preservation of agricultural and equestrian land uses. These regulations shall be made part of Wellington’s Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

Response:

(1) Vegetation and Other Natural Resources of the Land

The site has been cleared of its vegetation and has remained as pastures for many years. Therefore, there is not a need to preserve any existing native vegetation on site.

(2) Topography and Soil

As mentioned in the Drainage Statement prepared by Michael B. Schorah and Associates, Inc., the Soil Conservation Service Soil Survey of Palm Beach County identifies the soil types in the area of the site as being Ra-Riviera Sand and Pd-Pineda Sand. The site is relatively flat with ground elevations between 16 to 17.5’ feet (NAVD 88). There are no significant geographical features are the site that can integrate into the design of the proposed residential development.

(3) Water Quality and Quantity

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

(4) Densities

The proposed single-family Pod is consistent with the overall net density of the pods designated for single-family homes. The original Master Plan was approved under the Palm Beach County’s Unified Land Development Code (ULDC). Per the ULDC, the PUD had to create a variety of housing types and was approved with 2 housing detached housing types, single family and zero lot line homes. The approved development is consistent with Sec. 6.5.5. – Planned Unit Development District. ZLL Pods A, C, E and F-1 and the affiliated net density are shown in the Table below:

Pod	Units/Type	Net Density
A	183 ZLL	5.48 du/ac
C	120 ZLL	5.06 du/ac
E	89 ZLL	4.45 du/ac
B	180 SF	3.82 du/ac
D-1	83 SF	3.30 du/ac
M	106 SF	3.83 du.ac
New Pod O (subject site)	27 SF	2.7 du/ac

The concurrent CPA/FLU amendment to change the future land use to Residential Category C allows for a maximum density of 3 du/ac with a density bonus in a planned development district per Table LU&CD 1-1 Land Use Designations: Density and Intensity. The Applicant is requesting 1.7 DU/AC of bonus density in addition to the standard 1 DU/AC for the Residential C Category to achieve the proposed 2.7 DU/AC density. The proposed new residential Pod will result in a NET density of 2.7 du/ac, far below Pods A, C and E as shown in the Table above, and the maximum 3 DU/AC. The proposed net density is generally consistent with three SF Pods B, D-1 and M.

(5) Proper Transition of Land Uses

As mentioned before, all PUDs that exceed 300 dwelling units or more are considered as large residential developments and should offer two or more housing types. As shown on the Master Plan, Pods A, C and E are all located either next to a school site or at the peripheral boundary of this PUD, the proposed new Pod is also located at the corner of two main collector streets (120th Avenue South



and 50th Street South); and therefore, it will provide a transition from the existing equestrian centers/facilities located west of 120th Avenue South and the existing single family residential pods of this PUD.

(6) Landscape Buffering

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

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

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

(7) Preservation of Equestrian Land Uses

Wellington has a well-designed EOZD and has been adopted as part of the Elements of the Village's Comprehensive Plan, the EPA also has been developed covering over 100 miles of public bridle trails. The current request to redesignate the remainder Pod of this PUD has no impact to the EPA & EOZD, as it is outside of the EPA boundary.

1.c Policy LU&CD 2.1.4 Use Transitions - Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high intensity land uses are in proximity to single-family residential land use.

Response:

Adequate transitioning of the proposed single-family development to the adjacent single-family communities to the south and east is provided. The adjacent single-family homes to the east are identified as Pod H on the Isles at Wellington Master Plan and retain a density of 1.86 du/ac. While Pod H retains a much lower density than the proposed 2.7 du/ac, there is an existing 50-foot-wide landscape buffer, which is fully matured and provides more than adequate transitioning between the existing and proposed land uses. The proposed structures are consistent with the height of the adjacent communities and do not exceed the 35-foot maximum height limitation. Furthermore, a 20-foot-wide right-of-way buffer is proposed along the southern boundary to create the proper transitioning of the community to the road right-of-way and provide screening from the single-family residences to the south. It should be noted that the proposed residential land use is generally consistent with the adjacent residential land uses and will be more compatible than the existing commercial land use designation. The proposed development will emphasize privacy and isolation with the extensive buffering provided.

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

Response:

The proposed MPA application is not a creation of a new PUD, as the subject site is a remnant



parcel of an existing PUD that was built out in the 1990's. It is important to note that the original PUD was not subject to any GHG reduction strategies or any new green principles in the site layout of the residential or non-residential uses. However, the proposed Pod with 27 single-family units will adhere to the latest Florida Building Code in energy efficient strategies, and reduction of heat islands on the site by reducing the amount of concrete/asphalt paving. Energy efficiency will also be evaluated with selection of doors, windows, wall and ceiling insulation, shading factors, air conditioning equipment, appliances and water conserving plumbing fixtures. Energy and heat load calculations will be performed on each model and certified at certificate of occupancy. Additionally, sensitivity to landscape material selection and location for aesthetic and shading features will be considered.

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

2. That the proposed request is in compliance with all articles of the Land Development Regulations (LDR):

Response:

The following is an analysis and determination provided by the Applicant demonstrating the compliance of Articles 2, 6, 7 of the LDR.

2.a Article 2 of the LDRs (Concurrency Management)

Analysis of the MPA request:

The proposal is to redesignate the Equestrian Center Pod to a Residential Pod for 27 single-family homes, and to relocate the approved unbuilt access from 120th Avenue South to 50th Street South. The proposed requests will comply with the concurrency requirement, and under the following service providers.

Drainage: See Drainage Statement prepared by Michael B. Schorah and Associates, Inc., in which the details of legal positive outfall and the proposed drainage system are provided.

Traffic: See Traffic Statement prepared by JFO Group, Inc., which concludes that the proposed request(s) is in compliance with Palm Beach County Traffic Performance Standards.

Water/Wastewater: Water and wastewater services are currently provided to the subject property by the Village of Wellington Utility Department. A letter from the provider is included with the application.

Potable Water: Potable water services are currently provided to the subject property by the Village of Wellington Utility Department. A letter from the provider is included with the application.

Mass Transit: The closest Palm Tran route to the subject site is route number 62. Route 62 provides service from the City of Lake Worth Beach to the Wellington Green Mall via Lake Worth Road and State Road 7. The closest stop to the subject site along this route is approximately two miles away at the corner of Lake Worth Road and State Road 7. No Palm Tran easements are necessary on the subject site, as it does not fall within any routes.

School Board: A letter of School Capacity Availability Determination (SCAD) has been issued by School District of Palm Beach County. Refer to the provided document.

2.b Article 6 of the LDRs (Zoning District, Use, Property Development and Planned Development District).

Response:

The MPA request is to eliminate previous conditions as they are related to equestrian activities and buffering; therefore, the removal of these conditions will not be inconsistent with Article 6 of the LDRs, as equestrian related activities are restricted to areas of the Equestrian Overlay Zone District (EOZD), and the subject property is located outside of the EOZD, west of 120th Avenue South.

MPA Response:

The MPA is to designate the subject property to a single-family residential pod (proposed Pod O); and update the Tabular Data on the Master Plan to reflect the change. The Applicant is proposing deviations to the landscape standards as listed below:



		<p>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>
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The proposed use will be required to meet all applicable LDRs of the Code, as summarized below, all graphical and technical information pertaining to the proposed development of the single-family units will be provided in the Project Standards Manual (PSM), and layout of the new Pod O will be shown on the Site Plan application:

2.b.(2).(a) Property Development Regulations (Table 6.3-1.A)

A PUD must have a minimum acreage of 10 acres, the overall Isles at Wellington is 525.27 acres which includes the 10-acre subject property far exceeds the minimum acreage. With the re-designation of the subject property for a different use, it will remain consistent with the approved and proposed acreage requirement.

2.b.(2).(b) Lot Dimension (Table 6.3-1.B)

The minimum dimension of the proposed single-family lot is 70 feet in width and 145 feet in depth, (10,150 square feet). There are four different models for the proposed units with building coverage all under 50%. See PSM page 14.

Pursuant to Table 6.3-1, Property Development Regulations for PUD zoning, the required development regulations are stated in Table 6 below. Please note that the PUD zoning district allows for setbacks to be determined by the approved development order.

Table 6: Property Development Regulations

PROPERTY DEVELOPMENT REGULATIONS																	
GENERAL PROPERTY DEVELOPMENT REGULATIONS						ACCESSORY USES (1)											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS			BUILDING HEIGHT	BUILDING COVERAGE	MINIMUM SETBACKS				SCREEN ENCLOSURE				POOL SETBACKS			
	SIZE	WIDTH/FRONTAGE	DEPTH			FRONT	SIDE	SIDE STREET	REAR	FRONT	SIDE	SIDE STREET	REAR	FRONT	SIDE	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'

1- The following accessory structures, as listed in Sec. 6.2.3. - Supplementary standards for accessory uses in the Land Development Regulations, are not permitted in the Islepointe PUD: Accessory Dwelling, Airplane Landing Strip-Accessory, Antennas, Composting Facility, Drive-Thru Lanes, Guest Cottage, Radio Tower-Accessory.



2.b.(2).c Architectural Review and Design (Sec.6.4.3)

The Applicant is requesting the proposed single-family units to be subject to the Architectural Review Board (ARB) approval as part of the concurrent applications. See Architectural elevations under the ARB application. In addition, typical conceptual elevations in color are being submitted under the PSM.

2.b.(2).d Project Standards Manual (PSM) and General Design Standards for Planned Development (Sec. 6.5.4.E)

Pursuant to this Section of the Code, it requires all proposed Planned Development (PD) to have a PSM. It is important to note that when the overall PUD was created in the 1980's no PSM was required at the time of approval, therefore, a PSM has been prepared only for the new pod (Pod O) and has been submitted along with the current applications.

The following information is provided to demonstrate that the proposed request will be in compliance with all applicable LDRs as stated in Sec. 6.5.4, and specific analyzes of the single-family development will be illustrated under the Site Plan application.

Principal vehicular access points (Sec. 6.5.4.F)

Proposed access to the new residential pod will be relocated from 120th Avenue South to 50th Street South.

- 3. That the proposed request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.**

DOA and MPA Response:

The environmental impacts were evaluated during the review and approval of the Isles at Wellington (f.k.a. Orange Point PUD). The subject property is currently clear and is used for cattle grazing.

- 4. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.**

Response:

The MPA request is to designate the subject property to a single-family residential pod and relocate the Pod's current access. The Applicant is also requesting to eliminate previous conditions as they are related to equestrian activities and buffering; therefore, the removal of these conditions will not be inconsistent with the overall design concept of the developed portion of the PUD, and evaluation of the potential negative impacts on adjacent lands that may be generated from the new residential pod will be evaluated in all of the companion applications

Since the subject property is an integral part of the existing PUD, existing landscape buffer with mature vegetation was installed when the PUD was created in 1999. Pod O is located directly south of the 7.74-acre Lake Tract, and west of Pod H (single family residential units). A 50-foot wide landscape buffer is provided along the shared property line of Pod H and Pod O. Therefore, the Applicant is requesting not to install any additional buffers along the north and east side of the Pod O because the existing buffer provides adequate visual screening and spatial separation between the single-family residential units and the proposed single-family units. The existing 50' buffer provides an ample amount of screening and privacy with its extensive and mature vegetation.

However, a 20-foot right-of-way buffer will be installed along the south property line abutting 50th Street South, The Applicant will be requesting a 25% reduction of the 20-foot wide buffer, which is allowed by Code, along 120th Avenue South since Pod O is separated from the external street by an 100-foot wide LWDD Canal; therefore, a 15-foot wide buffer will be provided along the west property line. Refer to the Overall Plant Schedule located on Landscape Plan LP-1.00 for the breakdown of plant quantity for the south and west Type C buffers.

The existing and proposed buffers will provide an adequate screening to minimize any adverse effects of the proposed use on lands south and west of Pod O.



5. That the proposed request is consistent with applicable neighborhood plans.

Response:

The subject property is not located in a neighborhood plan.

6. That the proposed request would result in a logical, timely and orderly development pattern.

Response:

The MPA request is to designate the subject property to a single-family residential pod. Subject to conditions and the proposed concurrency reservation under the Site Plan application, the proposed single-family homes will be developed in a logical and orderly development pattern. In addition, the subject property is not located within the EOZD, and all equestrian activities will not be allowed outside the EOZD. Therefore redesignating the equestrian center for residential uses will be a logical proposal so that the whole PUD will have residential use. There is also a request to eliminate previous conditions as they are related to equestrian activities and buffering. Therefore, the removal of these conditions will not be inconsistent with the logical and orderly development pattern of the existing PUD. The evaluation of the logical and orderly development pattern for the proposed single-family residential pod will be demonstrated in the concurrent Site Plan and CPA/FLU applications.

7. That the proposed request complies with Wellington building standards.

Response:

The MPA request is to designate the subject property to a single-family residential pod and to relocate the access point from 120th Avenue South to 50th Street South. Therefore, the proposed use will be evaluated under the concurrent Site Plan application and PSM to ensure the development is in compliance with Village standards and all other relevant and applicable provisions of the LDRs. The proposed request is in compliance with all County Health and Fire standards. There is also a request to eliminate previous conditions as they are related to equestrian activities and buffering; therefore, the removal of these conditions will not be inconsistent with the overall design concept of the developed portion of the PUD, and evaluation of the LDRs and any applicable Supplementary Regulations.

CONCLUSION

The proposed MPA application is supported by changed assumptions in the necessary development required to support the region's growing populations. This amendment will provide needed housing in a sustainable and feasible way and is consistent with the Comprehensive Plan and Land Development Regulations. The proposed development will better serve the community than the approved equestrian commercial use and provide luxury single-family homes that complement the existing single family homes in the PUD.

Based upon the above, attached and referenced information, the Applicant respectfully requests approval of the Master Plan Amendment Application.