

## Public Comments - Orange Point Pulte

4/17/2024 - 5/28/2024

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
5/18/2024 15:15	Paty	Gustafson - Barr	12113 Indian Mound Rd	Wellington	Oppose	<p>120 Avenue, corridor: 'Additional road trips on this avenue, will change the nature of the present use as an 'Equestrian Trail -Public' corridor. A sufficient number of pedestrians, runners, bicyclists, school children and equestrians travel 120th Avenue. Adjacent to the Equestrian Preserve, this area was never meant for significant automotive use and the right of way is not wide enough for expansion. Any more traffic will exasperate an already unsafe traffic condition.</p> <p>*My request is, no plan amendments that allow a zone change. These projects are NOT consistent with the amended comprehensive plan, neighboring residents, school zones, recreation areas and houses of worship. A vote for these projects will positively create extremely dangerous traffic ALONG 120th Avenue.</p> <p>*Lets go back to the spirit of what was intended, An "Equestrian Village". Keep that promise, stop the over populating developments. Keep our roads secure and safe, and do not ask today's generation to sacrifice.</p>
5/27/2024 16:19	Eden	Sherman	12126 Indian Mound Road	Wellington	Oppose	<p>I oppose to this development. I moved to Wellington because I fell in love with the green space and horse farms. My farm is on 120th and Indian Mound and the traffic at 120th and Lake Worth is already a nightmare, and very dangerous. I have seen multiple accidents at that intersection. That intersection cannot sustain itself right now, and I would hate to see what would happen if you cram in 40 more homes and an entrance on 120. The local government and council are not working for the people of Wellington who voice their opposition, they are working for the developers it couldn't be more obvious. That intersection is already dangerous enough I would hate to see the number of fatalities to come with adding traffic. We moved here to have large farms and green space. the local government is turning Wellington into a wanna-be Miami, a concrete jungle, cramming housing developments anywhere they can. It is a disgrace.</p>

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
5/27/2024 18:42	Nina	Barr	12113 Indian Mound Road	Wellington	Undecided	120th Avenue, corridor: "Additional road trips on this avenue, will change the nature of the present use as an "Equestrian Trail -Public" corridor. A sufficient number of pedestrians, runners, bicyclists, school children and equestrians travel 120th Avenue, and I am one of them. Growing up on this Avenue, I've witnessed the increase in dangerous drivers. Adjacent to the Equestrian Preserve, this area was never meant for significant automotive use and the right of way is not wide enough for expansion. "Any" more traffic will exasperate an already unsafe traffic condition. *My request is, no plan amendments that allow a zone change. These projects are NOT consistent with the amended comprehensive plan, neighboring residents, school zones, recreation areas and houses of worship. *Lets go back to the spirit of what was intended, An "Equestrian Village". Keep that promise, stop the over populating developments. Keep our roads secure and safe, and do
5/28/2024 11:45	Kris	Kampsen	4275 120th Ave. S.	Wellington	Oppose	I am opposed to this project because of the unsafe traffic situation that is already occurring on 120th Ave. Allowing this Project an exit off of an equestrian zone agricultural Road will only lead to more unsafe instances at an already deadly & Hazardous crossing at Lake Worth and 120th. This project has no business, letting out at estimated 400 vehicles more a day onto a tiny two-lane road with no crosswalks heavily traveled by horse, people and horses
5/28/2024 11:49	Luis	Escobar	12293 50th street south	Lake worth	Oppose	Can't handle traffic on 120th. No side walk for kids or anyone. Extremely dangerous. No green spaces.
5/28/2024 14:00	William	Howard	12126 Indian mound road	Wellington	Oppose	I suppose this development and its assess on 120th. The street is already very unsafe and to add more traffic is asking for deadly accidents.

## Public Comments - Canter

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
3/26/2024 11:29	Jamie	Freeman	3752 Isle Vista Blvd	Wellington	Oppose	Our schools are overwhelmed. Traffic is terrible. We just annexed land across Southern into Wellington - build there!!
4/15/2024 17:25	Christina	Rasmussen	4391 Mariners Cove Dr	Wellington	Oppose	Based on my review of the planning and zoning website I believe this is the project Titled "Diocese Property Pod D-2 at Orange Point PUD". My family moved to this area in August 2023 because of the amount of greenspace. We were under the impression this is a developed area with a set master plan that honors greenspace and horses. Do not change the mindset. More housing is not better.
4/15/2024 17:26	Jonathan	Rasmussen	4391 Mariners Cove Dr	Wellington	Oppose	Based on my review of the planning and zoning website I believe this is the project Titled "Diocese Property Pod D-2 at Orange Point PUD". My family moved to this area in August 2023 because of the amount of greenspace. We were under the impression this is a developed area with a set master plan that honors greenspace and horses. Do not change the mindset. More housing is not better.
4/15/2024 17:35	Lauren	Solomon	3760 Isles Vista Blvd	Wellington	Oppose	Whatever ridiculous traffic study you think you did definitely was not in February. Those streets, and specifically that corner, cannot receive anymore traffic. Things a public hazard! And who is hiring all these teachers to accommodate all of this? Unacceptable!!!
4/15/2024 17:58	Ujjwala	K			Oppose	Wellington does not need more residential areas. We need to preserve our green space and peace. The schools do not have the capacity to accommodate more students and traffic on Lake Worth is getting worse every day. There's is way too much construction at every corner!
4/15/2024 18:00	Cristina	Haase	11179 Silver Ridge St	Wellington	Oppose	The area is over populated already, schools are full, it takes a good 30 min to droop a child off, and we live 2 min away from school. There is so much traffic on Lake Worth, it's dangerous to pull in my community. We are missing traffic lights to make driving safer. Why are you building more in this area? To make construction companies richer?
4/15/2024 18:13	Samantha	Goldberg	3735 Moon Bay Circle	Wellington	Oppose	Concerned about overcrowding at schools and traffic on Lake Worth road at 120th and 50th street. A traffic light is already desperately needed at that intersection.
4/16/2024 14:14	JOSEPH	ISRAEL	5738 REYNOLDS ROAD	WELLINGTON	Oppose	This is an area of slow traffic and for good reason. The proximity with the equestrian world, which has brought Wellington prestige and prosperity makes it the most incongruous place for that kind of project. That housing project will eventually turn away horse property owners and downgrade this magnificent community into a vulgar, noisy, crime ridden urban landscape, plainly identical to all those "places" Wellington residents precisely want to stay away from.
4/16/2024 14:20	Jhongsup	Chai	12433 Equine Ln	Wellington	Oppose	Traffic is already an issue at this intersection, particularly for horse transport. Also this land is zoned for commercial civic uses which we will need as Wellington grows. There is no need to put houses in this location.

Submission Date	First Name	Last Name	Address	City	Support or Oppose	Comment (Limited to 1,000 characters)
2/26/2024 12:39	maureen	brennan	13481 fountain view blvd	wellington	Oppose	<p>Pulte Diocese Orange Point Project: I vehemently oppose this development being allowed to use 120th as it's ingress/egress. this is a very bad plan. the vehicles and especially horse trailers will never be able to exit from 40th st south onto 120th with traffic coming from a development. if there are vehicles heading south on 120th from Lake Worth and vehicles on northbound 120th that are stopped for a light or stop sign then a trailer (or car) will not be able to get onto 120th to head north or south. additionally there are horse trailers going from Indian Mound onto 120th and there is very little space to navigate. 120th is a 25 mph rd and no shoulder. the developer should be required to make a deal with the church to have the driveway go along east side of church to lake worth rd either by a direct land sale or an easement. this site plan does not take into account the reality of the traffic and physical limitations of the road (120th) it is trying to use as its primary collector.</p>
2/26/2024 13:05	Gonzalo	Avendano	12400 Indian Mound rd	Wellington	Oppose	<p>In the brief comment name it "Pulte Diocese Property Orange Point".</p> <p>I oppose for several reasons:</p> <ol style="list-style-type: none"> <li>1. Because we are resiging one of the few area where a high quality school can be buil in the future</li> <li>2. Because allowing to hold a parcel under religious exception real estate tax plus all other taxes and then allowing the property to be sold to build homes is a for frofit company is on abuse of law and unequal treatment to all other citizens.</li> <li>3 because that corner is ver conflictive being the exit of a horae section. A school, a church and it doesn't have a trafic light.</li> <li>4 because Lake worth td changes from 4 lanes to 2 lanes just in that corner.</li> <li>5 because \$1500000 homes is something that is full in Wellington, but is lack of other things</li> <li>6. But man reason, is precious lsnd for a school or university</li> </ol>

**From:** Maureen Brennan <[maureeniconica@outlook.com](mailto:maureeniconica@outlook.com)>

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

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

**Cc:** Laurie Cohen <[lcohen@wellingtonfl.gov](mailto:lcohen@wellingtonfl.gov)>; Jim Barnes <[jbarnes@wellingtonfl.gov](mailto:jbarnes@wellingtonfl.gov)>; Tim Stillings <[tstillings@wellingtonfl.gov](mailto:tstillings@wellingtonfl.gov)>

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

**This Message originated outside your organization.**

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

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

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

As you are probably aware, 120<sup>th</sup> is already an issue:

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

Comments during the PZAB meeting April 17, 2023:

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

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

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

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

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

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

Thank you for your attention to this matter.

PLEASE INCLUDE THIS IN THE PUBLIC RECORD

All the Best,

Maureen Brennan

Iconica Polo Team

Aqua-TEC Equine Conditioning & Therapy Center

<https://aquatecequine.com>

561-785-6353



<https://wowpoloseries.com/>





Lake Worth Rd

Lake Worth Rd

Conica Delivery

THE ISLES OF WELLINGTON

CANTER

120th Ave S

ISLE POINTE