

March 21, 2024

Village of Wellington
Planning & Zoning
12300 Forest Hill Blvd
Wellington, FL 33414

Re: Orange Point PUD – Pod I
Justification Statement
Master Plan Amendment

Property Location

The property is located on the southeast corner of the intersection of Lake Worth Rd. and 120th Ave S. in Wellington, FL. It is identified by property control numbers 73-41-44-26-10-001-0000 and consists of a total of 38.93 acres. The area subject to this request is 22.54 acres and shown in Figure 2

Property History

Historically, the property has been utilized as a private civic pod with an existing church located on the north portion of the property. The remaining south portion of the property has remained vacant and has been cleared of most vegetation.



Figure 1: Overall Site and Affected Area

In 1980, the Palm Beach County Board of County Commissioners approved a Special Exception to allow a Planned Unit Development via Resolution No. 1980-501. The original approval did not include the subject site, which was eventually incorporated into the Planned Development. Since the original approval of the Orange Point Estates PUD, there have been various amendments to the plan and eventually annexation in the Village of Wellington.

Application Request

The petitioner has submitted this application to request an amendment to the Orange Point PUD Master Plan. The proposed plan will reestablish the single-family residential uses that were part of Pod D of the original Orange Point PUD. A site plan amendment application has also been submitted for the 22.54 acres of Pod D, to allow 42 single-family residential uses. In order to achieve this density, a density bonus request is included in this application. A maximum density of 1 unit per acre is permitted by right and 3 units per acre are available as a bonus density PUD's.

Density permitted by right: 23 units (22.54 ac x 1.0 du = 22.54)	Density Bonus Available: 68 units (22.54 ac x 3.0 du = 67.6)
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Total Proposed Units:	42 units
Allowable Density By Right:	23 units
Bonus Density:	19 units

In addition, the petitioner is requesting an additional access point for the PUD from 120th Ave S.

Concurrent to these requests, is an amendment to the Village of Wellington Comprehensive Plan to amend the FLU designation from Community Facilities (CF) to the Residential C FLU designation.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

North: Two parcels within the Village of Wellington. The properties have a Community Facilities and Commercial FLU designations and are located within the Planned Unit Development (PUD) Zoning Districts. The properties are also within the Orange Point PUD. These properties are currently developed with a public middle school and small shopping strip of retail and restaurant uses.

South: Multiple parcels located in the Village of Wellington. These properties have a Residential C FLU designation and are within the Planned Unit Development (PUD) Zoning District. The "Isles of Wellington" residential community is also part of the Orange Point PUD.

East: Multiple parcels located in the Village of Wellington. These properties have a Residential C FLU designation and are within the Planned Unit Development (PUD) Zoning District. The "Isles of Wellington" residential community is also part of the Orange Point PUD.

West: Multiple parcels located in the Village of Wellington that have a Residential A FLU designation and are located within the Equestrian Residential (ER) Zoning District. The properties are all currently developed as equestrian estates.

Master Plan Amendment Justification

Pursuant to Article 5, Chapter 2, Section 5.2.3, the applicant shall indicate that the proposed development order amendment complies with the following criteria.

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

The request and proposed plan are consistent with the Goals, Objectives and Policies of the Village's Comprehensive Plan, including standards for density of the proposed use. The proposed master plan amendment will reestablish the residential uses within Pod D which were part of the original Orange Point Estates PUD. In order to allow residential uses on the subject site, a Future Land Use amendment was required from Community Facilities (CF) to the Residential C Future Land Use designation. The proposed amendment is consistent with Objective LU&CU 1.2 which states, *Residential Land Use designations to maintain and enhance Wellington's established neighborhood characteristics while supporting housing reinvestment that complements the designed development patten and intensity.* The single-family residential uses will be compatible with the surrounding area and existing PUD, as the land contiguous to the east and south is the Isles of Wellington residential community.

The proposed density for the subject site is consistent with Table LU&CD 1-1 from the Village's Comprehensive Plan for the Residential C FLU, which specifies a maximum density of 1 unit per acre for by right and 3 units per acre as a bonus density for Planned Unit Developments. The proposed density is broken down further below.

Density permitted by right: 23 units

(22.54 ac x 1.0 du = 22.54)

Density Bonus: 68 units

(22.54 ac x 3.0 du = 67.6)

Total Proposed Units:	42 units
Allowable Density By Right:	23 units
Bonus Density:	19 units

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

The proposed master plan amendment is consistent with the purpose and intent of the Planned Development District Zoning District which is *to allow flexibility in the application zoning regulations for the development of land within a PDD that achieves distinctive, attractive communities, takes advantage of compact building design, and preserves open space and critical natural environments by allowing flexibility from zoning regulations.*

Per Section 6.5.5, the development complies with the following standards.

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

The proposed 42 single-family residential units are situated on a portion of vacant land which is contiguous to the Isles of Wellington residential community, which is also part of the Orange Point PUD. The plan is compatible with adjacent uses and the surrounding area. The original Orange Point PUD also designated the subject site (Pod D) as single-family units, at a higher density than the Applicants current proposal.

- B. *The project must demonstrate that proposed flexible regulations have a benefit and overall compatibility with the community, while protecting and furthering the health, safety, and welfare of the community.*

The proposed development will provide a residential community on a portion of land that has remained vacant and underutilized since the original Orange Point PUD master plan approval. The community will be compatible with the surrounding uses, as well as architecturally cohesive with the area.

- C. *PUD's that exceed 75 acres in size or 300 dwelling units, shall provide at least two housing types. Housing types shall include, but are not limited to, single family, zero lot line, townhouse, multi-family, or congregate living facility.*

There are two housing types provided within the Orange Point PUD, single family and zero lot line.

- D. Recreation areas shall be provided at a minimum of 110 SF of area/person.*

The proposed plan will provide 0.84 acres of private recreation area, which complies with the recreation requirement of 0.32 acres. The calculation breakdown is provided below.

Population: 42 single-family units x 3.02 = 127 residents

Private recreation required: 110 sf x 127 residents = 0.32 acres

Private recreation provided: 0.84 acres

- E. The maximum percentage of civic pods to gross area of the PUD shall not exceed 65 percent.*

The civic pods within the PUD are less than 65 percent.

- F. The land uses within the PUD shall be located and designed to be compatible with surrounding land uses both internal and external to the PUD.*

As mentioned above, the subject site is part of the existing Orange Point PUD and was originally designated for residential uses and then was transitioned to a private civic pod. The north portion of the subject parcel is developed with a church while the south portion of the parcel remained vacant. The proposed plan will reestablish the residential uses which are compatible with the surrounding residential, civic and equestrian uses.

- G. The resulting mix of land uses shall further the goals of the Comprehensive Plan to integrate and share facilities, thereby encouraging efficient use of land and infrastructure.*

The proposed development supports the goals of the Comprehensive Plan and is utilizing a portion of land that has remained vacant and undeveloped. There is also minimal vegetation of the subject site as it was cleared after the original approval in the 1980's.

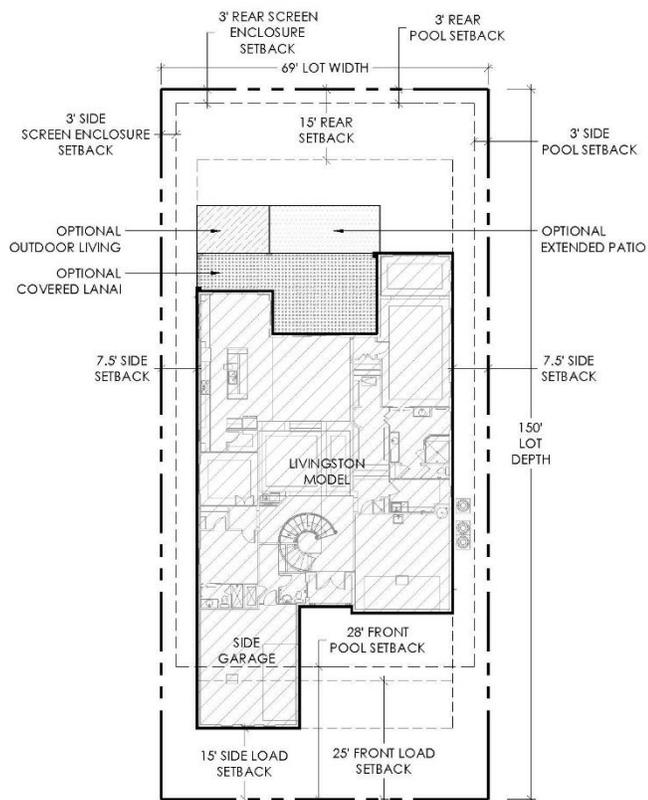
- H. Once a PUD has been fully executed, Wellington may at its discretion, convert the PUD to conventional zoning district(s) based upon the uses, density, and intensity of the respective pods. This will be done as a rezoning and will result in a modification to the official zoning map.*

The Applicant acknowledges this standard.

Building Coverage

The Applicant is requesting a deviation from the required building coverage of 40% to allow 50% building coverage, which is also outlined in the Project Standards Manual (PSM). The proposed building coverage will allow a quality housing product which is comparable to other homes and developments in Wellington and is also consistent with the adjacent residential communities within the Orange Point PUD. Specifically, many of the homes within the Isles of Wellington have the exact or similar lot size as the proposed development with homes averaging 4,500 sf. A newer development within Palm Beach Polo Golf and Country Club with visibility off Pierson Rd., west of 120th Ave S also has homes with similar building coverage, some exceeding 50%. The adjacent detail is an example of one of the larger models on the proposed lot size, which is comparable to many of the surrounding homes.

The construction of the proposed residential models on the approximate lot size of 69' x 150' are shown to be successful in other new communities within Palm Beach County. The community is also providing approximately additional ½ acre of private recreation area which will enhance the amenities and natural component of the development.



4 **LIVINGSTON MODEL - LEFT GARAGE** SCALE: 1" = 20'-0"
 SINGLE FAMILY LOT, 69' X 150'
 FRONT SETBACK: 15'
 SIDE SETBACK: 7.5'
 REAR SETBACK: 15'
 MAX. LOT COVERAGE: 50%
 BASE TOTAL: 4,115 SF (39.7%)
 OPT. COVERED LANAI = 501 SF
 OPT. OUTDOOR LIVING = 153 SF
 MAX. BUILDING COVERAGE: 4,769 SF (46.08%)

Accessory Structure/Pool Setbacks

The Applicant is requesting a deviation from the accessory structure setbacks outlined in the table below and the project’s Project Standards Manual. The proposed setbacks allow for a similar outdoor development that is comparable to the surrounding developments which also have pool and other amenity setbacks +/- 3’. The proposed development allows for a residential community that not only is comparable to surrounding developments, but also provides a product that parallels the market demand.

Accessory Structure Setbacks		
<i>Pool/Spa</i>	Front: 28’ Side Interior: 10.5’ Side Street: 18’ Rear: 10.5’	Front: 28’ Side Interior: 3’ (2) Side Street: 18’ Rear: 3’ (2) (3)
<i>Screen Enclosure</i>	Front: 25’ Side Interior: 7.5’ Side Street: 15’ Rear: 5’	Front: 25’ Side Interior: 3’ (2) Side Street: 15’ Rear: 3’ (2) (3)
<i>Pergolas, Arbors, Trellis, etc.</i> <i>(less than 120 sf)</i>	Front: 25’ Side Interior: 5’ Side Street: 15’ Rear: 5’	Front: 25’ Side Interior: 3’ (2) Side Street: 5’ (2) Rear: 5’

Front Setback – Side Load Garage

The Applicant is requesting a deviation from the front setback for side load garages from 25’ to allow 15’. The staggered front setback between homes, depending on the garage orientation, will allow a more aesthetically pleasing and organic streetscape within the community.

Recreation

Private recreation areas are provided throughout the development. Specifically, near the entrance of the community a tot lot with a turf play surface and play structure will be provided. There will also be a small walking path provided in the northwest corner of the development, near the entrance. The proposed plan will provide 0.84 acres of private recreation area, which complies with the recreation requirement of 0.32 acres. The calculation breakdown is provided below.

Private recreation required: 110 sf x 127 residents = 0.32 acres

Private recreation provided: 0.84 acres

The Village of Wellington public recreation requirement is five (5) acres per 1,000 of the population. The public recreation requirement and civic use dedication is understood to have been met during the original approval of the Orange Point PUD Master Plan, which included more dwelling units designated in the current Pod D than what is being proposed today. However, should the subject site (Pod I) be required to provide public recreation areas, the requirement is outlined below.

Public recreation required: (127 residents/1,000) x 5 acres = 0.64 acres

Modification of Civic Use

As mentioned above, the original Master Plan and Resolution were approved by Palm Beach County when the site was still within the jurisdiction of Unincorporated Palm Beach County. During this time, Palm Beach County required a Civic land dedication for Planned Unit Developments. The approximately 1,562 acre PUD identified two Civic dedication sites to accommodate for the Polo Park Middle School on the north side of Lake Worth Road and the fire station on the south side of Lake Worth Road.

Public Civic (Fire Station)	2.7 acres
Civic/School (Polo Park Middle School)	28.5 acres

The land subject to this request comprises 22.54 acres, which originally approved for residential units was never part of the required Civic dedication. The modification of Pod D to Private Civic per Resolution No. 1999-85 was done for the specific purpose to accommodate for the use of the site as a Church and potential Private School site for the Catholic Diocese. The applicant is purchasing the land from the Diocese as they no longer have plans to expand their facilities to the southern half of the property. Although this amendment will remove private civic land from the current master plan approval, the proposed plan still complies with the original required civic dedications by way of the existing school and fire station sites.

The civic dedication was satisfied with the original approval by Palm Beach County, however the proposed plan is also compliant with Village's current civic land dedication requirement for Planned Unit Developments which is one (1) acre per 1,000 of the population. The proposed development allows for a potential of 4,639 residents and would require 4.64 acres of civic use, which the plan provides. A breakdown is provided below:

Potential residents (Existing): 4,512 residents
1,494 dwelling units x 3.02 = 4,511.88

Potential Residential (Proposed): 4,639 residents
1,536 dwelling units x 3.02 = 4,638.72

Civic required (current code) = 4.64 acres ((4,639 persons / 1,000) x 1 acre)

- 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.

The proposed development will ensure the plan minimizes environmental impact. The subject property has remained vacant, undeveloped and was cleared of most vegetation after the original approval. An Environmental Assessment is included as part of this application.

- 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.

The property is located within an established suburban area comprised of mostly residential, civic and equestrian uses. There is a small commercial development, northeast of the subject site across from Lake Worth Rd.

Landscaping and Buffering

The development shall adhere to the purpose and intent of Wellington's Landscape Standards outlined in Section 7.3.6. All required landscape buffers, foundation plantings and planting criteria have been accommodated and identified on the proposed Landscape Plan. The proposed plan complies with the required Type C (20') buffer along the frontage of the development, 120th Ave S. Type A (10') Buffers are provided along the south and east property boundaries, providing adequate screening for the adjacent residential development. A Type A/F (10') Buffer is provided along the north property boundary.

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

The subject site is not within any neighborhood plans. The request has no effect on Wellington neighborhood aesthetics.

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

The proposed master plan amendment is a result of reestablishing the residential uses within Pod D of the original Orange Point PUD. As a result, site reconfiguration and amendments to the master plan are required. The project will still maintain a logical and orderly development pattern.

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

The proposed plan will comply with Wellington's building standards and all other applicable provisions of the LDR, as demonstrated in the concurrent site plan application.

Thank you for your consideration of this application. If you have any questions, please don't hesitate to contact me at 561-249-0940.

Sincerely,



Brian Terry, PLA
Principal
Insite Studio, Inc.