

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, April 17, 2024

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

*John Bowers
Tracy Ciucci
Ron Herman
Maureen Martinez
Adam Rabin
Satesh Raju
Jeffrey Robbert*

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REMARKS BY CHAIRMAN

IV. APPROVAL OF MINUTES

[PZ-0337](#) MARCH 28, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [3.28.24 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS/EX-PARTE COMMUNICATIONS

VII. OLD BUSINESS

[PZ-0335](#)

ORDINANCE NO. 2024-04 (ORANGE POINT POD O (ISLEPOINTE) COMPREHENSIVE PLAN AMENDMENT)
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2023-0002-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL TO RESIDENTIAL C (1.01 DU/AC – 3.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN CENTER OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [0 Location-Pod O](#)

[1 Ordinance 2024-04 Pod O CPA](#)

[1a Ord Exhibit A Legal Description](#)

[1b Ord Exhibit B Wellington Comprehensive Plan FLUM](#)

[3 Staff Report-Pod O Islepointe CPA MPA PZAB](#)

[3a SR Exhibit A Proposed Orange Point PUD Master Plan](#)

[3b SR Exhibit B Approved Resolution R-99-85 with Status Report](#)

[3d SR Exhibit D Residential Market Study Summary](#)

[3e SR Exhibit E Islepointe Conceptual Site Plan](#)

[3f SR Exhibit F Traffic Letters-](#)

[3g SR Exhibit G Water and Wastewater Demand Analysis](#)

[3h SR Exhibit H CPA Justification Statement](#)

[3i SR Exhibit I MPA Justification Statement](#)

[3.28.24 PZAB Legal Ad CPA-MPA](#)

[PZ-0336](#)

RESOLUTION NO. R2024-06 (ORANGE POINT PUD MASTER PLAN AMENDMENT – ISLEPOINTE PROJECT) A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 2023-0001-MPA) AMENDING THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POD O (FORMALLY KNOWN AS THE EQUESTRIAN CENTER PARCEL), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO REMOVE THE EQUESTRIAN CENTER DESIGNATION FROM THE ORANGE POINT PUD MASTER PLAN TO ALLOW DEVELOPMENT OF THE ISLEPOINTE PROJECT (POD O), A 10-ACRE RESIDENTIAL DEVELOPMENT WITH 27 SINGLE-FAMILY RESIDENTIAL LOTS, AND TO AMEND CONDITIONS OF APPROVAL AND ADOPT THE ISLEPOINTE PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments:

[0 Location-Pod O](#)

[2 Resolution No. R2024-06 Orange Point MPA \(Pod O\)](#)

[2a Reso Exhibit A Legal Description](#)

[2a Reso Exhibit B Orange Point PUD Master Plan](#)

[2c Reso Exhibit C Islepointe \(Pod O\) Regulating Plan, Circulation Plan and Landscape Plan](#)

[2d Reso Exhibit D Islepointe \(Pod O\) Project Standards Manual](#)

VIII. NEW BUSINESS

[PZ-0338](#)

ORDINANCE NO. 2024-05 (ORANGE POINT POD I (CANTER) COMPREHENSIVE PLAN AMENDMENT)
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2023-0003-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITY TO RESIDENTIAL C (1.01 DU/AC – 3.0 DU/AC) FOR THE SOUTHERN 22.54 ACRES OF CERTAIN PROPERTY KNOWN AS POD D OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN, TOTALING 40 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE SOUTHEAST CORNER OF LAKE WORTH ROAD AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments:

[0 Location Map](#)

[1 Ordinance 2024-05 Pod I CPA](#)

[1b Ord Exhibit B FLUM](#)

[3 Staff Report-Pod I Canter CPA MPA PZAB](#)

[3a SR Exhibit A Current Orange Point PUD Master Plan](#)

[3b SR Exhibit B Approved Resolution R-99-85](#)

[3c SR Exhibit C Approved Resolution R-2001-95](#)

[3d SR Exhibit D Approved Resolution R2007-59](#)

[3e SR Exhibit E Residential Market Study](#)

[3f SR Exhibit F Canter Conceptual Site Plan](#)

[3g SR Exhibit G Wellington's Traffic Consultant Letters](#)

[3h SR Exhibit H Water and Wastewater Demand Analysis](#)

[3i SR Exhibit I CPA Justification Statement](#)

[3j SR Exhibit J MPA Justification Statement](#)

[PZ-0339](#)

RESOLUTION NO. R2024-19 (ORANGE POINT PUD MASTER PLAN AMENDMENT-CANTER PROJECT) A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 2023-0003-MPA) AMENDING THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POD D (ALSO KNOWN AS THE 40-ACRE PRIVATE CIVIC SITE), TOTALING 40 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE SOUTHEAST CORNER OF LAKE WORTH ROAD AND 120TH AVENUE SOUTH; TO DESIGNATE THE SOUTHERN 22.54 ACRES OF THE ORANGE POINT PUD POD D AS SINGLE-FAMILY RESIDENTIAL AND CREATE A NEW POD KNOWN AS POD I, TO ALLOW DEVELOPMENT OF THE CANTER PROJECT (POD I), A RESIDENTIAL DEVELOPMENT WITH 42 SINGLE-FAMILY RESIDENTIAL LOTS, AND TO AMEND THE CONDITIONS OF APPROVAL AND ADOPT THE CANTER PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [2 Resolution No. R2024-19 Pod I Orange Point MPA](#)
[2a Reso Exhibit A Legal Description](#)
[2b Reso Exhibit B Orange Point PUD Master Plan](#)
[2c Reso Exhibit C Canter Project Standards Manual](#)

IX. COMMENTS FROM THE PUBLIC

X. COMMENTS FROM STAFF

XI. COMMENTS FROM THE BOARD

XII. ADJOURN

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.