

43 **WHEREAS**, the Council has taken the recommendations from the Local Planning
44 Agency, Wellington staff, and the evidence and testimony presented by the Petitioner and
45 comments from the public into consideration for the proposed Master Plan Amendment;
46 and

47
48 **WHEREAS**, Wellington’s Council has made the following findings of fact:

- 49
- 50 1. The Master Plan Amendment request is consistent with the purposes, goals,
51 objectives, and policies of the Comprehensive Plan;
 - 52
 - 53 2. The subject request is consistent with the stated purposes and intent of the
54 Land Development Regulations;
 - 55
 - 56 3. The requested Master Plan Amendment is consistent with the surrounding
57 land uses and zoning districts;
 - 58
 - 59 4. Approval of subject request would result in a logical and orderly development
60 pattern; and
 - 61
 - 62 5. The subject request is consistent with the applicable Planned Unit
63 Development (PUD) regulations.
 - 64

65 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
66 **FLORIDA, THAT:**

67
68 **SECTION 1.** The Orange Point Planned Unit Development (PUD) Master Plan is
69 hereby amended and approved to include the Pod O (Islepointe) property legally
70 described in Exhibit A, subject to the following conditions of approval:

- 71
- 72 1. All previous conditions of the Orange Point PUD, unless otherwise specified in this
73 resolution, are still in effect. (PLANNING)
 - 74
 - 75 2. Resolution R-99-85 Conditions of Approval, as provided below, are deleted with
76 approval of this resolution.
 - 77
 - 78 a. Section 2 Condition 12. Use of the ten (10) acre equestrian center pod
79 shall be for equestrian-related uses. This ten (10) acre pod will allow a
80 maximum of two (2) acres of equestrian-related retail uses such as tack
81 shops, feed and grain sales, and other similar commercial equestrian
82 establishments. The remaining eight (8) acres are to be utilized for other
83 public or private equestrian uses such as commercial stables, show rings,
84 riding rings, or fields, paddocks, and other such equestrian uses.

- 85 b. Section 2 Condition 17. The ten (10) acre equestrian center pod shall
86 provide a minimum thirty-five (35) foot landscape buffer along the entire
87 perimeter, supplemented with a berm and hedge combination to reach a
88 combined height of six (6) feet, with native ten (10) to twelve (12) foot
89 canopy trees planted a maximum of twenty (20) feet on center.
90
- 91 c. Section 3 Condition 19. The landscape buffer surrounding the equestrian
92 center has increased from 35 feet to the west.
93
- 94 d. Section 3 Condition 24. The 10-acre commercial pod at the southwest
95 corner of Section 26 has been re-designated from commercial to
96 equestrian center and shall be limited to a maximum of 2 acres of
97 equestrian-related establishments. The remaining 8 acres are to be
98 utilized for other public or private equestrian uses such as commercial
99 stables, show rings, riding rings, or fields, paddocks, and other such
100 equestrian uses.
101
- 102 3. The subject site (Pod O/Islepointe) shall be governed by the conditions of approval
103 within this resolution and based on the Master Plan (MP) as provided in Exhibit B.
104 The commercial equestrian center approval for the Orange Point PUD Pod O is
105 hereby rescinded. (PLANNING)
106
- 107 4. Development of Pod O (Islepointe) shall be limited to the uses, access, acreage,
108 site design and number of lots, site amenities, and landscape buffers approved on
109 the Master Plan (Exhibit B), Regulating Plan, Circulation Plan and Landscape Plan
110 (Exhibit C), and Project Standards Manual (Exhibits D). The final plans consistent
111 with any Wellington's Council (Council) approved changes and conditions of
112 approval imposed by Council shall be submitted for final processing, if applicable.
113 Amendments to the approved plans shall require a master plan amendment
114 approved by Wellington's Council and as required by the LDR. Minor modifications
115 to the landscape plan to adjust for location, material changes due to industry
116 shortage, etc., may be approved with an administrative minor master plan
117 amendment. (PLANNING)
118
- 119 5. Exhibit D is the approved Islepointe Project Standards Manual (PSM) with the
120 project development standards including details, specification, architectural
121 details/elements, landscape features/elements, setbacks, building/lot coverage,
122 building height, parking, etc., shall be the governing document along with any
123 other plans/documents approved for this project. Any project development
124 standards not specifically outlined and/or requested/approved within the PSM
125 shall be per the LDR as determined by Wellington for the specific standard and/or
126 use/structure. Architectural Review Board (ARB) and site plan approvals for this
127 project shall be supplemented within the PSM by the Village of Wellington

128 (Wellington). Amendments to the approved PSM shall require Council approval as
129 a master plan amendment. (PLANNING)

130
131 6. The Islepointe (Pod O) project shall be developed consistent with the approved
132 master plan and based on the use and density limitations below:

USE	DENSITY LIMITATIONS
Single-family Residential	25 DUs Total Density Bonus of 2.5 DU/AC

133 (PLANNING)

134
135 7. No building permits for the site shall be issued after December 31, 2030, unless
136 extended by Palm Beach County Traffic Division through an equivalency letter or
137 an updated Traffic Study approval consistent with this master plan approval.
138 (TRAFFIC)

139
140 8. The County traffic concurrency approval is subject to the Project Aggregation Rules
141 as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

142 9. Pod O is required to provide 0.41 acres for public recreation, 0.08 acres for civic,
143 and 0.21 acres for private recreation for a total land area of 0.70 acres. The Pod O
144 developer/owner will not provide the land/facilities as required and will make an
145 in-lieu payment based on a value that is \$50,000.00 per acre or the certified
146 appraised fair market value per acre, whichever is greater, as approved
147 administratively by Wellington when the in-lieu payment is required. The in-lieu
148 payment shall be paid to Wellington, when impact fees are required for the
149 residential uses at the time of issuance of building permits. The in-lieu payment
150 shall be in addition to the required Parks and Recreation Facilities Impact Fees as
151 determined at the time of building permit issuance. (PLANNING)

152
153 10. The Pod O (Islepointe) developer shall provide sidewalks (minimum 5 ft. wide)
154 within the Islepointe project and connection(s) to the proposed sidewalk/pathway
155 along 120th Avenue South. (PLANNING)

156
157 11. The owner/developer of Pod O shall construct an eight (8)-foot wide
158 sidewalk/multi-use pathway (along with any required site improvements), as
159 approved by the Wellington Engineer, along the Islepointe project (Pod O) 50th
160 Street South and 120th Avenue South frontages. (PLANNING/ENGINEERING)

161
162 12. All sidewalk/pathway and connections to be constructed by the owner/developer
163 of Pod O (Islepointe project) shall be completed prior to issuance of the first

164 Certificates of Occupancy (CO) for any residential building within the Islepointe
165 project. (PLANNING)

166
167 13. The owner/developer of Pod O shall pay Wellington a proportionate-share
168 payment of 13.2% of the total cost to construct an eight (8)-foot wide
169 sidewalk/multi-use pathway and any required site improvements for the pathway,
170 as approved by the Wellington Engineer, from the end of Pod O (Islepointe project)
171 proposed pathway on 50th Street South frontage to the proposed pathway at the
172 being of Pod I (Canter project) frontage. The proportionate share is based on the
173 Pod O (Islepointe project) frontage and impact along 120th Avenue South between
174 Lake Worth Road and 50th Street South to meet requirements to provide a safe and
175 accessible mobility system for all users/residents. The pathway shall be along the
176 east side of the 120th Avenue South right-of-way. Wellington shall provide the
177 owner/developer of Pod O a cost estimate of the pathway (including any required
178 site improvement) after final design and approval of the pathway. The
179 proportionate-share payment shall be paid to Wellington prior to issuance of the
180 first engineering permit for the development of Pod O (Islepointe project).
181 (PLANNING/ENGINEERING)

182
183 14. The Islepointe project (Pod O) is required to be platted. The plat shall be approved
184 and recorded, prior to the issuance of any building permits. (ENGINEERING)

185
186 15. No vertical encroachments shall be permitted in any utility or drainage easements.
187 No landscaping shall be installed in water or sewer easements or areas obstructing
188 the line of sight for pedestrians or vehicles. (ENGINEERING)

189
190 16. A Land Development Permit (LDP), issued by the Village of Wellington Engineering
191 Department, is required prior to any earthwork or construction taking place, and
192 shall meet all applicable requirements of the LDR, as well as State and Federal
193 regulations and guidelines must be applied for, approved, and issued prior to any
194 construction activities. The permit plans shall include construction details for all
195 infrastructure components including paving, grading, drainage, water, sewer,
196 landscape, lighting, and off-site improvements. The LDP must be closed out before
197 any Temporary Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are
198 issued for any buildings or structures. If the project is phased, a separate LDP will
199 be required for each phase of the project. Each phased LDP must be closed out
200 before any Temporary Certificates of Occupancy (TCO)/Certificates of Occupancy
201 (CO) are issued for any buildings or structures within that phase. (ENGINEERING)

202
203 17. No guarantee of available capacity is expressed or implied by the issuance of a
204 Capacity Availability Letter until such time that the developer has reserved capacity
205 through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)

- 206
- 207 18. A Developers Agreement will be required by the Utility Department to reserve
- 208 water and sewer capacity for the project. Payment of capacity fees per Village
- 209 Resolution No. R2018-35 shall be required to reserve capacity. The Developers
- 210 agreement must be executed and approved by the Village Council prior to the
- 211 execution of the Palm Beach County Health Water and Sewer Department permits
- 212 by the Village Utility Director. The Developers Agreement conditions should be
- 213 coordinated during the Site Plan Approval process. (UTILITIES)
- 214
- 215 19. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and
- 216 Wastewater Rates and Charges Fiscal Year 2022". Applicant is encouraged to review
- 217 capacity fees. These fees are due prior to the approval of the Developers
- 218 agreement by Village Council. (UTILITIES)
- 219
- 220 20. Developer is responsible for the funding and construction of all
- 221 improvements/upgrades that the Utility determines are necessary to existing lift
- 222 stations, water distribution systems, sanitary systems, and force main systems
- 223 because of impacts to existing systems by the proposed project development plan.
- 224 (UTILITIES)
- 225
- 226 21. The developer/applicant must apply for and obtain a Utility Major permit prior to
- 227 the development of the proposed improvements. (UTILITIES)
- 228
- 229 22. All water mains and sewer mains are required to be public. Water and sewer
- 230 infrastructure must be located in the right-of-way or in a dedicated exclusive water
- 231 main or sewer easement. Easement widths shall comply with the Village of
- 232 Wellington Water and Wastewater Systems Construction and Standards Manual
- 233 (15-foot minimum). All Utility Easements shall provide for unhindered access to all
- 234 facilities and mains. (UTILITIES)
- 235
- 236 23. A covered school bus shelter (minimum 10' X 15') shall be provided for the
- 237 residential pod, with bicycle racks for a minimum capacity of four (4),
- 238 benches/seating for a minimum capacity of four (4), trash receptacles at each
- 239 bench/seat location and continuous paved access shall be provided. Prior to the
- 240 issuance of the first Certificate of Occupancy for any residential building, the
- 241 covered school bus shelter shall be constructed with consistent colors, materials,
- 242 and roof treatment as the overall project. (PLANNING)
- 243
- 244 24. To address the school capacity deficiency generated by the proposed
- 245 development at the District elementary, middle, and high school levels, the Pod O
- 246 owner/developer shall contribute a total of \$42,666.00 to the School District of
- 247 Palm Beach County prior to issuance of the first residential building permit. (PBC
- 248 SCHOOL DISTRICT)

- 249
- 250 25. Benches/seating, trash receptacles/bins, and bicycle racks shall be provided within
- 251 Pod O, with the final numbers and locations as required with the site plan
- 252 approval. Trash bins should be provided at seating location(s) on the plans. Shade
- 253 structures and/or landscaping (trees/palms, shrubs, etc.) shall be provided for the
- 254 seating areas throughout the site. (PLANNING)
- 255
- 256 26. Foundation planting areas (including trees/palms) shall be provided along the
- 257 street/corner side of all buildings/structures. (PLANNING)
- 258
- 259 27. No continuous hedge row in the front plane of the buildings shall exceed a
- 260 maximum height of 36 inches. (PLANNING)
- 261
- 262 28. Shade/canopy street trees (min. 16 ft. overall height and 5 ft. clear trunk), and
- 263 pedestrian street lights shall be provided along both sides of roads/streets within
- 264 the Islepointe project. The pedestrian street light poles, and regulatory
- 265 traffic/street signs and poles shall be a decorative design, and the design shall be
- 266 submitted for ARB approval prior to permitting. (PLANNING)
- 267
- 268 29. The street trees required along all roads/streets within the Islepointe project shall
- 269 be hardwood canopy shade tree species that provide shade across the
- 270 pavement/street. An alternative street tree design is approved to include other
- 271 large tree species and accent/flowering trees as provided in the project's PSM
- 272 and/or site landscape plans, but the number of trees required shall not be
- 273 reduced. If any street trees are provided in the residential lots, they are not to
- 274 meet the lot requirements, and shall be dedicated on the plat to the residential
- 275 pod homeowner's association/property owner's association in perpetuity,
- 276 including maintenance and replacement. (PLANNING)
- 277
- 278 30. The developer shall pay into the Wellington Tree Fund for any landscaping
- 279 (including street trees) not provided per the deviation from the landscape
- 280 standards and as shown on the plans/PSM. The payment shall be \$600 per tree or
- 281 the material cost for other landscaping, if a maximum of 25% will not be provided,
- 282 or the cost the developer would pay to provide the landscaping on-site if more
- 283 than 25% will not be provided. The payment amount, if more than 25%, shall be
- 284 per a landscape architect certified cost estimate for the landscaping as approved
- 285 by the DM. Payment in lieu of providing the landscaping shall be made to
- 286 Wellington prior to issuance of the first building permit for a residential building
- 287 within the Islepointe project. (PLANNING)
- 288
- 289 31. The perimeter landscape buffers shall be shown as an easement or separate tract
- 290 on the plans and plat. The landscape buffer along the south and west of the Pod
- 291 O property line shall be installed prior to issuance of the first Certificate of

292 Occupancy for any building within the project. Landscape buffer shall include
293 canopy shade trees, 25 feet on center, and the hedge height shall be a minimum
294 of three (3) feet in height at installation. (PLANNING)
295

296 32. The south and west perimeter landscape buffers shall include multi-tiered
297 landscaping with a berm and continuous hedge, installed and maintained at three
298 (3) feet, shrubs/groundcover on both sides of the hedge at intermittent intervals,
299 along with the required landscaping per the requirements of the LDR. (PLANNING)
300

301 33. Developer/owner shall provide a certified cost estimate (by FL. Registered
302 Landscape Architect or Engineer) for the project's perimeter landscape buffer and
303 interior landscaping, that includes materials, installation, irrigation, labor, one (1)
304 year warranty, etc. Surety/bond(s) in the form acceptable to Wellington in the
305 amount of 110% of the estimate shall be posted for the project's perimeter
306 landscape buffer and interior landscaping, in addition to the other bonds required
307 for site improvements per the LDP/Engineering permits. Landscape permit(s) shall
308 also be required prior to installation. (PLANNING)
309

310 34. The landscaping within this Planned Development District shall exceed the
311 minimum landscape requirements by 30%, or as approved in the PSM.
312 (PLANNING)
313

314 35. The common areas, landscaping (not including the perimeter landscape buffers),
315 site amenities, etc., shall be completed in conjunction with the adjacent building(s)
316 and prior to the issuance of any Certificate of Occupancy/Certificate of
317 Completion of adjacent building(s)/improvement(s). (PLANNING)
318

319 36. The median and swale along the project's frontage shall be landscaped and
320 hardscaped as approved by Wellington and be maintained by the Islepointe HOA/
321 POA. (PLANNING)
322

323 37. The residential units within the Islepointe project shall be Electric vehicle (EV)
324 capable with an electrical panel capacity and conduit for future Electric Vehicle
325 Supply Equipment (EVSE) installation by the unit owner. (PLANNING)
326

327 38. The developer shall ensure this project is developed to be consistent with green
328 certification standards found within the Florida Green Building Coalition, the US
329 Green Building Council Leadership in Energy and Environmental Design (LEED)
330 manual, or other acceptable environmental, and building standards as determined
331 by Wellington's Development Review Manager for the project during the building
332 permit development approval/inspection process. Documentation indicating
333 which green building standards were met shall be provided six (6) months after
334 the issuance of the CO for the buildings. (PLANNING)

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- 39. All above-ground and wall-mounted utility/transformer boxes, mechanical equipment, valves, etc., shall be located on-site with required screening on a minimum of three (3) sides that provide required screening, while maintaining required three (3) feet clearance, with height that meets or exceeds the equipment being screened. Any opening in the screening shall be away from public view (including adjacent property) and/or additional shrubs will be required at inspection. The screening shall occur in a manner consistent with the color, character, and architectural style of the principal structure and may incorporate landscaping as an element of screening. (PLANNING)
- 40. The developer shall take measures to ensure that during site development, dust/debris particles from the development do not become a nuisance to the neighboring properties. (PLANNING)
- 41. All gates shall be designed and approved for emergency vehicle access with a universal remote approved by all emergency agencies, including but not limited to Palm Beach County Fire and the Palm Beach County Sheriff. Additionally, all gate codes and access shall be granted to Wellington for Code Compliance and other emergency purposes. (PLANNING/ENGINEERING)
- 42. Signs shall be provided/installed by the developer to alert motorists of the bridle trail location and to propose/include an enhanced crosswalk design (i.e. pavement markings, flashing signalization, raised median, pedestrian refuge island, etc.) for the safety of equestrian riders and pedestrians in the area of the Pod O project. Required improvements shall be provided prior to issuance of any Certificates of Occupancy for the Islepointe/Pod O project. (PLANNING/ENGINEERING)

SECTION 2. This Resolution shall become effective upon approval.

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373 **PASSED AND ADOPTED** this ____ day of _____, 2025.

374

375 **WELLINGTON**

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378 BY: _____

379 Michael Napoleone, Mayor

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382 **ATTEST:**

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385 BY: _____

386 Chevelle D. Hall, MMC, Village Clerk

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390 **APPROVED AS TO FORM AND**

391 **LEGAL SUFFICIENCY**

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394 BY: _____

395 Laurie Cohen, Village Attorney