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RESOLUTION NO. R2025-67

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING THE MASTER PLAN FOR (PETITION 2025-0002-MP) ISLA CARROLL POLO AND RESIDENCES PLANNED UNIT DEVELOPMENT, LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE ISLA CARROLL POLO AND RESIDENCES MASTER PLAN; TO DESIGNATE A 44-84-ACRE RESIDENTIAL POD WITH 27 SINGLE-FAMILY DWELLING UNITS; TO DESIGNATE A 34.33-ACRE CLUB/AMENITY POD WITH EQUESTRIAN FACILITIES; TO ADOPT A PROJECT STANDARDS MANUAL (PSM); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Wellington’s Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations are authorized and empowered to consider petitions related to zoning and development orders; and

WHEREAS, the notice of hearing requirements as provided in Article 5 of the Wellington Land Development Regulations have been satisfied; and

WHEREAS, the Future Land Use Map designation for Isla Carroll Polo and Residences is Residential B (0.1 du/ac – 1.0 du/ac); and

WHEREAS, the Zoning designation for Isla Carroll Polo and Residences was changed from Equestrian Residential/Equestrian Overlay Zoning District (ER/EOZD) to Planned Unit Development/EOZD (PUD/EOZD); and

WHEREAS, the proposed PUD is permitted within the EPA and meets the intent of the Equestrian Developments in Section 6.8.8 of the Land Development Regulations; and

WHEREAS, a Master Plan, along with a Project Standards Manual, is required for a Planned Unit Development and regulates the uses, densities, and intensities of the project along with conditions of approval specific to the development site; and

WHEREAS, the Master Plan was considered by the Equestrian Preserve Committee (EPC) on October 22, 2025, and recommended denial with a 5 to 2 vote; and

WHEREAS, the Master Plan Amendment was considered by the Planning, Zoning and Adjustment Board (PZAB) on November 19, 2025, and recommended denial with a 6 to 1 vote; and

WHEREAS, the Wellington Council has taken the recommendations of the Local Planning Agency (Planning, Zoning and Adjustment Board), Equestrian Preserve Committee, and the evidence and testimony presented by the Petitioner and other interested parties, and comments of the public, along with Findings of Fact in the Staff Report into consideration for the proposed Master Plan Amendments; and

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

- 51
52 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
53
54 2. The subject request is consistent with the stated purposes and intent of the Land
55 Development Regulations;
56
57 3. The Master Plan Amendment is consistent with the surrounding land uses and
58 zoning districts;
59
60 4. The Master Plan Amendment would result in a logical and orderly development
61 pattern; and
62
63 5. The Master Plan Amendment is consistent with the applicable Equestrian
64 Overlay Zoning District (EOZD) regulations.
65

66 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S**
67 **COUNCIL, THAT:**
68

69 **SECTION 1.** The Isla Carroll Polo and Residences PUD Master Plan, dated
70 September 2025, is hereby APPROVED as described in Exhibit "B", with the following:
71

- 72 1. A 44.84-acre Residential Pod with 27 single-family residential lots, each a minimum of
73 0.43 acres in size.
74
75 2. A 34.33-acre Club/Amenity Pod consisting of the following:
76
77 ○ Equestrian Facilities – 25.62 acres:
78 ■ 10-stall barn
79 ■ Grooms quarter
80 ■ Polo field
81 ■ Paddocks and exercise arena
82 ■ Viewing area
83 ■ Comfort station
84
85 ○ Club Amenities – 8.71 acres:
86 ■ Gym, retail, and food service/restaurant
87 ■ Business center
88 ■ Pool and aquatic facility
89 ■ Racquet sports facility
90 ■ Kids club and community garden
91
92 3. One (1) access point on 120th Avenue South to access the residential pod and one (1)
93 access point on 120th Avenue for a service entrance only, and one (1) access point on
94 35th Street South to National Polo Center (NPC) to the south; and
95
96 4. A Project Standards Manual for the Isla Carroll Polo and Residences Equestrian
97 Planned Unit Development.
98
99 5. Conditions of Approval for the Isla Carroll Polo and Residences Equestrian Planned Unit
100 Development.
101

102 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject to the
103 following conditions:
104

105 **General Conditions**
106

- 107 1. Equestrian uses and/or structures are only permitted on lots that are at least 1.5 acres
108 in size. Lots that are administratively unified that meet size requirements are eligible
109 for equestrian uses. The equestrian uses and/or structures shall comply with the Isla
110 Carroll Polo and Residences Project Standards Manual. (PLANNING AND ZONING)
111
- 112 2. A Site Plan shall be required prior to Land Development Permits and shall comply with
113 the Isla Carroll Polo and Residences Project Standards Manual (PSM) as adopted in
114 Exhibit C of Resolution No. R2025-67. (PLANNING AND ZONING)
115
- 116 3. A minimum of 50% of the of the Club/Amenities Pod, not including polo field or
117 paddocks, and the 10-stall barn shall be completed and open to the residents at the
118 time the number of issued Certificates of Occupancy (CO) reaches 50% of the total
119 units approved on the site plan for the residential pod. No additional building permits
120 shall be issued until the condition is satisfied. (PLANNING AND ZONING)
121
- 122 4. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be
123 private unless specified in these conditions. The maintenance responsibility shall be
124 dedicated to the owner or managing association and shall not be the maintenance
125 responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
126
- 127 5. The Site Plan shall illustrate the existing and proposed bridle trails, proposed multi-
128 modal pathways, and how the connections to the overall system will be maintained,
129 modified, or enhanced. (PLANNING AND ZONING)
130
- 131 6. No building permits are to be issued after December 31, 2028, unless a time extension
132 has been approved by Wellington's Planning and Zoning Department and Traffic
133 Engineer. (TRAFFIC)
134
- 135 7. The southern access to 120th Avenue South shall only be used as a service entrance.
136 Signage identifying it as a service road or for use by emergency vehicles only shall be
137 provided. (TRAFFIC)
138
- 139 8. Special Use Permits are required for all events that are open to the public but are not
140 required for events limited to residents, members, or polo matches. Adequate ingress
141 and egress directly to 120th Avenue South shall be maintained at all times and shall
142 not disrupt normal traffic circulation patterns. (TRAFFIC/PLANNING)
143
- 144 9. The Developer shall be required to provide land dedication for parks and recreation
145 facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of Wellington's Land
146 Development Regulations. The total land dedication required for parks and recreation
147 is 0.379 acres, together with a civic dedication of 0.076 acres, less the land area
148 dedicated for the traffic circle at the project entrance. In lieu of land dedication, a fee
149 equal to \$206,250.00 per acre may be paid. These fees shall be paid in full prior to the
150 issuance of the first building permit. A 10% credit for privately-owned recreation space
151 within the project may be applied to the park and recreation land dedication
152 requirement. The area (34.33 acres) and the use of the private recreation space shall

153 be restricted to the square footage and uses approved for the master plan by recorded
154 restrictive covenant and run with the land. Any modifications to the restrictive covenant,
155 including elimination, shall require a super-majority vote by Wellington's Council. The
156 private recreation space shall be operated and maintained by the developer,
157 successors, or assignees. (PLANNING AND ZONING)

158
159 10. A restrictive covenant, in a form acceptable to the Wellington Attorney, shall be
160 executed and recorded to limit in perpetuity the use of equestrian facilities to owners,
161 residents, guests, members, and/or licensees of owners within the PUD (Equestrian
162 Development) prior to the recording of the plat. The restrictive covenant shall not
163 prohibit the use of the equestrian facilities for polo matches or activities authorized
164 under a Special Use Permit. (PLANNING AND ZONING)

165
166 11. Architectural Review Board approval for all single-family units/elevations and all non-
167 residential buildings is required prior to the issuance of building permits. (PLANNING
168 AND ZONING)

169
170 12. A minimum of 145 parking spaces shall be provided for the Club/Amenity Pod. All
171 spaces shall be paved, with the exception of the 32 spaces along the west border of
172 the Polo Field. Those spaces may be stabilized grass but will be subject to annual
173 inspection and subsequent paving if determined by Village staff that the level of use is
174 sufficient to require the areas to be paved. If paving is required, permitting and
175 construction shall be completed with 90 days of notification. (TRAFFIC)

176
177 13. An off-site parking agreement with National Polo Center shall be required for events
178 hosted by the NPC on the Isla Carroll Property.

179
180 **Land Development Conditions:**

181
182 14. All proposed private roadways, bridle trails, multi-modal paths, and lakes shall be
183 placed in tracts. All tracts shall be identified on the plat and dedicated accordingly.
184 (PLANNING AND ZONING/ENGINEERING)

185
186 15. A plat is required to be submitted prior to the issuance of the Land Development
187 Permits and shall be recorded prior to the issuance of the first building permit. The
188 development shall be subject to a Declaration of Restrictions and Covenant and
189 Maintenance and Use documents acceptable to the Wellington Attorney, which shall
190 provide for the formation of a managing association, assessment of members for the
191 cost of maintaining the common areas within Isla Carroll Polo and Residences,
192 including all preservation areas, amenities, waterbodies. (PLANNING AND
193 ZONING/ENGINEERING)

194
195 16. The Developer must apply for and obtain a Utility Major permit prior to the development
196 of the proposed improvements. (UTILITIES)

197
198 17. The Developer is responsible for the funding and construction of all
199 improvements/upgrades that the Wellington Utility Department determines are
200 necessary for existing lift stations, water distribution systems, sanitary systems, and
201 force main systems because of impacts to existing systems by the proposed project
202 development plan. (UTILITIES)

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

19.Land Development Permit (LDP) and Utility Permit meeting all applicable requirements of Wellington’s Land Development Regulations, as well as State and Federal regulations and guidelines, must be applied for, approved, and issued prior to any construction activities. The permit plans shall include construction details for all infrastructure components including paving, grading, drainage, water, sewer, landscape, lighting, and offsite improvements. Additional comments on the site layout may be forthcoming upon submittal and subsequent review of Engineering construction plans and Drainage Calculations for the site development. Prior to the issuance of any certificates of occupancy/completion, final approval is required from the Engineering Department. (ENGINEERING)

20.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. Dust Control Plan, with dust control guidelines, shall be provided with the engineering permit application which shall meet the requirements as conditioned, and in accordance with any additional requirements of Wellington, Palm Beach County, Florida Department of Health, Florida Department of Environmental Protection, U.S. Environmental Protection Agency, etc., as it relates to mitigating dust/pollution from construction site activities. The developer and its contractors shall implement and maintain dust control measures throughout all phases of construction to minimize airborne particles and mitigate off-site impacts. The following requirements shall apply: (PLANNING/ENGINEERING)

- a. Daily watering: A water truck shall be provided, on the days that have activities causing the dust/debris, to control dust on all exposed soil, including, but not limited to, constructing roadways, stockpiles, non-stabilized (exposed) soils, and canal easements. Watering shall be sufficient to prevent visible dust accumulation due to wind and construction activities. If determined by Wellington that a water truck is needed during any activities, the activity causing the dust/debris shall cease until such time the water truck is on-site to provide the required control.
- b. Weather Considerations: Additional dust control measures, including increased watering frequency or application of soil stabilizers, shall be implemented during dry or windy conditions to prevent airborne dust migration.
- c. Stockpile Management: Soil stockpiles shall be stabilized using water, vegetation, or approved dust suppression agents to prevent erosion and dust dispersion.
- d. Construction Entrance and Roadways: The primary construction access and internal roadways shall be maintained to minimize dust. If necessary, a stabilized entrance with aggregate or dust suppression treatment shall be installed.
- e. Monitoring and Compliance: The contractor shall monitor dust conditions daily and take corrective action as needed. Non-compliance may result in enforcement action, including stop-work orders, at the discretion of the Village.

- 255 f. This condition shall remain in effect for the duration of construction activities and
256 shall be enforced by the Village of Wellington Code Enforcement Department.
257

258 **Landscape Conditions:**
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- 260 21. Landscape plans shall be required as part of the Site Plan application. A Landscape
261 Buffer shall be required along all property lines and all major thoroughfares as required in
262 Wellington's Land Development Regulations and illustrated in the Project Standards
263 Manual. The landscape buffers and street trees shall be installed by the Developer, and
264 inspected by Planning and Zoning, prior to closing the LDP. (PLANNING AND ZONING)
265
- 266 22. A certified cost estimate for all landscaping that includes the plant materials, installation,
267 irrigation, and 1-year of maintenance shall be provided with the LDP application, along
268 with a bond in the amount of 110% of the cost estimate. (PLANNING AND ZONING)
269

270 **Traffic Conditions:**
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- 272 23. The Village of Wellington plans to install a roundabout at the intersection of 120th
273 Avenue South and the entrance to Village Park. The site plan and traffic study suggest
274 adding a northbound left turn lane on 120th Avenue South into the proposed
275 development. In lieu of installing a turn lane, the Village is requesting the Developer to
276 provide additional right of way, design plans, a 20ft temporary construction easement
277 along the right of way dedication, and a nominal cost contribution based on the
278 proportional share of trips generated for the project. The cost contribution and
279 proportional share shall be calculated based on a cost estimate of the roundabout
280 certified by a Professional Engineer, licensed in the State of Florida, and approved by
281 the Village Engineer. At the time of plat, the roadway tract shall be conveyed in fee
282 simple. (ENGINEERING)
283
- 284 24. The County traffic concurrency approval is subject to the Project Aggregation Rules as
285 set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
286
- 287 25. The Developer is required to make a proportionate share payment of 2.82% of the total
288 cost to construct a traffic signal and/or roundabout at Lake Worth Road at 120th Avenue
289 South prior to plat. (TRAFFIC)
290
- 291 26. An annual monitoring study shall be completed for the site to include peak season
292 weekday and weekend parking counts and traffic counts at all project entrances once
293 Certificate of Occupancies have been issued for 50% of the recreational use. Wellington
294 will be notified of the days of the monitoring study one (1) week prior to beginning the
295 study. If vehicular trips are more than 25% above that included in the traffic study,
296 additional mitigation may be required. If occupied parking spaces are greater than that
297 projected in the parking study, a parking mitigation and operational plan shall be
298 submitted for review and approval by the Planning and Zoning Director. The annual
299 monitoring study shall be completed for a period of 10 years. The study shall be
300 submitted to the Planning and Zoning Division no later than June 1st of each year.
301 (TRAFFIC)
302

303 **Concurrency (Level of Service) Conditions:**
304

- 305 27. The developer is advised that no guarantee of available capacity is expressed or
306 implied by the issuance of a Capacity Availability Letter, until such time that the

- 307 developer has reserved capacity through payment of Water, Sewer, and Fire Capacity
308 Fees. (UTILITIES)
309
- 310 28. A Developer's Agreement will be required by the Utility Department to reserve water and
311 sewer capacity for the project. Payment of capacity fees per Village Resolution No.
312 R2018-35 shall be required to reserve capacity. The Developer's Agreement must be
313 executed and approved by Wellington's Council prior to the execution of the Palm Beach
314 County Health Water and Sewer Department permits by the Wellington Utility Director.
315 The Developer's Agreement conditions should be coordinated during the Site Plan
316 Approval process. (UTILITIES)
317
- 318 29. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and
319 Wastewater Rates and Charges" for the current fiscal year. The developer is encouraged
320 to review capacity fees. These fees are due prior to the approval of the Developer's
321 Agreement by Wellington's Council. (UTILITIES)
322
- 323 30. All water mains and sewer mains are required to be public. Water and sewer
324 infrastructure must be located in the right-of-way or in a dedication exclusive water main
325 or sewer easement. Easements shall be a minimum width of 15-feet to comply with the
326 Village of Wellington Water and Wastewater Systems Constructions and Standards
327 Manual. All utility easements shall provide for un-hindered access to all facilities and
328 mains. (UTILITIES)
329
- 330 31. Watermain must be looped between 120th Avenue South and 35th Street South.
331 (UTILITIES)
332
- 333 32. The Developer shall contribute \$78,440.00 to the School District of Palm Beach County
334 (SDPBC) prior to the issuance of the first residential building permit to address the school
335 capacity generated by this proposed development, as identified on the School Capacity
336 (SCAD) form which was based on 40 units. If an updated SCAD letter based on 27 units
337 is provided prior to Site Plan, then the contribution to the SDPBC may be updated
338 administratively based on the amount provided in the updated letter. (SDPBC)
339

340 (The remainder of this page left intentionally blank)
341

342 **SECTION 2:** Should any section paragraph, sentence, clause, or phrase of this
343 Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall
344 not affect the validity of this Resolution as a whole or any portion or part thereof, other than
345 the part to be declared invalid.
346

347 **SECTION 3:** Should any section, paragraph, sentence, clause, or phrase of this
348 Resolution conflict with any section, paragraph, clause or phrase of any prior Wellington
349 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this
350 Resolution shall prevail to the extent of such conflict.
351

352 **SECTION 3.** This Resolution shall become effective immediately upon adoption.
353

354 **PASSED AND ADOPTED** this _____ day of _____ 2026.
355

356 **ATTEST:**
357

WELLINGTON, FLORIDA

358 BY: _____
359 Chevelle D. Hall, MMC, Village Clerk

BY: _____
Michael J Napoleone, Mayor

360
361
362 **APPROVED AS TO FORM AND**
363 **LEGAL SUFFICIENCY:**

364
365
366 BY: _____
367 Laurie Cohen, Village Attorney