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**RESOLUTION NO. R2025-01**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN FOR (PETITION 2024-0002-MP) ISLA CARROLL PLANNED UNIT DEVELOPMENT, LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120<sup>TH</sup> AVENUE SOUTH TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE ISLA CARROLL MASTER PLAN; TO DESIGNATE A 47.75-ACRE RESIDENTIAL POD WITH 40 SINGLE-FAMILY DWELLING UNITS ON 35 SINGLE-FAMILY LOTS AND FIVE (5) EQUESTRIAN RESIDENTIAL LOTS; TO DESIGNATE A 31.42-ACRE CLUB/AMENITY POD WITH DEFINED EQUESTRIAN-ORIENTED AMENITIES; 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 is Residential B (0.1 du/ac – 1.0 du/ac); and

**WHEREAS**, the Zoning designation Isla Carroll 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 \_\_\_\_\_, and recommended \_\_\_\_\_ with a \_\_\_ to \_\_\_ vote; and

**WHEREAS**, the Master Plan Amendment was considered by the Planning, Zoning and Adjustment Board (PZAB) on \_\_\_\_\_, and recommended \_\_\_\_\_ with a \_\_\_ to \_\_\_ 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 the findings in the Staff Report and Findings of Fact into consideration for the proposed Master Plan Amendments; and

50  
51 **WHEREAS**, Wellington’s Council has made the following findings of fact:  
52

- 53 1. The Master Plan Amendment is consistent with the Comprehensive Plan;  
54  
55 2. The subject request is consistent with the stated purposes and intent of the Land  
56 Development Regulations;  
57  
58 3. The Master Plan Amendment is consistent with the surrounding land uses and  
59 zoning districts;  
60  
61 4. The Master Plan Amendment would result in a logical and orderly development  
62 pattern; and  
63  
64 5. The Master Plan Amendment is consistent with the applicable Equestrian  
65 Overlay Zoning District (EOZD) regulations.  
66

67 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA’S**  
68 **COUNCIL, THAT:**  
69

70 **SECTION 1.** The Isla Carroll PUD Master Plan is hereby APPROVED as  
71 described in Exhibit “B”, with the following:  
72

- 73 1. A 47.75-acre Residential Pod with 40 dwelling units on 35 single-family lots a minimum  
74 of 0.33 acres in size and five (5) equestrian residential lots a minimum of 1.5 acres in  
75 size;  
76  
77 2. A 31.42-acre Club/Amenity Pod consisting of the following:  
78  
79 ○ Equestrian Complex – up to a total of 33,270 square feet of covered space:  
80 ■ 24-stall barn  
81 ■ Covered and open riding rings  
82 ■ Paddocks and covered walker  
83 ■ Six (6) groom’s quarters  
84 ■ Viewing pavilion  
85 ■ Horse and rider comfort stations  
86  
87 ○ Sports Complex – up to a total of 111,886 square feet of covered space:  
88 ■ Gym, retail, and food service  
89 ■ Event barn and business center  
90 ■ Pool and aquatic zone  
91 ■ Racquet sports zone  
92 ■ Kids club and community garden  
93  
94 3. One (1) access point on 120<sup>th</sup> Avenue South to access the residential pod and one (1)  
95 access point on 120<sup>th</sup> Avenue South to access the club/amenity pod as a service  
96 entrance only; and  
97  
98 4. A Project Standards Manual for the Isla Carroll Equestrian Development.  
99

5. Conditions of Approval for the development.

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

**General Conditions**

1. The following uses are approved and designated on the Master Plan, date stamped December 11, 2023: (PLANNING AND ZONING)
  - a. Residential Pod (47.75-acres) – 40 single-family dwelling units on 35 single-family lots a minimum of 0.33 acres and five (5) equestrian residential lots a minimum of 1.5 acres; and
  - b. Club/Amenity Pod (31.42-acres). –
    - Equestrian Complex – up to 33,270 SF:
      - 24-stall barn
      - Covered and open riding rings
      - Paddocks and covered walker
      - Six (6) grooms quarters
      - Viewing pavilion
      - Horse and rider comfort stations
    - Sports Complex – up to 111,886 SF of covered space:
      - Gym, retail, and food service
      - Event barn and business center
      - Pool and aquatic zone
      - Racquet sports zone
      - Kids club and community garden
2. The Isla Carroll PUD is regulated by the Isla Carroll Project Standards Manual. Equestrian uses and/or structures, excluding bridle trails, shall not be permitted within the 35 single-family lots. (PLANNING AND ZONING)
3. The Isla Carroll PUD is located within the EOZD. Pursuant to Section 6.8.8 of Wellington's LDR, PUDs within the EOZD shall have an equestrian-oriented master plan. The Master Plan shall provide common equestrian amenities and shall serve as the internal focus of the development, including but not limited to stables, rings, paddocks, covered arena, bridle trails, and horse exercise areas. (PLANNING AND ZONING)
4. A Site Plan shall be required prior to Land Development Permits and shall comply with the Project Standards Manual (PSM) as adopted in Exhibit C of Resolution No. R2025-01. (PLANNING AND ZONING)
5. A minimum of 50% of the square footage (structures), not including paddocks or passive grazing fields, of the Club/Amenities Pod shall be completed and open to the residents at the time the number of issued Certificates of Occupancy (CO) reaches

50% of the total units approved on the site plan for the residential pod. No additional building permits shall be issued until the condition is satisfied. (PLANNING AND ZONING)

6. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private. The maintenance responsibility shall be dedicated to the owner or managing association and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
7. The Site Plan shall illustrate the existing and proposed bridle trails, proposed multi-modal pathways, and how the connections to the overall system will be maintained, modified, or enhanced. (PLANNING AND ZONING)
8. No building permits are to be issued after December 31, 2028, unless a time extension has been approved by Wellington's Planning and Zoning Department and Traffic Engineer. (TRAFFIC)
9. The southern driveway and access to 120<sup>th</sup> Avenue South shall only be used as a service entrance. Property signage identifying it as a service road or for use by emergency vehicles only shall be provided. (TRAFFIC)
10. Special Use Permits will be required for any events. Adequate ingress and egress directly to 120th Avenue South shall be maintained at all times and shall not disrupt normal traffic circulation patterns. (TRAFFIC/PLANNING)
11. The Developer shall be required to provide the land dedication for parks and recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of Wellington's Land Development Regulations. The land dedication required for parks and recreation is 25,265 square feet. The civic dedication is 5,053 square feet. In lieu of land dedication a fee equal to \$50,000.00 per acre or the fair market value per acre, whichever is greater, may be paid. These fees shall be paid in full prior to the issuance of the first building permit. A 10% credit for privately owned recreational space within a proposed project may be applied to the park and recreational land dedication requirement. The area (32.48 acres) and the use of the private recreational space shall be restricted to the square footage and uses approved for the master plan by recorded covenant and run with the land. Any modifications to the covenant, including elimination, shall require the approval of Wellington's Council. The private recreational space shall be operated and maintained by the Developer, successors, or assignees. (PLANNING AND ZONING)
12. A deed restriction, in a form acceptable to the Wellington Attorney, shall be executed and recorded to limit in perpetuity the use of common equestrian amenities to owners and residents or guests of owners within the PUD (Equestrian Development). (PLANNING AND ZONING)
13. Architectural Review Board approval for all single-family models/elevations and all amenity buildings is required prior to the issuance of building permits. (PLANNING AND ZONING)

198 **Land Development Conditions:**

- 199
- 200 14. All proposed private roadways, bridle trails, multi-modal paths, and lakes shall be
- 201 placed in tracts. All tracts shall be identified on the plat and dedicated accordingly.
- 202 (PLANNING AND ZONING/ENGINEERING)
- 203
- 204 15. A plat is required to be submitted prior to the issuance of the Land Development
- 205 Permits and shall be recorded prior to the issuance of the first building permit. The
- 206 development shall be subject to a Declaration of Restrictions and Covenant and
- 207 Maintenance and Use documents acceptable to the Wellington Attorney, which shall
- 208 provide for the formation of a managing association, assessment of members for the
- 209 cost of maintaining the common areas within Isla Carroll, including all preservation
- 210 areas, amenities, waterbodies. (PLANNING AND ZONING/ENGINEERING)
- 211
- 212 16. The Developer must apply for and obtain a Utility Major permit prior to the development
- 213 of the proposed improvements. (UTILITIES)
- 214
- 215 17. The Developer is responsible for the funding and construction of all
- 216 improvements/upgrades that the Wellington Utility Department determines are
- 217 necessary for existing lift stations, water distribution systems, sanitary systems, and
- 218 force main systems because of impacts to existing systems by the proposed project
- 219 development plan. (UTILITIES)
- 220
- 221 18. The developer shall be required to take measures to ensure that during site
- 222 development dust/debris particles from the development do not become a nuisance to
- 223 neighboring properties. (ENGINEERING)
- 224
- 225 19. No encroachments shall be permitted in any utility or drainage easements. No
- 226 landscaping shall be installed in water or sewer easements or areas obstructing the
- 227 line of sight for pedestrians or vehicles. (ENGINEERING)
- 228
- 229 20. Land Development Permit (LDP) and Utility Permit meeting all applicable requirements
- 230 of Wellington's Land Development Regulations, as well as State and Federal
- 231 regulations and guidelines, must be applied for, approved, and issued prior to any
- 232 construction activities. The permit plans shall include construction details for all
- 233 infrastructure components including paving, grading, drainage, water, sewer,
- 234 landscape, lighting, and offsite improvements. Additional comments on the site layout
- 235 may be forthcoming upon submittal and subsequent review of Engineering construction
- 236 plans and Drainage Calculations for the site development. Prior to the issuance of any
- 237 certificates of occupancy/completion, final approval is required from the Engineering
- 238 Department. (ENGINEERING)
- 239

240 **Landscape Conditions:**

- 241
- 242 21. Landscape plans shall be required as part of the Site Plan application. A Landscape
- 243 Buffer shall be required along all property lines and all major thoroughfares as required
- 244 in Wellington's Land Development Regulations and illustrated in the Project Standards
- 245 Manual. The landscape buffers and street trees shall be installed by the Developer,
- 246 and inspected by Planning and Zoning, prior to closing the LDP. (PLANNING AND
- 247 ZONING)

- 248  
249 22. A certified cost estimate for all landscaping that includes the plant materials,  
250 installation, irrigation, and 1-year of maintenance shall be provided with the LDP  
251 application, along with a bond in the amount of 110% of the cost estimate. (PLANNING  
252 AND ZONING)  
253

254 **Traffic Conditions:**  
255

- 256 23. Wellington will be installing a roundabout at the intersection of 120th Avenue South  
257 and the entrance to Village Park. The site plan and traffic study indicate the need for  
258 a northbound left-hand turn lane on 120th into the proposed development. In lieu of  
259 the installation of a turn lane, the Developer shall provide additional right-of-way and  
260 design plans for the construction of the roundabout at the intersection to satisfy the  
261 proportionate share requirements for the traffic generated by the new development.  
262 (ENGINEERING)  
263  
264 24. The County traffic concurrency approval is subject to the Project Aggregation Rules as  
265 set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)  
266  
267 25. The Developer is required to make a proportionate share payment of 2.82% of the total  
268 cost to construct a traffic signal and/or roundabout at Lake Worth Road at 120th  
269 Avenue South prior to plat. (TRAFFIC)  
270  
271 26. An annual monitoring study shall be completed for the site to include peak season  
272 weekday and weekend parking counts and traffic counts at all project entrances once  
273 Certificate of Occupancies have been issued for 50% of the recreational use.  
274 Wellington will be notified of the days of the monitoring study one (1) week prior to  
275 beginning the study. If vehicular trips are more than 25% above that included in the  
276 traffic study, additional mitigation may be required. If occupied parking spaces are  
277 greater than that projected in the parking study, additional paved parking will be  
278 required. The annual monitoring study shall be completed for a period of 10 years.  
279 The study shall be submitted to the Planning and Zoning Division no later than June  
280 1<sup>st</sup> of each year. (TRAFFIC)  
281

282 **Concurrency (Level of Service) Conditions:**  
283

- 284 27. The developer is advised that no guarantee of available capacity is expressed or  
285 implied by the issuance of a Capacity Availability Letter, until such time that the  
286 developer has reserved capacity through payment of Water, Sewer, and Fire Capacity  
287 Fees. (UTILITIES)  
288  
289 28. A Developer's Agreement will be required by the Utility Department to reserve water  
290 and sewer capacity for the project. Payment of capacity fees per Village Resolution  
291 No. R2018-35 shall be required to reserve capacity. The Developer's Agreement must  
292 be executed and approved by Wellington's Council prior to the execution of the Palm  
293 Beach County Health Water and Sewer Department permits by the Wellington Utility  
294 Director. The Developer's Agreement conditions should be coordinated during the Site  
295 Plan Approval process. (UTILITIES)  
296

- 297 29. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and  
298 Wastewater Rates and Charges" for the current fiscal year. The developer is  
299 encouraged to review capacity fees. These fees are due prior to the approval of the  
300 Developer's Agreement by Wellington's Council. (UTILITIES)  
301
- 302 30. The Developer shall contribute \$71,870.00 to the School District of Palm Beach County  
303 (SDPBC) prior to the issuance of the first residential building permit to address the  
304 school capacity deficiency generated by this proposed development at the District high  
305 school level, as identified on the School Capacity (SCAD) form. (SDPBC)  
306

307

308 **SECTION 3.** This Resolution shall become effective immediately upon adoption.  
309

310 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

311

312 **ATTEST:**

**WELLINGTON, FLORIDA**

313

314 BY: \_\_\_\_\_  
315 Chevelle D. Hall, MMC, Village Clerk

BY: \_\_\_\_\_  
Michael J Napoleone, Mayor

316

317

318 **APPROVED AS TO FORM AND**  
319 **LEGAL SUFFICIENCY:**

320

321

322 BY: \_\_\_\_\_  
323 Laurie Cohen, Village Attorney

**Exhibit A – Legal Description:**

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE WHICH TERMINATES ON THE SOUTH LINE OF SAID SECTION 23, 228.06 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 1405.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 20' 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 2742.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD, AND THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH INCLUSIVE, A DISTANCE OF 2681.50 FEET TO A POINT 2754.94 FEET EAST OF THE WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION OF THE LAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 10' 25" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF 2622.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EAST 75.00 FEET THEREOF FOR ROAD AND DRAINAGE RIGHT-OF-WAY.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE WHICH TERMINATES ON THE SOUTH LINE OF SAID SECTION 23, 228.06 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 1405.48 FEET; THENCE N°89°37'48"W ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 75.03 FEET TO A POINT ALONG THE WEST LINE OF A RIGHT-OF-WAY EASEMENT FOR ROAD AND DRAINAGE PURPOSES,



SAID EASEMENT BEING 75.00 FEET IN WIDTH AND RECORDED IN OFFICIAL RECORDS BOOK 1548, PAGE 388, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 01° 20' 12" EAST ALONG SAID WEST LINE, A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 2742.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD, AND THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH INCLUSIVE, A DISTANCE OF 2607.46 FEET TO A POINT 2754.94 FEET EAST OF THE WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION OF THE LAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 10' 25" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF 2548.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 3,448,711 SQUARE FEET OR 79.171 ACRES, MORE OR LESS.

