

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 47.85-ACRE RESIDENTIAL POD WITH 40 SINGLE-FAMILY DWELLING UNITS; TO DESIGNATE A 31.32-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 - 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:

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1. The Master Plan Amendment is consistent with the Comprehensive Plan;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
3. The Master Plan Amendment is consistent with the surrounding land uses and zoning districts;
4. The Master Plan Amendment would result in a logical and orderly development pattern; and
5. The Master Plan Amendment is consistent with the applicable Equestrian Overlay Zoning District (EOZD) regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S COUNCIL, THAT:

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

1. A 47.85-acre Residential Pod with 40 single-family residential lots, each a minimum of 0.43 acres in size.
2. A 31.32-acre Club/Amenity Pod consisting of the following:
 - Equestrian Facilities:
 - Polo field
 - Paddocks
 - Viewing area
 - Comfort station
 - Club Amenities:
 - Gym, retail, and food service/restaurant
 - Business center
 - Pool and aquatic facility
 - Racquet sports facility
 - Kids club and community garden
3. One (1) access point on 120th Avenue South to access the residential pod and one (1) access point on 120th Avenue for a service entrance only, and one (1) access point on 35th Street South to National Polo Center (NPC) to the south; and
4. A Project Standards Manual for the Isla Carroll Polo and Residences Equestrian Planned Unit Development.
5. Conditions of Approval for the Isla Carroll Polo and Residences Equestrian Planned Unit Development.

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

General Conditions

1. Equestrian uses and/or structures are only permitted for lots that are administratively unified and contain at least 1.5 acres. The equestrian uses and/or structures shall comply with the Isla Carroll Polo and Residences Project Standards Manual. (PLANNING AND ZONING)
2. A Site Plan shall be required prior to Land Development Permits and shall comply with the Isla Carroll Polo and Residences Project Standards Manual (PSM) as adopted in Exhibit C of Resolution No. R2025-67. (PLANNING AND ZONING)
3. A minimum of 50% of the of the Club/Amenities Pod, not including polo field or paddocks, 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)
4. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private unless specified in these conditions. 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)
5. 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)
6. 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)
7. The southern access to 120th Avenue South shall only be used as a service entrance. Signage identifying it as a service road or for use by emergency vehicles only shall be provided. (TRAFFIC)
8. Special Use Permits are required for all events that are open to the public but are not required for events limited to residents, members, or polo matches. 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)
9. The Developer shall be required to provide 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 total land dedication required for parks and recreation is 25,265 square feet together with a civic dedication of 5,053 square feet, less the land area dedicated for the traffic circle at the project entrance. 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 recreation space within the project may be applied to the park and recreation land dedication requirement. The area (31.32 acres) and the use of the private recreation space shall be restricted to the square footage and uses approved for the master plan by recorded restrictive covenant and run with

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the land. Any modifications to the restrictive covenant, including elimination, shall require a super-majority vote by Wellington's Council. The private recreation space shall be operated and maintained by the developer, successors, or assignees. (PLANNING AND ZONING)

10. A restrictive covenant, in a form acceptable to the Wellington Attorney, shall be executed and recorded to limit in perpetuity the use of equestrian facilities to owners, residents, guests, members, and/or licensees of owners within the PUD (Equestrian Development) prior to the recording of the plat. The restrictive covenant shall not prohibit the use of the equestrian facilities for polo matches or activities authorized under a Special Use Permit. (PLANNING AND ZONING)
11. Architectural Review Board approval for all single-family units/elevations and all non-residential buildings is required prior to the issuance of building permits. (PLANNING AND ZONING)
12. A minimum of 145 parking spaces shall be provided for the Club/Amenity Pod. All spaces shall be paved with the exception of the 32 spaces along the west border of the Polo Field. Those spaces may be stabilized grass, but will be subject to annual inspection and subsequent paving if determined by Village staff that the level of use is sufficient to require the areas to be paved. If paving is required, permitting and construction shall be completed with 90 days of notification. (TRAFFIC)
13. An off-site parking agreement with National Polo Center shall be required for events hosted by the NPC on the Isla Carroll Property.

Land Development Conditions:

14. All proposed private roadways, bridle trails, multi-modal paths, and lakes shall be placed in tracts. All tracts shall be identified on the plat and dedicated accordingly. (PLANNING AND ZONING/ENGINEERING)
15. A plat is required to be submitted prior to the issuance of the Land Development Permits and shall be recorded prior to the issuance of the first building permit. The development shall be subject to a Declaration of Restrictions and Covenant and Maintenance and Use documents acceptable to the Wellington Attorney, which shall provide for the formation of a managing association, assessment of members for the cost of maintaining the common areas within Isla Carroll Polo and Residences, including all preservation areas, amenities, waterbodies. (PLANNING AND ZONING/ENGINEERING)
16. The Developer must apply for and obtain a Utility Major permit prior to the development of the proposed improvements. (UTILITIES)
17. The Developer is responsible for the funding and construction of all improvements/upgrades that the Wellington Utility Department determines are necessary for existing lift stations, water distribution systems, sanitary systems, and force main systems because of impacts to existing systems by the proposed project development plan. (UTILITIES)
18. The developer shall be required to take measures to ensure that during site

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development dust/debris particles from the development do not become a nuisance to neighboring properties. (ENGINEERING)

19. 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)

20. 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)

Landscape Conditions:

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

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

Traffic Conditions:

23. The Village of Wellington plans to install a roundabout at the intersection of 120th Avenue South and the entrance to Village Park. The site plan and traffic study suggest adding a northbound left turn lane on 120th Avenue South into the proposed development. In lieu of installing a turn lane, the Village is requesting the Developer to provide additional right of way, design plans, a 20ft temporary construction easement along the right of way dedication, and a nominal cost contribution based on the proportional share of trips generated for the project. The cost contribution and proportional share shall be calculated based on a cost estimate of the roundabout certified by a Professional Engineer, licensed in the State of Florida, and approved by the Village Engineer. At the time of plat, the roadway tract shall be conveyed in fee simple. (ENGINEERING)

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

25. The Developer is required to make a proportionate share payment of 2.82% of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road at 120th

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Avenue South prior to plat. (TRAFFIC)

26. An annual monitoring study shall be completed for the site to include peak season weekday and weekend parking counts and traffic counts at all project entrances once Certificate of Occupancies have been issued for 50% of the recreational use. Wellington will be notified of the days of the monitoring study one (1) week prior to beginning the study. If vehicular trips are more than 25% above that included in the traffic study, additional mitigation may be required. If occupied parking spaces are greater than that projected in the parking study, a parking mitigation and operational plan shall be submitted for review and approval by the Planning and Zoning Director. The annual monitoring study shall be completed for a period of 10 years. The study shall be submitted to the Planning and Zoning Division no later than June 1st of each year. (TRAFFIC)

Concurrency (Level of Service) Conditions:

27. The developer is advised that no guarantee of available capacity is expressed or implied by the issuance of a Capacity Availability Letter, until such time that the developer has reserved capacity through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)
28. A Developer's Agreement will be required by the Utility Department to reserve water and sewer capacity for the project. Payment of capacity fees per Village Resolution No. R2018-35 shall be required to reserve capacity. The Developer's Agreement must be executed and approved by Wellington's Council prior to the execution of the Palm Beach County Health Water and Sewer Department permits by the Wellington Utility Director. The Developer's Agreement conditions should be coordinated during the Site Plan Approval process. (UTILITIES)
29. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and Wastewater Rates and Charges" for the current fiscal year. The developer is encouraged to review capacity fees. These fees are due prior to the approval of the Developer's Agreement by Wellington's Council. (UTILITIES)
30. All water mains and sewer mains are required to be public. Water and sewer infrastructure must be located in the right-of-way or in a dedication exclusive water main or sewer easement. Easements shall be a minimum width of 15-feet to comply with the Village of Wellington Water and Wastewater Systems Constructions and Standards Manual. All utility easements shall provide for un-hindered access to all facilities and mains. (UTILITIES)
31. Watemain must be looped between 120th Avenue South and 35th Street South. (UTILITIES)
32. The Developer shall contribute \$78,440.00 to the School District of Palm Beach County (SDPBC) prior to the issuance of the first residential building permit to address the school capacity generated by this proposed development, as identified on the School Capacity (SCAD) form. (SDPBC)

SECTION 3. This Resolution shall become effective immediately upon adoption.

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PASSED AND ADOPTED this _____ day of _____ 2025.

ATTEST: **WELLINGTON, FLORIDA**

BY: _____ BY: _____
Chevelle D. Hall, MMC, Village Clerk Michael J Napoleone, Mayor

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

BY: _____
Laurie Cohen, Village Attorney