

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 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 Polo and Residences is Residential B (0.1 du/ac – 1.0 du/ac); and

WHEREAS, the Zoning designation 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 _____, 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 Findings of Fact in the Staff Report 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 Polo and Residences PUD Master Plan is hereby
71 APPROVED as described in Exhibit “B”, with the following:
72

- 73 1. A 47.85-acre Residential Pod with 40 dwelling units a minimum of 0.43 acres in size.
74
75 2. A 31.32-acre Club/Amenity Pod consisting of the following:
76
77 ○ Equestrian Complex – up to a total of 863 square feet of covered space:
78 ■ Polo field
79 ■ Paddocks
80 ■ Viewing pavilion
81 ■ Horse and rider comfort station
82
83 ○ Sports Complex – up to a total of 111,886 square feet of covered space:
84 ■ Gym, retail, and food service
85 ■ Business center
86 ■ Pool and aquatic zone
87 ■ Racquet sports zone
88 ■ Kids club and community garden
89
90 3. One (1) access point on 120th Avenue South to access the residential pod and one (1)
91 access point on 120th Avenue South to access the club/amenity pod as a service
92 entrance only, and a cross access to National Polo Center (NPC) to the south; and
93
94 4. A Project Standards Manual for the Isla Carroll Polo and Residences Equestrian
95 Development.
96
97 5. Conditions of Approval for the development.
98

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, dated September 2025: (PLANNING AND ZONING)
 - a. Residential Pod (47.85-acres) – 40 single-family dwelling units a minimum of 0.43 acres in size; and
 - b. Club/Amenity Pod (31.32-acres):
 - Equestrian Complex – up to a total of 863 square feet of covered space:
 - Polo field
 - Paddocks
 - Viewing pavilion
 - Horse and rider comfort station
 - Sports Complex – up to a total of 111,886 square feet of covered space:
 - Gym, retail, and food service
 - Business center
 - Pool and aquatic zone
 - Racquet sports zone
 - Kids club and community garden
2. The Isla Carroll Polo and Residences PUD is regulated by the Isla Carroll Polo and Residences Project Standards Manual. Equestrian uses and/or structures, excluding bridle trails, shall not be permitted within the 40 single-family lots. (PLANNING AND ZONING)
3. The Isla Carroll Polo and Residences 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, polo field, 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. R2025-67. (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)

- 148 6. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be
149 private unless specified in these conditions. The maintenance responsibility shall be
150 dedicated to the owner or managing association and shall not be the maintenance
151 responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
152
- 153 7. The Site Plan shall illustrate the existing and proposed bridle trails, proposed multi-
154 modal pathways, and how the connections to the overall system will be maintained,
155 modified, or enhanced. (PLANNING AND ZONING)
156
- 157 8. No building permits are to be issued after December 31, 2028, unless a time extension
158 has been approved by Wellington's Planning and Zoning Department and Traffic
159 Engineer. (TRAFFIC)
160
- 161 9. The southern driveway and access to 120th Avenue South shall only be used as a
162 service entrance. Property signage identifying it as a service road or for use by
163 emergency vehicles only shall be provided. (TRAFFIC)
164
- 165 10. Special Use Permits will be required for all community events that are open to the
166 public or are not limited to residents, members, or polo matches. Adequate ingress
167 and egress directly to 120th Avenue South shall be maintained at all times and shall
168 not disrupt normal traffic circulation patterns. (TRAFFIC/PLANNING)
169
- 170 11. The Developer shall be required to provide the land dedication for parks and recreation
171 facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of Wellington's Land
172 Development Regulations. The land dedication required for parks and recreation is
173 25,265 square feet. The civic dedication is 5,053 square feet. In lieu of land dedication
174 a fee equal to \$50,000.00 per acre or the fair market value per acre, whichever is
175 greater, may be paid. These fees shall be paid in full prior to the issuance of the first
176 building permit. A 10% credit for privately owned recreational space within a proposed
177 project may be applied to the park and recreational land dedication requirement. The
178 area (31.32 acres) and the use of the private recreational space shall be restricted to
179 the square footage and uses approved for the master plan by recorded covenant and
180 run with the land. Any modifications to the covenant, including elimination, shall require
181 the approval of Wellington's Council. The private recreational space shall be operated
182 and maintained by the Developer, successors, or assignees. (PLANNING AND
183 ZONING)
184
- 185 12. A deed restriction, in a form acceptable to the Wellington Attorney, shall be executed
186 and recorded to limit in perpetuity the use of common equestrian amenities to owners
187 and residents or guests of owners within the PUD (Equestrian Development).
188 (PLANNING AND ZONING)
189
- 190 13. Architectural Review Board approval for all single-family models/elevations and all
191 amenity buildings is required prior to the issuance of building permits. (PLANNING
192 AND ZONING)
193
- 194 14. A minimum of 145 paved parking spaces shall be provided for the Club/Amenity Pod.
195 (TRAFFIC)
196

15. A cross-access agreement is required with National Polo Center and the Property Owner and shall be recorded prior to the recordation of the plat. If a cross-access agreement cannot be agreed upon between both parties, than the master plan shall be updated removing the cross-access between the two (2) parcels and the landscape buffer shall be continued closing off the connection. (PLANNING AND ZONING)

Land Development Conditions:

16. 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)
17. 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)
18. The Developer must apply for and obtain a Utility Major permit prior to the development of the proposed improvements. (UTILITIES)
19. 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)
20. The developer shall be required to take measures to ensure that during site development dust/debris particles from the development do not become a nuisance to neighboring properties. (ENGINEERING)
21. 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)
22. 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:

- 247
- 248 23. Landscape plans shall be required as part of the Site Plan application. A Landscape
- 249 Buffer shall be required along all property lines and all major thoroughfares as required
- 250 in Wellington's Land Development Regulations and illustrated in the Project Standards
- 251 Manual. The landscape buffers and street trees shall be installed by the Developer,
- 252 and inspected by Planning and Zoning, prior to closing the LDP. (PLANNING AND
- 253 ZONING)
- 254
- 255 24. A certified cost estimate for all landscaping that includes the plant materials,
- 256 installation, irrigation, and 1-year of maintenance shall be provided with the LDP
- 257 application, along with a bond in the amount of 110% of the cost estimate. (PLANNING
- 258 AND ZONING)
- 259

260 **Traffic Conditions:**

261

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

292 **Concurrency (Level of Service) Conditions:**

293

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

296 developer has reserved capacity through payment of Water, Sewer, and Fire Capacity
297 Fees. (UTILITIES)
298

299 30. A Developer's Agreement will be required by the Utility Department to reserve water
300 and sewer capacity for the project. Payment of capacity fees per Village Resolution
301 No. R2018-35 shall be required to reserve capacity. The Developer's Agreement must
302 be executed and approved by Wellington's Council prior to the execution of the Palm
303 Beach County Health Water and Sewer Department permits by the Wellington Utility
304 Director. The Developer's Agreement conditions should be coordinated during the Site
305 Plan Approval process. (UTILITIES)
306

307 31. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and
308 Wastewater Rates and Charges" for the current fiscal year. The developer is
309 encouraged to review capacity fees. These fees are due prior to the approval of the
310 Developer's Agreement by Wellington's Council. (UTILITIES)
311

312 32. All water mains and sewer mains are required to be public. Water and sewer
313 infrastructure must be located in the right-of-way or in a dedication exclusive water
314 main or sewer easement. Easements shall be a minimum width of 15-feet to comply
315 with the Village of Wellington Water and Wastewater Systems Constructions and
316 Standards Manual. All utility easements shall provide for un-hindered access to all
317 facilities and mains. (UTILITIES)
318

319 33. Watemain must be loop between 120th Avenue South and 35th Street South
320 (UTILITIES)
321

322 34. The Developer shall contribute \$78,440.00 to the School District of Palm Beach County
323 (SDPBC) prior to the issuance of the first residential building permit to address the
324 school capacity deficiency generated by this proposed development at the District high
325 school level, as identified on the School Capacity (SCAD) form. (SDPBC)
326
327

328 **SECTION 3.** This Resolution shall become effective immediately upon adoption.
329

330 **PASSED AND ADOPTED** this _____ day of _____ 2025.

331
332 **ATTEST:**

WELLINGTON, FLORIDA

333
334 BY: _____
335 Chevelle D. Hall, MMC, Village Clerk

BY: _____
Michael J Napoleone, Mayor

336
337
338 **APPROVED AS TO FORM AND**
339 **LEGAL SUFFICIENCY:**

340
341
342 BY: _____
343 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.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 3,549,088 SQUARE FEET OR 81.476 ACRES, MORE OR LESS.

Exhibit B – Isla Carroll Polo and Residences PUD Master Plan

