### **RESOLUTION NO. R2025-67**

1
2
3
4
5
6
7
8
9
10
11
12 13
13
14 15
16 17
18
18 19
20
21
22
23
23 24
25 26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
11

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 conside	ered by the Eque	strian Preserve Co	mmittee
(EPC) on	, and recommended	with ato	_ vote; and	
WHEREAS	the Master Plan Amendme	nt was considere	d by the Planning	. Zonina

and Adjustment Board (PZAB) on \_\_\_\_\_\_, and recommended \_\_\_\_\_ with a \_\_\_\_ to vote; and

45

46

47

48

49

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:

- 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 is hereby APPROVED as described in Exhibit "B", with the following:

- 1. A 47.85-acre Residential Pod with 40 dwelling units a minimum of 0.43 acres in size.
- 2. A 31.32-acre Club/Amenity Pod consisting of the following:
  - Equestrian Complex up to a total of 863 square feet of covered space:
    - Polo field
    - Paddocks
    - Viewing pavilion
    - Horse and rider comfort station
  - o 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
- 3. One (1) access point on 120<sup>th</sup> Avenue South to access the residential pod and one (1) access point on 120<sup>th</sup> Avenue South to access the club/amenity pod as a service entrance only, and a cross access to National Polo Center (NPC) to the south; and
- 4. A Project Standards Manual for the Isla Carroll Polo and Residences Equestrian Development.
- 5. Conditions of Approval for the development.

99 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject to the following conditions: 100 101 102 **General Conditions** 103 1. The following uses are approved and designated on the Master Plan, dated September 104 105 2025: (PLANNING AND ZONING) 106 a. Residential Pod (47.85-acres) - 40 single-family dwelling units a minimum of 107 0.43 acres in size; and 108 109 b. Club/Amenity Pod (31.32-acres): 110 111 Equestrian Complex – up to a total of 863 square feet of covered space: 112 113 Polo field Paddocks 114 Viewing pavilion 115 Horse and rider comfort station 116 117 Sports Complex – up to a total of 111,886 square feet of covered space: 118 119 Gym, retail, and food service Business center 120 Pool and aquatic zone 121 Racquet sports zone 122 Kids club and community garden 123 124 2. The Isla Carroll Polo and Residences PUD is regulated by the Isla Carroll Polo and 125 Residences Project Standards Manual. Equestrian uses and/or structures, excluding 126 bridle trails, shall not be permitted within the 40 single-family lots. (PLANNING AND 127 ZONING) 128 129 130 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-131 oriented master plan. The Master Plan shall provide common equestrian amenities and 132 shall serve as the internal focus of the development, including but not limited to stables, 133 rings, paddocks, polo field, bridle trails, and horse exercise areas. (PLANNING AND 134 ZONING) 135 136 4. A Site Plan shall be required prior to Land Development Permits and shall comply with 137 the Project Standards Manual (PSM) as adopted in Exhibit C of Resolution No. R2025-138 67. (PLANNING AND ZONING) 139 140 5. A minimum of 50% of the square footage (structures), not including paddocks or 141 passive grazing fields, of the Club/Amenities Pod shall be completed and open to the 142 residents at the time the number of issued Certificates of Occupancy (CO) reaches 143 50% of the total units approved on the site plan for the residential pod. No additional 144 building permits shall be issued until the condition is satisfied. (PLANNING AND 145 ZONING) 146 147

- 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)
- 7. The Site Plan shall illustrate the existing and proposed bridle trails, proposed multimodal 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 all community events that are open to the public or are not 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)
- 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 (31.32 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)
- 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)
- 14. A minimum of 145 paved parking spaces shall be provided for the Club/Amenity Pod. (TRAFFIC)

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:**

253 254

255

256

257 258 259

260

261 262 263

> 264

272 273 274

275

276 277

> 279 280 281

> 282

283

284

278

292

290

291

293 294 295

- 23. 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)
- 24. 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:**

- 25. 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)
- 26. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
- 27. 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 Avenue South prior to plat. (TRAFFIC)
- 28. 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, additional paved parking will be required. 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 1<sup>st</sup> of each year. (TRAFFIC)

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

29. 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

196 197 198	developer has reserved capacity throug Fees. (UTILITIES)	h payment of Water, Sewer, and Fire Capacity
299 300 301 302 303 304 305	and sewer capacity for the project. Par No. R2018-35 shall be required to reser be executed and approved by Wellington Beach County Health Water and Sewe	red by the Utility Department to reserve water yment of capacity fees per Village Resolution ve capacity. The Developer's Agreement must on's Council prior to the execution of the Palm r Department permits by the Wellington Utility anditions should be coordinated during the Site
307 308 309 310	Wastewater Rates and Charges" for	fees are based on the "Wellington Water and the current fiscal year. The developer is nese fees are due prior to the approval of the Council. (UTILITIES)
312 313 314 315 316 317	infrastructure must be located in the ri main or sewer easement. Easements s with the Village of Wellington Water	re required to be public. Water and sewer ght-of-way or in a dedication exclusive water shall be a minimum width of 15-feet to comply and Wastewater Systems Constructions and ts shall provide for un-hindered access to all
319 320 321	33. Watemain must be loop between 1 (UTILITIES)	20 <sup>th</sup> Avenue South and 35 <sup>th</sup> Street South
322 323 324 325 326	(SDPBC) prior to the issuance of the	00 to the School District of Palm Beach County first residential building permit to address the this proposed development at the District high Capacity (SCAD) form. (SDPBC)
327 328 329	SECTION 3. This Resolution shall	become effective immediately upon adoption.
330	PASSED AND ADOPTED this	day of 2025.
331 332	ATTEST:	WELLINGTON, FLORIDA
333 334 335 336 337	BY: Chevelle D. Hall, MMC, Village Clerk	BY: Michael J Napoleone, Mayor
337 338 339 340	APPROVED AS TO FORM AND LEGAL SUFFICIENCY:	
341 342 343	BY: Laurie Cohen, Village Attorney	
	. 5	

### Exhibit A - Legal Description:

344345346

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:

347348349

350

351

352 353

354

355

356

357

358 359

360

361

362

363

364

365

366 367

368

369

370

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.

371372373

374

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.

