

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda

**Wednesday, January 8, 2025**

**6:30 PM**

**Village Hall**

### **Equestrian Preserve Committee**

*Glen Fleischer  
Dr. Kristy Lund  
Judith Sloan  
Gail Bayly  
Sarah Goos  
Kirsten Kopp  
Ash Atkinson*

**I. CALL TO ORDER****II. PLEDGE OF ALLEGIANCE****III. REMARKS BY COMMITTEE CHAIR****IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA****V. APPROVAL OF MINUTES**

[EPC-310](#) DECEMBER 4, 2024 EPC MINUTES

**Attachments:** [12-04-2024 EPC Minutes DRAFT](#)

*Review and Approval*

**VI. PRESENTATION AND DISCUSSIONS**

**A.** [EPC-312](#) WELLINGTON INTERNATIONAL UPDATE BY MURRAY KESSLER

*Presentation*

**B.** [EPC-311](#) FINALIZE THE GUIDING PRINCIPALS OF THE EPC

*Finalize Guiding Principles*

**VII. NEW BUSINESS**

**A.** [EPC-313](#) ORDINANCE NO. 2025-01 (ISLA CARROLL REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2024-0003-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL; 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 AMEND THE ZONING DESIGNATION FROM EQUESTRIAN RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (ER/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

**Attachments:** [0.0 Location Map](#)

[1. Ordinance 2025-01 Isla Carroll](#)

*Presentation*

**B.**      [EPC-314](#)      RESOLUTION NO. R2025-01 (ISLA CARROLL PUD MASTER PLAN)

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 120TH 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

**Attachments:**    [2. Resolution R2025-01 Isla Carroll](#)  
[3. Resolution R2025-01 Exhibit C - Project Standards Manual](#)  
[4. Staff Report - FINAL](#)  
[Exhibit A - Existing Zoning Map](#)  
[Exhibit B - Proposed Zoning Map](#)  
[Exhibit C - Proposed Isla Carroll PUD Master Plan](#)  
[Exhibit D - Project Standards Manual](#)  
[Exhibit E - Conceptual Site Plan](#)  
[Exhibit F - Traffic Statement](#)  
[Exhibit G - Wellington Traffic Engineer Letter](#)  
[Exhibit H - Parking Demand Study](#)  
[Exhibit I - SCAD Letter](#)  
[Exhibit J - Utility Demand Analysis](#)  
[Exhibit K - Drainage Statement](#)  
[Exhibit L - Justification Statement](#)

*Presentation*

**VIII. STAFF COMMENTS****IX. BOARD COMMENTS****X. PUBLIC COMMENTS****XI. ADJOURNMENT**

**NOTICE**

*If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).*

*Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.*