

Public Comments

Submission Date	First Name	Last Name	Address	Support or Oppose	Comment (Limited to 1,000 characters)
10/16/2025 12:00	Randy.	Halvorsrod	852 Cindy Dr.	Oppose	This is a horrible idea. Clustering is supposed to be around a horse related activity. This is a polo field that at any time they can change into a a few holes of golf or a range. This does not belong here 31 acres for a country club that we don't need. Right next to another club. They better not use the excuse. We're saving a polo field because that's BS. There is nothing equestrian about this development and they're trying to figure out how to get around it. Please do not allow this to happen again. Let them build to acre Farms that would be way smarter and more with the equestrian lifestyle for Wellington.
10/16/2025 13:00	Kris	Livengood	2587 Bedford Mews Drive	Oppose	NO, NO, NO! This overdevelopment of Wellington has got to stop before you ruin this town!
10/16/2025 14:23	Daniel	Wildman	12520 Sunnydale Drive	Oppose	Please do not further breach the Preserve. This approval would open the doors for farm owners to sell to developers- they developers are already talking to these owners, planning on the same sort of scam. The farm owners do not want to do this but once the dominos start to tip they will before their property value crashes. Please, please protect our Village.
10/16/2025 17:22	Alison	Greene	13307 Polo Club Rd C207	Oppose	We have enough housing and proposed developments. When is enough enough? Aren't you listening to your constituents? Stop the building and the ruining of this village!
10/16/2025 18:15	Amanda	Norton	1623 Bayridge Place	Oppose	This project was forewarned about when the development on the preserve was approved. It does not fit Wellington and is powered by greed. I do find it interesting the developer made it seem like this was a done deal. This another nail in the coffin of what makes Wellington unique and k own.
10/16/2025 18:40	Lori	Gaudet	2710 twin oaks way	Oppose	Opposed
10/16/2025 18:50	Susan	ashe	12785 Westport circle	Oppose	I have lived in Wellington since 1997 a lovely village. What are we doing to the horse people? How much taxes do they pay annually to live here? What about our lovely people that are supposed to be representing us instead of having their hands greased by these developers I am totally against this and I think it's disgusting what they're doing

10/16/2025 20:54	Grace	Carucci		Oppose	Wellington does not need more new development. It needs revitalization of the things we do have. There are so many under utilized properties across the area and so many new developments already in the pipeline. Revamp the things we do have and stop new development. It's ruining the town
10/17/2025 8:53	Cindy	Cremona	1661 Lakefield North Court	Oppose	Let's not turn Florida or Wellington into California with overdevelopment, limited infrastructure, and crowded roads. People live in Wellington for the quality of life and it's residential/rural environment.
10/17/2025 15:31	Emily	Marschok	11955 polo club rd	Oppose	There should not be a president to separate any of the equestrian properties out of the equestrian area. Ila Carol is an important piece of land. It should not be developed inside Wellington.
10/19/2025 9:17	Carol	Coleman	14224 Stroller Way	Oppose	This project does not support the Equestrian Community. It is just an attempt to build more high end houses with amenities for a type of country club that would allow outside members. The polo field is not being sold but will be leased for play. That way, if it is not used well, it can be developed for more housing. The zoning provides for much larger acreage per home. This Village has more than 11 developments already approved. Please stop changing the character of this Village, by continuing to destroy the property that is in the Equestrian Overlay Zoning District. Respectfully, Carol Coleman
10/20/2025 18:02	Lisa	Dudash	2458 bedford mews dr	Oppose	There are so many houses sitting on the market. Insurance rates have increased significantly. HOA fees at all communities have increased significantly in the last 3 years. Many residents who purchased homes at height of the market after Covid are going to be upside down on their mortgages. They are at risk for banks calling their loans or requiring capital calls. Add on tariffs & the general increased cost of living. The extra money won't be there for a capital call. Then its short sales & foreclosures. This proposed community doesn't make sense.

10/23/2025 10:49	Erin	Gallagher	13104 Quiet Wood Road , B	Oppose	This proposal has nothing to do with horses in the Equestrian preserve. They will have empty paddocks and a polo field to rent to NPC for ten years. Renting is not a guarantee and rentals can be cancelled or changed, so saying there will be a ten year rental means nothing. What happens after the ten years? Plus the spectator side is on the sunny side, so it is the home owners who will enjoy those games and the residents of Wellington will be forced to watch on the sunny side. There is no promise of a polo school or a real plan, nothing is solid. There is ZERO equestrian benefit long term (and I argue short term) to this plan. It is a classic bait and switch and once again the council meant to represent us are siding with Billionaire developers. Even Tanya Siskind was over heard at a Palms West board meeting bragging about her excitement for this development, so CLEARLY it has been pre-determined, which is so crazy. I would bring up traffic but you all ignore traffic all time
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-----Original Message-----

From: Chip McKenney <chip@mckenneymedia.com>

Sent: Wednesday, November 12, 2025 9:07 AM

To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; taiskand@wellingtonfl.gov; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; tmcgovern@wellingtonfl.gov

Subject: In support of Discovery Land Company's Isla Carroll Project

This Message originated outside your organization.

Dear Village Council-

The purpose of this email is to voice my FULL SUPPORT of the above-referenced development project. As a full-time Wellington resident, polo player and polo event producer, I am in favor of this project because it includes the preservation of the Isla Carroll East polo field. Currently Wellington is losing polo fields to construction at an alarming rate and it is critical to preserve the Isla Carroll field. It is my opinion that allowing this project to move forward ensures there are polo fields open to sporting events in the future.

Please vote YES!

Thank you,

Chip McKenney
15763 Cypress Park Dr.
Wellington, FL 33414

From: Tim Stillings
To: Cory Cramer; Kelly Ferraiolo
Subject: Fwd: Isla Carroll
Date: Tuesday, October 21, 2025 8:08:38 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

Tim

Begin forwarded message:

From: Laurie Cohen <lcohen@wellingtonfl.gov>
Date: October 21, 2025 at 7:59:30 PM EDT
To: Tim Stillings <tstillings@wellingtonfl.gov>, Rachel Bausch <rbausch@wellingtonfl.gov>
Subject: Fwd: Isla Carroll

Laurie Cohen
Village Attorney | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4124 | lcohen@wellingtonfl.gov
wellingtonfl.gov

Begin forwarded message:

From: Jane Cleveland <mjane.cleveland@gmail.com>
Date: October 21, 2025 at 6:37:08 PM EDT
To: Glen Fleischer <glenfleischer@gmail.com>, Kristy Lund <drkristylund@aol.com>, "Sarah Goos (shadysidestable@gmail.com)" <shadysidestable@gmail.com>, "Gail Bayly (baylybon@gmail.com)" <baylybon@gmail.com>, "Judith Sloan (jsloanventures@outlook.com)" <jsloanventures@outlook.com>, ashatkinston91@gmail.com, Annabelle Garrett <annabellekg@postagestampfarm.net>
Cc: "Michael J. Napoleone" <mnapoleone@wellingtonfl.gov>, Maria Antuña <mantuna@wellingtonfl.gov>, asilvestre@wellingtonfl.gov, Tanya Siskind <tsiskind@wellingtonfl.gov>, john.bowers@seacoastbank.com, jeff@jcr-road.com, lizmariaca@aol.com, michael.drahos@gray-robinson.com, tatiana@cctvagent.com, ryan@rm5design.com, John McGovern <jmcgovern@wellingtonfl.gov>, johnny.meier@yahoo.com
Subject: Isla Carroll

This Message originated outside your organization.

Dear Members of the Equestrian Preserve Committee for Wellington,

Please consider my thoughts as you review the upcoming Isla Carroll request this week. I am a Wellington resident and own a farm in Loxahatchee Groves serving Wellington's dressage community. I served on the EPC from 2016 – 2024. My life revolves around horses here all year long.

The Isla Carroll project removes 80 acres from Wellington's Equestrian Preserve. From the heart of the Preserve.

The developer/applicant will argue that Wellington's Land Development Regulations and Comp Plan allow for this development, that the land would still be in the Equestrian Preserve, but please look at the obvious. 80 acres of land for horses will be exchanged for a country club and home development project that will 'say' it has an 'equestrian theme' by saving one polo field. Is one polo field, with no guarantees for any longevity, reason enough to give up 80 acres of horse land?

When the Council did indeed set a precedent by removing from the Equestrian Preserve the 96 acres where the Global Dressage Festival is currently, it was firmly stated by the Council and Staff that Pierson Road would be the definite, hardline boundary for the Equestrian Preserve (Council meeting on November 15, 2023) - no land would be removed south of Pierson (justification for removing the 96 acres north of Pierson). Here we are.

The entire 'sell' of Isla Carroll is the one polo field. The 31.32 acre amenity site only includes the one polo field as an equestrian use – the remaining recreational uses are non-equestrian. Take note of Discovery Land's Atlantic Fields project where Hobe Sound Polo used to be. The project was also sold around its equestrian theme – now polo is gone.

And polo (as long as it lasts, if it lasts) would likely be entertainment for their members, much like what we see at the Wanderers Club on Friday afternoons, rather than real competition. There isn't adequate parking for team support. The designated public spectator seating is minimal and facing the late afternoon sun. There is no tailgating. And there is the question of whether the public is even legally permitted to attend (see Wellington's Land Development Regulations below).

Section 6.8.8 in the Land Development Regulations says that use of the equestrian amenities shall be limited to owners and residents, or guests of owners. The developer language in their Project Standard Manual frequently describes making polo available to the Wellington community and mentions partnering with the USPA. There are contradictions here. The zoning language does not permit it. On one hand, Section 6.8.8 is held sacrosanct as a tool to permit clustering; and on the other hand, it may be ignored for the developer's interests in promoting public inclusion in polo as an enticement to win entitlements. The proposed Resolution appears to be written, and re-written, to get around the actual zoning language.

And what about the country club? Given the size of the membership (the vast majority non-residents), does this not make Isla Carroll a commercial project?

80 acres of land could allow for replication of another Saddle Trail (the neighborhood to the north of WEF). As we all know, those small farms (many 2 acres) include barns, rings, paddocks and houses. Using a minimum of ten horses per small farm (and that may be low), 80 acres could house up to 400 horses! Even if you remove 20% for infrastructure (roads etc.), that still leaves room for over 320+ horses. Or 80 acres could be used to replicate South 40 on South Shore, a polo neighborhood of 5-acre parcels with eleven 20-stall barns (some with more than 20 horses) that share a central polo field housing 220 plus horses.

You may remember a set of emails I sent to the EPC on November 17, 2024 (I will resend), regarding Section 6.8.8 that addresses clustering within the Equestrian Preserve. Isla Carroll precisely exemplifies why this clustering language should not be included in the Land Development Regulations for the Equestrian Preserve Area. This language was not properly reviewed by the EPC and would not have been approved if it was reviewed as projects like Isla Carroll are obvious violations of the goals of preserving land for horses. Never mind that the Comp Plan language was also questionably changed to preserve 'lifestyle' instead of 'land' – that is another episode.

There would be no equestrian lifestyle without horses. There will be no horses in Wellington without land for farms.

And let's talk more about precedent. The removal of land from the Equestrian Preserve for Wellington North was not even approved before this very application was underway. Likewise, as Isla Carroll has not even been considered (in its new iteration), home developers are already trying to assemble other blocks of land within the Equestrian Preserve for more development (GL Homes is assembling land in the SE quadrant of 120th and Lake Worth I am told). At the very least, the approval of Wellington North relied upon the 'trade' of a new horse show, and the hardline boundary of Pierson. Here we have neither.

This is a private country club for outside members, also with luxury homes. It has nothing to do with farms and stables for horses which is the intent of the current zoning. Keeping one polo field, for now, does not make this an equestrian community. And we only must look a few miles up the road to see where this very developer executed the exact same playbook, got their entitlements and polo is gone. As our equestrian industry will be if we continue to let our horse land be developed for non-horse uses.

Thank you for your attention. And thank you for your volunteer work for our equestrian industry and community!

Land Development Regulations:

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)
3. Prior to the issuance of a final master plan certification by the development review manager (DM), 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 ED.

RESOLUTION NO. R2025-67

- ~~40.8~~ Special Use Permits will ~~be~~ required for all community events that are open to the public ~~or but will~~ ~~are not be required for events~~ 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)

Original Resolution language:

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

General Conditions

New Resolution language as of October 21, 2025:

Sec. 6.8.8. - Equestrian developments.

- ~~42.10~~ A deed restriction ~~restrictive covenant~~, in a form ~~reasonably~~ acceptable to the Wellington Attorney, shall be executed and recorded to limit in perpetuity the use of

728-9374-6803, v. 1

~~common equestrian amenities facilities to owners, and residents, or 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 property equestrian facilities for polo matches or activities authorized under a Special Use Permit.~~ (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)

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: ISLA CARROLL
Date: Wednesday, November 12, 2025 12:41:32 PM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

From: Jennifer Preletz <jennifer@preletz.com>
Sent: Thursday, November 6, 2025 6:57 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; taiskand@wellingtonfl.gov; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; tmcgovern@wellingtonfl.gov
Subject: ISLA CARROLL

This Message originated outside your organization.

Dear Council Members:

I wanted to connect with you as well as request that my email is shared with the committee members of PZAB in advance of their upcoming hearing regarding Isla Carroll.

I'm well acquainted with Discovery Land Company and the exceptional caliber of its communities, which it continues to manage long after construction is complete. This world-class organization is introducing thoughtful innovation and sustainability to Wellington through the Isla Carroll project.

The proposal strikes a careful balance between measured development, preservation, and open space. It maintains the historic Isla Carroll east polo field and includes a partnership with the USPA to support its maintenance and programming during the U.S. Open polo season.

This initiative represents a win for polo, for the broader equestrian community, and for Wellington as a whole- all of which I fully support!

Best,

Jennifer Preletz Santana

Sent from my iPhone

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Isla Carroll project
Date: Wednesday, November 12, 2025 12:49:42 PM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

From: lisa kerkorian <lisajbkk@gmail.com>
Sent: Wednesday, November 12, 2025 10:09 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; tmcgovern@wellingtonfl.gov; taiskand@wellingtonfl.gov
Subject: Isla Carroll project

This Message originated outside your organization.

Dear Village Council,

I understand that Isla Carroll is partnering with the United States Polo Association to maintain the use of the Isla Carroll East polo field during the US Open polo season from January through April. This is good for polo! I also understand that the field will be maintained as equestrian open space in perpetuity. This is great for Wellington.

I support the project.

Thank you.

Lisa Bonder-Kerkorian

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Discovery Development
Date: Wednesday, November 12, 2025 12:42:41 PM

Tim Stillings

Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

From: Suzanne Porter <Suzanne@sleepyp.com>
Sent: Friday, November 7, 2025 5:17 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Discovery Development

This Message originated outside your organization.

Greetings!

I was surprised the EPC did not recommend passage of the Discovery development next to NPC. I truly hope PZAB recommends passage and of course hope the Council gives the green light.

It seems that clustering the homes and leaving some event green space for Polo or other equestrian events is a nice idea. 2-acre properties are not in high demand (too small for farms - too much for residences). The more popular structure is as envisioned by Discovery. Further - if someone did want a farm property, it is still possible to combine lots to do so.

Discovery is a first-class developer. I have been a member of their clubs in the past - and visitor to many - and think the community should do anything it can to attract this caliber of partner.

I understand the EPC wrestled with the words "in perpetuity", which is of course what Discovery promises for the green space. I think that can be ironclad and not reversed. I think the Committee's fear arises out of the changes occurring to the Equestrian

Preserve however that is a different and non-applicable structure to this arrangement. I trust PZAB will know this

Lastly - I really hope you will lead the various developers - Bellissimo et al, Discovery and National Polo Center - in a discussion that can foster collaboration in the development plans. We don't need 25 tennis courts within one square mile or 8 sparsely used dining facilities or 3 empty gyms. Obviously, there is not a legal obligation to collaborate, but it is for the good of the community if these various communities can be thoughtfully assembled.

Thanks for reading and please forward to the PZAB Committee and your fellow Council members.

Suzanne Porter
214-906-4507