



ISLA CARROLL POLO AND RESIDENCES

Justification Statement

Submitted - June 20, 2025

I. Introduction

The Isla Carroll property played a pivotal role in establishing Wellington as a world-renowned destination for polo and equestrian competition. As the site of some of the area's earliest polo fields, it hosted world class competitions that helped craft a community bound by a shared passion for the sport. With the development of the USPA National Polo Center to the south, the area has become the heart of polo in America.

When Frank McCourt acquired the Isla Carroll property, he brought with him a vision to create something exceptional for the Village of Wellington. To bring this vision to life, McCourt Partners (Frank's real estate company) assembled an acclaimed design team: Nacho Figueras, the legendary polo player and global ambassador for the sport; Estudio Ramos, the internationally recognized polo design group; and Hart Howerton, an interdisciplinary firm with a track record of creating extraordinary communities. This design team has conceived a vision for ***Isla Carroll Polo and Residences***, a community that serves as a living expression of polo's heritage while embracing its future.

The heart and soul of the project is the legendary Isla Carroll East Field, a polo field steeped in history and cherished by polo aficionados. Preserving this legendary field was the first and most critical design decision, anchoring the entire vision for the community. It serves as the focal point of the community, with all other elements designed to enhance and celebrate its presence. Building on this foundation, Isla Carroll has been envisioned as a world-class polo destination seamlessly integrated with a residential and club community that blends with the elegance of refined Florida living.

With the preservation of the Isla Carroll East Field, an opportunity exists for Isla Carroll to partner with the United States Polo Association and support its operations at the USPA National Polo Center (NPC), making the field available for NPC to use under a formal arrangement as has been done in the past. The Master Plan has been designed to create a venue for all polo enthusiasts to come and enjoy polo matches at Isla Carroll. An expansive tiered viewing area with supporting amenities will provide a magnificent venue where families and visitors from throughout Wellington can experience polo matches of the highest caliber. Both pedestrian and vehicular connections to NPC are provided in the Master Plan to permit seamless integration with their activities. Every aspect of the polo experience has been shaped with input from Nacho Figueras, Estudio Ramos, Hart Howerton, and a team of equestrian experts.

Located on approximately 80 acres in the Village’s Equestrian Preservation Area (the “EPA”), Isla Carroll proposes a community that has expansive open space, water features and equestrian program as its foundation. 40 single-family homes are located on large private lots, averaging ½ acre, all of which back up to either the East Field or long views over the expansive lakes. Community amenities include a dining venue that overlooks the East Field, community pools, a sport performance-focused spa and gym, racquet sports, and a kids club. With the culture, lifestyle, and camaraderie that are the hallmarks of a passion for polo at its core, residents and members can be a part of the Wellington equestrian legacy. The community will also feature a stable, paddocks, and trail system where lessons and polo-oriented equestrian programming can be enjoyed.

II. Project Applications

1. Rezoning of the property to an “Equestrian Development” within the context of the Equestrian Preserve Area and Equestrian Overlay Zoning District
2. Approval of the project Master Plan

III. The Isla Carroll property

The Isla Carroll property is located on the west side of 120th Avenue South, approximately ¼ mile south of the intersection of 120th and Pierson Road. The property is currently improved with a single-family residence and a polo barn, fields, and support buildings.

Property Details

PCN: 73-41-44-22-00-000-1030

Address: 3665 120th Avenue South

Area: 79.17 acres

Future Land Use Designation: Residential – Low Density – Category “B”

Comprehensive Plan Overlay: Equestrian Preserve Area

Zoning: Equestrian Residential (Low Density)

Zoning Overlay: Equestrian Overlay Zoning District (“EOZD”)

EOZD Sub-Area “D”

The property is surrounded to the west and north by properties developed as private equestrian estates. To the east, across 120th Avenue South is the Village Park Athletics Complex. To the south is the USPA National Polo Center.

IV. Isla Carroll Polo and Residences Development Program

The Isla Carroll development is at its heart, an equestrian community with polo at its center. The Master Plan features 40 single-family residential homes on lots averaging ½-acre in size. The Master Plan also includes:

- Retention of the Isla Carroll East Field with the surrounding open space necessary for competitive play.
- A tiered viewing lawn on the east side of the East Field, with associated restrooms and concessions.
- Trailer parking along the south service drive.
- 8-stall barn and paddocks.
- Pedestrian and vehicular access points to south for access to the NPC property.

The Isla Carroll community features have been designed around a 2nd-story dining and viewing venue overlooking the East Field with indoor and outdoor seating areas arranged to create an extraordinary venue to experience polo competitions. Additional community features will include:

- Lakeside dining venue
- Family and lap swimming pools
- Kids club building and lawn
- Racquet Sports
- Sports and Health focused gym and spa
- Trackman Studio
- Sundries Market

Sensitively designed to be compatible with the surrounding properties, the overall development of the site includes expansive landscape buffers surrounding the entire site. All structures will be setback a minimum of 50-feet from the development boundaries. The residential component is arranged along the north and west property lines, creating a compatible use adjacent to the equestrian estate lots bordering those sides. The community amenities are centrally located, while the retention of the historic East Field and adjacent lakes on the eastern end of the property retains the vast open space views from 120th Avenue South.

Access to Isla Carroll is from 120th Avenue South. Primary access for residents and club members will be centrally located, passing through the lakes that line the eastern property line. Secondary access to the site will be provided for service and polo operations access. Existing lakes on the property will be expanded to provide the necessary stormwater retention.

V. The Village of Wellington Regulatory Framework

All municipalities in the State of Florida are required to adopt a Comprehensive Plan. These plans, organized into a series of mandatory and optional “Elements” or chapters, provide the foundation for all subsequent regulation in their communities. The plans provide the “Goals, Objectives, and Policies” for the community, and all development must be consistent with those provisions. Comprehensive Plan’s typically guide the general type, density, and intensity of uses permitted in a specific location.

The second level of land development comes from the adopted zoning code or as they are titled in Wellington, the “Land Development Regulations” or “LDRs.” The LDRs provide the detailed site requirements, dimensional standards, and permitting processes. The permitting process is further regulated by the adopted policies in the Village’s Development Review Manual.

There are separate standards for the rezoning and Master Plan request addressed here:

a. Rezoning Standards

1. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Analysis: The proposed request to rezone to an Equestrian Development is consistent with the goals, objectives and policies of the Comprehensive Plan. The project has been specifically developed to further the intent of the Equestrian Preserve Area, creating a community built around the retention of the East Field and expanding its programming. Additional equestrian experiences will be hosted on the property. See section VI. below for a detailed review of the project’s compliance with the Plan.

2. That the proposed request is not in conflict with any portion of Wellington’s LDR and is consistent with the purpose and intent of the LDR.

Analysis: The proposed request to rezone to an Equestrian Development is not in conflict with any portion of the Wellington LDR and is consistent with the purpose and intent of the LDR. The rezoning to Equestrian Development is specifically provided in the LDR as an opportunity to create a unique equestrian-focused community. See section VII. below for a detailed review of the project’s compliance with all relevant LDR regulations.

3. That the proposed request is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district for the land.

Analysis: The Isla Carroll project is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district. The project lies within the Equestrian Preserve Area and is bordered on the south by the USPA National Polo Center, and to the north and west by equestrian residential properties. The site will remain within the Equestrian Overlay Zoning District ensuring its use remains consistent with the surrounding uses. The site has been arranged so that the single-family residential component is adjacent to the residential areas to the north and west, separated by significant buffering and landscaping. The polo, equestrian amenities and community facilities are clustered to the south adjacent to the USPA National Polo Center providing a compatible use, retaining the significant buffering and landscaping along that property line.

4. That there are changed conditions that require the rezoning.

Analysis: The Village of Wellington is nearly entirely built-out, with limited areas for development or redevelopment. Recognizing that this “rezoning” is not to change the type of use that is permitted or modify the density or intensity that is allowed on these 80 acres, but instead is intended to provide an opportunity to retain the historic Isla Carroll East Field and continue to build on the legacy of polo in Wellington. By allowing the rezoning, the residential component may be clustered within the residential pod creating space for the polo field, support structures, and community facilities, which would not otherwise be available.

5. That the proposed request would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Analysis: The proposed request will not result in significantly adverse impacts on the natural environment. The entire Master Plan program has been designed around the desire to retain vast areas of open space including the retention of the East Field, the expansion of the lakes on the property, and the preservation of much of the mature vegetation that exists on the site, particularly within the landscape buffers that surround the site. The proposed uses of single-family residential, with a polo focused club will not generate negative impacts.

6. That the proposed request would result in a logical and orderly development pattern.

Analysis: The proposed request will result in a logical and orderly development pattern. The rezoning is not intended to modify the existing density or uses permitted on the property. By allowing the residential component to be clustered, the historic East Field may be preserved and its use secured for the continued growth of polo in the Village. The access paths, connections to the community and NPC, and arrangement of the site all provide a logical and orderly development pattern.

7. That the proposed request is consistent with applicable neighborhood plans.

Analysis: While there are no “neighborhood plans” directly applicable to the Isla Carroll project, it is consistent with the Equestrian Preserve Area as well as the Equestrian Overlay Zoning District, in which it is located. The project is consistent with the guidance and regulations found in the Comprehensive Plan and LDR.

8. That the proposed request complies with Article 2, Concurrency

Analysis: The Isla Carroll project will comply with the Village’s concurrency requirements.

- Potable water and sanitary sewer will be addressed through the Wellington Utilities Department and the necessary capacity availability will be determined.
- Parks and Recreation will be addressed through a request for payment-in-lieu considering the relatively limited anticipated population that will be generated by the 40 homes.
- Drainage will be designed and permitted to meet the Village and environmental agency permitting standards.
- Solid waste will be addressed with the Palm Beach County Solid Waste Authority.
- Transportation Concurrency shall be addressed as provided in the attached Traffic Analysis study by Kimley-Horn and Associates.
- A school capacity request will be filed with the Palm Beach County School District.

b. Master Plan Request Standards

1. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Analysis: The proposed request for a Master Plan approval within an Equestrian Development is consistent with the goals, objectives and policies of the Comprehensive Plan. The project has been specifically designed and programmed to further the intent of the Equestrian Preserve Area, creating a community built around the preservation of the East Field and its associated support facilities and viewing areas. This plan will meet the express goals of the Comprehensive Plan’s Equestrian Preserve element to support Wellington’s competition industry and preserve equestrian use of the site. See section VI. below for a detailed review of the project’s compliance with the Plan.

2. That the proposed request is in compliance with all articles of the Land Development Regulations (LDR).

Analysis: The proposed request for Master Plan approval within an Equestrian Development is not in conflict with any portion of the Wellington LDRs and is consistent with the purpose and intent of the LDRs. The Master Plan has been developed to specifically implement the flexibility

provided for in the Equestrian Development LDR standards, while retaining the use, density, and intensity standards inherent in the underlying Future Land Use designation and the Equestrian Overlay Zoning District. See section VII. below for a detailed review of the project's compliance with all relevant LDR regulations.

3. That the proposed request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

Analysis: The proposed Master Plan minimizes environmental impacts. The entire project has been designed around the retention of the East Field, the preservation of mature vegetation on the site, and the expansion of the lake system on the property. The proposed use of single-family residential, with a polo venue and community amenities will not generate negative impacts. Significant open space will be maintained throughout the community. New and existing stormwater ponds will be managed and maintained per all environmental permitting agency requirements and will provide an ecological resource for the area.

4. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

Analysis: The Master Plan reflects a design clustering 40 homes on the north and west portions of the property, maintaining the existing density provided by the Comprehensive Plan and LDRs for the site. The equestrian pod to the south similarly retains the underlying uses and intensity permitted on the site. The residential and equestrian uses are similar and consistent with surrounding uses, and thus are generally compatible in nature. With deep and heavily vegetated buffers and a 50-foot setback to all exterior boundaries, there will be virtually no visual impact from the development to the surrounding properties and public rights-of-way. With the modest number of homes and a limit to the club membership, the impacts from the permitted intensity will be extremely limited.

5. That the proposed request is consistent with applicable neighborhood plans.

Analysis: While there are no "neighborhood plans" directly applicable to the Isla Carroll project, it is consistent with the Equestrian Preserve Area as well as the Equestrian Overlay Zoning District, in which it is located. The project is consistent with the guidance and regulations found in the Comprehensive Plan and LDR.

6. That the proposed request will result in a logical, timely and orderly development pattern.

Analysis: The proposed Master Plan will result in a logical and orderly development pattern. By allowing the residential component to be clustered, the Master Plan is able to provide for the retention of the East Field, associated polo facilities, and community amenities that would not otherwise be available. The access paths, connections to the community and NPC, and arrangement of the site all provide a logical and orderly development pattern.

7. That the proposed request complies with Wellington building standards

The Isla Carroll project will comply with Wellington building standards. All new construction on the property whether residential, equestrian, or community amenity, will be constructed in conformity with the Village’s building code and subject to the Village’s construction permitting requirements.

VI. Village of Wellington Comprehensive Plan

As noted above, the Comprehensive Plan consists of a series of chapter or “Elements.” The Isla Carroll project shall be consistent with the Goals, Objectives, and Policies of the plan. Directly relevant components of the Plan are detailed below.

a. LAND USE & COMMUNITY DESIGN ELEMENT

GOAL LU&CD 1: LAND USES

Enhance the quality and character of Wellington's neighborhoods, commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown!

Objective LU&CD 1.1 Land Uses

Establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas.

Policy LU&CD 1.1.2

Compatible & Complementary Land Uses

Provide Wellington’s land use designations, general description, density, intensity, and reinvestment bonus eligibility in Table LU&CD 1-1, “Land Use Designations: Density and Intensity” and within the corresponding land use designation objectives and policies which are grouped by the land use types of Residential, Commercial, Mixed-Use, Flex, Community Facility, and Parks and Preserves.

Table LU&CD 1-1**Land Use Designations: Density and Intensity**

Land Use Type	Land Use	Residential Density (max du/ac)		Intensity (max FAR)		Reinvestment Density**	Bonus
		Standard	Bonus*	Standard	Bonus**		
Residential							
Low Density	A	0.1	--	--	--	N/A	
	B	0.1	1	--	--	N/A	
	C	1	3	--	--	N/A	
Medium Density	D	2	5	--	--	10	
	E	3	8	--	--	16	
	F	5	12	--	--	24	
High Density	G	5	18	--	--	30	
	H	5	22	--	--	30	

Note:

*Residential Density bonus is planned unit development maximum density and may be limited by the Land Development Regulations or Wellington's Council.

ANALYSIS: Comprehensive Plans are typically where a community sets the density and intensity limits for the various land use types in their jurisdiction. For Isla Carroll, the classification of “Low Density – B” reflects that it has the second lowest permissible density in the entire Village. Under the standard regulations set out in Table 1-1 above, the Isla Carroll property may be constructed at a standard density of 0.1 (i.e. one unit for every ten acres) but has a potential to develop at a “Bonus” density of 1 unit per 1 acre if developed as a planned unit development. As discussed below, the Equestrian Overlay Zoning District further restricts the maximum density to 1 unit for every 2 acres.

Objective LU&CD 1.2 Residential Land Use

Apply the Residential Land Use designations to maintain and enhance Wellington's established neighborhood characteristics while supporting housing reinvestment that complements the designed development pattern and intensity.

Analysis: This Comprehensive Plan Objective directs the Village to apply the Land Use designations that were described above. This is a mandatory requirement, and the source for the assertion that the density of a property is effectively “vested” and not discretionary. This density is further modified by the Equestrian Preserve Element discussed in detail below.

GOAL LU&CD 2: NEIGHBORHOODS & DISTRICTS

Maintain a high quality of life through community design and appearance within the Village's neighborhoods and districts.

Objective LU&CD 2.6 Equestrian Community

Continue to protect, preserve, and enhance the Equestrian Preserve as the Winter Equestrian Capital of the World, as one of Wellington’s top economic generators, and as an important source of entertainment.

Analysis: This Comprehensive Plan Objective will be directly met by creation of a unique opportunity for residents, members and guests to experience polo through the retention of the East Field and the development of facilities to support the field as a site for future competition. This opportunity furthers the vitality of polo and the competitive equestrian industry in the Village, further validating Wellington’s reputation as the Winter Equestrian Capital of the World.

Goal LU&CD3: Protect Our Investment

Ensure that established land use patterns are protected, and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide the services at the adopted levels of service.

Objective LU&CD 3.2 Concurrency

Allow new development within the Planning Area provided the necessary public facilities and services are available concurrently.

Analysis: Isla Carroll will comply with the Village’s concurrency requirements, assuring that all necessary public facilities are available.

Goal LU&CD 4 Sustainability

Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability, and reduces public facility and service costs.

Analysis: Isla Carroll will further this Goal through the preservation of significant vegetation, the creation of large open space recreation areas, and the expansion of existing stormwater lakes on the site.

Objective LU&CD 4.4 Tree Canopy

Increase Wellington tree canopy through the preservation of mature, specimen trees, and installation of various tree species on public and private lands.

Analysis: Isla Carroll has been designed to preserve to the greatest extent possible any mature, specimen trees on the site, with a focus on the perimeter buffers.

b. EQUESTRIAN PRESERVE ELEMENT

Analysis: The Introduction to the Equestrian Preserve Element explores the themes and threats to this area. The overarching theme is to protect and promote the “equestrian community and lifestyle.” This objective is addressed through the stated goals of preserving the Equestrian Lifestyle and supporting the equestrian competition industry in the Village.

GOAL EQ1: PRESERVE THE EQUESTRIAN LIFESTYLE IN WELLINGTON

Preserve Wellington's equestrian community and its equestrian lifestyle.

Objective EQ 1.1 Equestrian Lifestyle & Development Patterns.

Preserve the equestrian lifestyle and development patterns through the implementation of the Equestrian Overlay Zoning District to support large lot, equestrian farms, to the extent Wellington is not preempted by State statute.

Policy EQ 1.1.1 Equestrian Overlay Zoning District

Implement the Equestrian Overlay Zoning District (EOZD) to preserve the characteristics of the EPA. The intent of the EOZD is to:

- 1) Preserve the equestrian lifestyles and large lot, equestrian farms which exist in the EOZD;
- 2) Establish site development regulations that recognize the characteristics of the equestrian lifestyle and development pattern while maintaining the overall residential density of the EPA; and
- 3) Permit limited commercial uses as defined in the land development regulations, which support the equestrian industry, within properties approved as planned developments or within commercial recreation land uses.

Analysis: This Comprehensive Plan Objective and Policy directs the Village to implement the zoning code provisions to support the Equestrian Preserve. Isla Carroll has been designed and planned to meet or exceed the EOZD zoning standards as discussed below, insuring that this Comprehensive Plan requirement is satisfied.

Objective EQ 1.2 Environmental Impacts

Evaluate the impacts of farm and venue operation on the volume and quantity of stormwater discharge, and land development on water quality within the EPA to develop plans to meet the water quality requirements established in the United States Environmental Protection Agency's (USEPA) "Numeric Water Quality Standards."

Analysis: As new construction, Isla Carroll will necessarily have to meet all applicable water quality standards. The Equestrian amenities will be developed according to best practices to ensure water quality is protected.

GOAL EQ2: MAINTAIN A MULTI-MODAL TRANSPORTATION NETWORK IN THE EPA

Maintain a multi-modal transportation network within the EPA with a focus on the safety of horses and riders.

Analysis: Isla Carroll maintains separated vehicular and bridle path circulation, allowing for multi-modal use and ensuring the safety of horses and riders throughout the community.

GOAL EQ3: SUPPORT WELLINGTON'S EQUESTRIAN COMPETITION INDUSTRY

Support the equestrian competition industry as a component of the equestrian lifestyle and an economic sector of Wellington.

Analysis: Isla Carroll has been designed around the first objective: retention of the historic East Field and providing all the facilities necessary to make it a world-class venue for hosting competitive polo events. With direct pedestrian and vehicular links to NPC to the south, Isla Carroll will be seamlessly integrated with the expansion and growth of polo in Wellington.

Objective EQ 3.2 Equestrian Competition Sustainability & Diversity

Evaluate Wellington's codes, standards, programs, and policies to support the diversity of the equestrian competition industry through continued coordination with equestrian competition venue operators and the equestrian competition licensing agencies.

Policy EQ 3.2.1 Equestrian Competition Venues

Regularly coordinate with the equestrian competition venue operators and equestrian sport's governing bodies regarding changes to the equestrian standards and determine appropriate changes to Wellington's codes, standards, programs, and policies to support the diversity of the equestrian competition industry.

Analysis: Isla Carroll's East Field and the associated facilities have been designed in partnership with Nacho Figueras, Estudio Ramos, and polo experts to ensure that the venue meets the standards and requirements for a world-class competitive venue. That guidance and direction will continue through partnerships with the polo industry to cement the opportunity to allow polo to continue to thrive in the Village.

c. MOBILITY ELEMENT

GOAL MB1: MOBILITY SYSTEM

Provide a safe and effective mobility system that is accessible to all users and meets all the needs of Wellington residents while preserving neighborhoods, protecting natural resources, and promoting economic development.

Analysis: While the Isla Carroll project is a private development, its design is intended to promote multi-modal use, with an extensive system of internal sidewalks, multi-use paths, and bridle paths. The pedestrian sidewalk system connects to 120th Avenue and 35th Street South to NPC, while the internal bridle paths can be connected to outside paths as they come available.

Objective MB 2.3 Public Rights-of-Way

Protect existing rights-of-way and future rights of-way from encroachment. In particular, achieve zero net loss of right-of-way from encroachment.

Policy MB 2.3.1 ROW Protection

Protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind.

Analysis: Portions of 120th Avenue fall within the property boundaries of Isla Carroll. The right-of-way is accounted for in the Master Plan and Site Plan with additional right-of-way made available to allow the development of the Village's planned roundabout, aligning the new Isla Carroll entrance with that of the Village's Athletic Complex to the East.

d. HOUSING & NEIGHBORHOODS ELEMENT

GOAL H&N 1: NEIGHBORHOOD PROTECTION AND PRESERVATION

Protect, preserve, and enhance the character, quality, and value of existing neighborhoods.

Objective H&N 1.1: Neighborhood Character

Continue to protect the character and quality of neighborhoods through the enforcement of setbacks, height, density, and intensity regulations, and adopted residential appearance standards.

Analysis: The Isla Carroll property is within the Equestrian Preserve Area and the Equestrian Overlay Zoning District. In this area, the community is focused on a combination of single-family residential homes and providing equestrian amenities and opportunities. Through its programming and design, this development will seek to protect, preserve, and enhance this neighborhood character. Significant setbacks, low density and intensity, architectural appearance standards, and a lush and extensive landscape program will all contribute to ensure the character and quality of the EPA is preserved.

e. PUBLIC FACILITIES ELEMENT

GOAL PF 2: SURFACE WATER MANAGEMENT

Maintain surface-water management systems to limit property damages and inconveniences to the public by flooding, promote water conservation, and manage surface water quality.

Objective PF 2.1: Surface Water Management

Implement the Acme Improvement District's Water Control Plan to maintain its surface water management systems and work cooperatively with the Lake Worth Drainage District and Pine Tree Water Control District to manage stormwater discharge quantity and quality, promote water conservation, and limit flood plain encroachment.

Policy PF 2.1.1: Stormwater Management

Enforce code provisions regulating the volume, rate and quality of stormwater runoff entering the public system through the application and enforcement of Wellington, state and federal discharge standards. Enforce land development regulations implementing Stormwater Best Management Practices, Land Cover Restrictions, Minimum Maintenance and Monitoring Requirements, Level of Service Standards, and other protection measures.

Analysis: The Isla Carroll development shall comply with all relevant Village, Acme Improvement District, state and federal standards in the design, construction, and operation of the internal stormwater system. Water conservation will be encouraged throughout the community, and water quality and discharge standards will be met through best management practices and design.

f. CONSERVATION, SUSTAINABILITY, & RESILIENCY ELEMENT

GOAL CSR 1: AIR & WATER RESOURCES PROTECTION

Protect and improve Wellington's air quality and water supply as critical natural resources.

Objective CSR 1.3: Water Resources Conservation & Protection

Ensure water resources are conserved, used, and protected in accordance with state, regional, county and local standards, and required in Wellington's Water Supply Plan.

Policy CSR 1.3.1: Water Conservation & Protection

Water resources, including groundwater recharge, wellhead and surface waters, shall be protected and conserved as part of the site development process, and from activities that are known to adversely affect the quality and quantity of the public water supply. Continue to support water management and emergency conservation programs, mitigate for the shortage of water sources, and educate the public on how to minimize usage to protect the current and projected supply in accordance with the Water Supply Plan.

Analysis: As part of the site development process for Isla Carroll, water resources shall be protected and conserved. The water quality standards for all relevant agencies shall be met, and there shall be no activities that adversely affect the quality and quantity of the public water supply. Water conservation measures shall be encouraged throughout the community and best management practices followed.

Objective CSR 2.3: Fisheries, Wildlife, & Habitat Protection

Protect wildlife, fresh water, and fisheries habitats through habitat identification, preservation, and enforcement of water quality standards.

Policy CSR 2.3.2: Eliminate Nuisance & Invasive Species

Continue to eliminate nuisance and invasive exotic plant and animal species which have been identified by the US Department of Agriculture, the Florida Department of Environmental Protection (FDEP), Fish and Wildlife Conservation Commission and Florida Exotic Pest Plant Council.

Policy CSR 2.3.3: Native Vegetation Protection

Continue to implement protections of native vegetative communities by enforcing the tree preservation requirements for the preservation of existing vegetation.

Analysis: The Isla Carroll plans include the protection of significant existing trees and the removal of exotic plant species on the site. The lush and extensive landscape design program emphasizes the use of native vegetative communities. And while there are no existing sensitive habitats, the expanded stormwater system, low intensity, large open space program, and substantial landscape will create opportunities for wildlife.

g. PARKS & RECREATION ELEMENT

GOAL PR1: EXCELLENT PARKS & RECREATION OPPORTUNITIES

Provide premier parks, recreational facilities, programs that enhance quality of life, provide recreational opportunities, enrich interaction with others, and promote physical and mental wellbeing.

Analysis: There are several components to the Isla Carroll recreational programming. First, there is the retention of the East Field with associated facilities, providing a world-class venue for hosting polo competitions, training events, and equestrian experiences. Second, an extensive range of community amenities will be developed including racquet sports, gym, health spa and swimming pools. Third, the community is immediately adjacent to the extensive Village Park Athletic Complex, which residents will be able to walk and bike directly to. Finally, the Isla Carroll project will contribute an in-lieu payment to the Wellington parks program to assist in the Village's development and upkeep of its recreation facilities.

h. COMMUNITY PARTNERSHIP ELEMENT

GOAL CP 2: COMMUNITY PARTNERSHIPS

Partner with non-profit agencies, businesses, Chambers of Commerce, educational, environmental, cultural, recreational, social, and religious organizations, to expand/enhance, complement, or provide programs and services to improve the quality of life of residents, businesses, and visitors in Wellington and partner with neighborhood associations to improve community outreach, public safety, and the quality of life of residents.

Objective CP 2.1: Partnerships with Non-profit Organizations

Enhance or expand partnerships with local non-profit organizations to expand/enhance, complement, or provide programs and services to improve the quality of life for Wellington residents in areas of housing, education, culture, recreation, and social services.

Analysis: McCourt Partners and Discovery Land Company have a history of community outreach and engagement, focused on bettering the lives of children in and around the communities where they are located. They will continue that tradition with the Isla Carroll project and will commit their time and resources to finding opportunities to improve the lives of families in Wellington and Palm Beach County.

i. CAPITAL IMPROVEMENTS ELEMENT

Objective CI 1.3: Concurrent Improvements for New Development or Redevelopment

Where new development or re-development requires the expansion of existing infrastructure or construction of new infrastructure, Wellington shall require that the developer bear all the cost of construction of those required improvements. Where modifications to existing facilities are required by a development, the developer shall be responsible for the proportional share of the facility or infrastructure improvement. Where new facilities or infrastructure are required to serve the proposed development or redevelopment, the developer may either pay a proportional share of the facilities cost and wait for the construction of the facility prior to the inception of development or pay the entire cost of the new facilities or infrastructure and enter into an agreement for reimbursement as defined in Policy 1.3.2.

Analysis: Should the Village of Wellington determine that the Isla Carroll development requires modifications to existing facilities, the developer will accept responsibility for the proportional share of the facility or infrastructure improvement, as required.

j. EDUCATION ELEMENT

Policy ED 3.2.2: Residential Development Coordination

Continue to provide information on residential development approvals, land use amendments, and projected development and redevelopment projects.

Analysis: Isla Carroll has received confirmation of Palm Beach County school concurrency and requested contribution.

k. PRIVATE PROPERTY RIGHTS ELEMENT

GOAL PPR 1: PRIVATE PROPERTY RIGHTS IN DECISION-MAKING

Ensure private property rights are considered in local decision-making to respect judicially acknowledged and constitutionally protected private property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Analysis: Florida law has long recognized the importance of protecting private property rights and the importance of not unduly restricting or infringing upon those rights. The Isla Carroll project is currently permitted to develop single-family residential properties at a density of 1 unit for every 2 acres. While this application seeks to permit the clustering of that density to provide for retaining the East Field and developing a center of community amenities, that use remains consistent with the existing property rights on the site.

VII. Village of Wellington Land Development Regulations

The Village of Wellington has adopted a system of Land Development Regulations (the "LDR") to implement the Comprehensive Plan and provide the ordinances that are to guide all development in the Village. While the LDR provide a detailed set of standards for everything from building scale and placement, parking, and landscaping, the two items of greatest relevance to the Isla Carroll are the Equestrian Overlay Zoning District standards which are intended to satisfy the requirements of the Equestrian Preserve Element of the Comprehensive Plan, and the Equestrian Development standards, the zoning designation the project is seeking to allow flexible design standards.

Sec. 6.1.2 – Zoning Districts

To implement the Comprehensive Plan, the following zoning districts are hereby established and defined as Wellington's Zoning Districts:

D. Residential - Equestrian (ER): The ER district is established to protect and enhance the equestrian lifestyle and quality of life of residents in areas designated as equestrian residential, to protect watersheds and water supplies, and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to equestrian and residential purposes. The ER district is consistent with the Residential A and B Future Land Use Map designation in the Land Use Element of the Comprehensive Plan that are located within the EPA.

Analysis: This basic definition of the zoning district the property is in demonstrates that both the equestrian and residential purposes we are proposing are consistent with the intent of the district.

H. Planned Unit Development (PUD): The PUD district is established to offer a residential development alternative that provides greater flexibility and encourages more design creativity than may be available under conventional development approaches. The intent of the PUD is to promote the design of largely and primarily residential neighborhoods that incorporates commercial, recreational, civic, and institutional uses that support the neighborhoods. It also provides for preservation of natural features and scenic areas and promotes creation of a continuous non-vehicular circulation system. The PUD is consistent with all Residential, Commercial, and Regional Commercial/LSMU Future Land Use Map designations of the Land Use Element of the Comprehensive Plan. When the PUD is located in the EPA, consistency with the Comprehensive Plan includes Residential A, B, and C Future Land Use Map designations, along with the Equestrian Commercial Recreation Future Land Use Map designation and is referred to as an “Equestrian Development” (ED).

Analysis: This zoning district describes the purpose and intent of a planned development. Isla Carroll is expressly seeking to fulfil the stated goals of utilizing “greater flexibility” to preserve “natural features” and promote a non-vehicular circulation system. This definition also expressly states that because the property is within the Equestrian Preserve Area, the planned development shall be an “Equestrian Development”, and that the Equestrian Development is consistent with the Comprehensive Plan Residential A, B, and C Future Land Use Map designations (the property is designated “B”).

Sec. 6.1.3 – Overlay Zoning Districts

In addition to the zoning districts in Section 6.1.2, the following overlay zoning districts are established which provide development and property standards for the specific districts which are in addition to the underlying zoning district:

A. Equestrian Overlay Zoning District (EOZD): The EOZD is established to protect and enhance the EPA of Wellington, as created by the Comprehensive Plan; to preserve, maintain and enhance the equestrian community, equestrian lifestyle, and development patterns which are consistent with the overall character of the equestrian community; and to identify and encourage types of land uses that are supportive of the equestrian character. The EOZD is consistent with the Residential A, Residential B, Residential C, and Equestrian Commercial Recreation Future Land Use Map designations of the Land Use Element of the Comprehensive Plan.

Analysis: The property is within the EOZD, and as described below, the Isla Carroll development plan satisfies the requirements of this overlay and its intentions.

CHAPTER 2 – USE REGULATIONS

Sec. 6.2.1 – General

A. Uses Permitted by Right, as a Special Use, or Conditional Use shall be determined as listed in the Use Regulation Schedule (Table 6.2-1). All uses included in the Use Regulation Schedule shall be limited to the districts in which they appear as Permitted, Special Use, or Conditional Use on the table. Any use not reflected for any particular district shall be prohibited in the district.

B. Uses listed those uses that are compatible and functional within a given zoning district. In the event that any particular proposed use is not shown anywhere in the Use Regulation Schedule, the PZB Director shall determine what listed use is most similar to the use not specifically listed in the Use Regulation Schedule and that use shall be classified as such in accordance with the Interpretation and Appeals criteria in the LDR.

C. Uses, densities, and intensities for all Planned Development Districts (PDD) shall be regulated by the approved/valid Master Plan for the project. Any conflicts that may arise between the LDR and the approved Master Plan shall comply with the most restrictive requirements.

D. The corresponding numbers listed to the right of the use type within Table 6.2-1 shall identify additional use-specific regulations that are provided in the Supplementary Use Standards of this Article.

Table 6.2-1 Use Regulations Schedule

[The following uses are a summary of the permitted uses in the Equestrian Residential zoning district and a Residential or Commercial Pod of an Equestrian Development within the Equestrian Overlay Zoning District.]

PERMITTED USES – Equestrian Residential / Equestrian Development – Residential Pod

- Single Family homes
- Congregate Living Facility-1 [limited to 6 persons, excluding staff]
- Day Care, Family
- Home Occupation
- Veterinary Clinic (only in the ER district, not the ED Residential Pod)
- Government Services
- Park
- Utilities
- Barn/Stable
- Bona Fide Agriculture
- Equestrian Arena, Private
- Equestrian Instruction
- Livestock Raising
- Accessory Dwelling

- Accessory Structure
- Grooms Quarters

CONDITIONAL USES – Equestrian Residential / Equestrian Development – Residential Pod

- Bed and Breakfast
- Kennel (only in the ER district, not the ED Residential Pod)
- Wildlife Sanctuary (only in the ER district, not the ED Residential Pod)
- Landing Strip
- Helipad (only in the ER district, not the ED Residential Pod)
- Wireless Communications Tower (only in the ER district, not the ED Residential Pod)
- Minor Equestrian Venue (only in the ER district, not the ED Residential Pod)
- Nursery (only in the ER district, not the ED Residential Pod)

PERMITTED USES – Equestrian Development – Commercial Pod

- Catering
- Financial Institution
- Fitness Center
- Lounge
- Personal Service
- Restaurant
- Veterinary Clinic
- Professional/General Office
- Assembly
- Government Services
- Park
- Utilities
- Agricultural Retail/Service
- Barn/Stable
- Bona Fide Agriculture
- Equestrian Arena, Private
- Equestrian Instruction
- Equestrian Services
- Livestock Raising
- Accessory Structures
- Grooms Quarters

CONDITIONAL USES – Equestrian Development – Commercial Pod

- Entertainment, Outdoor
- Nightclub
- Recreational Vehicle Park
- School, Secondary or Primary

- Helipad
- Wireless Communications Tower
- Major Equestrian Venue
- Minor Equestrian Venue
- Nursery, Wholesale or Retail

Analysis: The Isla Carroll plan is comprised entirely of uses that are “Permitted by Right” under the Village’s use table. The “Residential Pod” will be developed solely with single-family homes on lots averaging ½ acre in size. The “Commercial/Club Pod” of the site has been designed around the historic East Field and associated viewing and support facilities. The remainder of the community facilities are comprised of: Restaurants; Fitness Center; Personal Services; Office; and Assembly spaces.

CHAPTER 3 – PROPERTY DEVELOPMENT REGULATIONS

Sec. 6.3.1 – General

The property development regulations of the LDR shall apply to all property in Wellington based on the zoning district in which it is located. Such regulations include, but are not limited to, minimum lot size and dimensions, minimum and maximum density, Floor Area Ratio (FAR), building coverage, and setbacks. Additional regulations may be required based on the proposed use and as approved for planned developments. The following general regulations and standards shall apply to properties Village-wide, unless specifically indicated otherwise as part of a previously approved development order under regulations at the time of approval.

Analysis: The specific dimensional requirements for Isla Carroll will largely be drawn from the submitted Project Standards Manual that will be adopted as part of the rezoning to Equestrian Development. However, the three general overall standards that apply with the development will conform to are:

- Maximum Floor Area Ratio for the Club Pod: 0.20
- Maximum Building Coverage for each Pod: 20%
- Building setback from Property Boundaries: Club Pod – 50 feet; Residential Pod – 50 feet
- Individual single-family lot Building Coverage: 35%

Dimensional standards for the Residential pod are provided in the PSM.

The Club Pod is designed to function as a unified campus-like development, thus there are no defined lot sizes or dimensions. Building areas are defined by the circulation patterns, equestrian functions and amenity design and distribution. All Club facilities will be separated from the residential properties by a right-of-way. There are no internal setback requirements proposed within the Club Pod, however all primary buildings will comply with a 50-foot setback from the Isla Carroll property boundaries.

D. Density:

1. Density shall be calculated by dividing the number of dwelling units on a lot by the lot area (in acres). When the result is other than a whole number it shall be rounded down to the nearest 100ths.
2. Densities proposed to exceed the maximum permitted density of a zoning district shall meet at least one (1) of the following conditions:
 - a. A density bonus has been approved as part of the redevelopment incentive provided in the LDR; or
 - b. The density of a residential pod in a PD may exceed the maximum density of the zoning district as long as the overall density of the PD does not exceed the permitted density of the district. Refer to the PDD section of this article for additional information on transferring units within a PD.

Analysis: The density in the Isla Carroll project is one unit per two acres as provided in the EOZD. This density is clustered in the residential pod as expressly permitted by this regulation 2.b.

B. The following development standards shall apply to all multi-family, non-residential districts, and Planned Development Districts:

1. All multi-family, non-residential developments, and planned developments shall provide for the following:
 - a. Safe and effective pedestrian and vehicular access and circulation;
 - b. Safe and effective on-site circulation, parking, and connectivity;
 - c. Adequate road system within and adjacent to the project;
 - d. Inter-connectivity between projects to capture internal traffic patterns and mitigate off-site traffic;
 - e. Incorporate Crime Prevention Through Environmental Design (CPTED) principles into the project design;
 - f. Create and maintain positive character and ambiance with enhanced streetscapes, appropriate massing on of structures and consistent architectural design;
 - g. Loading and service areas shall be visually screened from adjacent properties and roadways. Materials and design to accomplish this standard shall match the design of the project;
 - h. Adequate Fire/Police vehicular access for safety protection.
2. Non-residential free-standing buildings, utilized by a single tenant, shall not exceed 75,000 gross square feet in size.

Analysis: Isla Carroll inherently complies with these generalized standards. As demonstrated by the circulation plan in the Project Standards Manual, separate vehicular, pedestrian, and bridle path corridors have been developed to ensure safety and inter-connectivity on the site. Substantial and dense landscape perimeter buffers will ensure the property is visually screened from adjacent properties and roadways. And no single free-standing building exceeds 75,000 square feet.

CHAPTER 5 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

The following provisions are applicable to all Planned Development Districts (PDD) and previously approved PDD, new or amended within Wellington.

Sec. 6.5.1 – Purpose and Intent

The purpose and intent of the following regulations is to allow flexibility in the application zoning regulations for the development of land within a PDD that achieves distinctive, attractive communities, takes advantage of compact building design, and preserves open space and critical natural environments by allowing flexibility from zoning regulations. A PDD shall:

- A. Minimize adverse impacts on environmentally sensitive areas;
- B. Increase and promote public transit, bicycle routes and non-vehicular modes of transportation;
- C. Increase use of public and private amenities as part of Planned Developments (PD) design;
- D. Provide for efficient use of land, utilities, and infrastructure;
- E. Provide for effective circulation patterns, internal trip capture, integrated land uses, and enhanced open space and recreational areas;
- F. Ensure adequate storm water management; and
- G. Encourage distinctive design while achieving compatibility with the surrounding area.

Analysis: Isla Carroll meets all listed standards. Through the low density, large and dense buffers, centrally located polo facilities, and world-class design, the project is fully compatible with the surrounding area. There will be no impacts on environmentally sensitive areas. Substantial and varied equestrian and club amenities have been developed, with efficient land use patterns and internal trip capture. Expanded stormwater lakes have been appropriately scaled to meet the site's requirements. The stunning design draws its inspiration from the history and traditions of Wellington and from sensitivity to the South Florida environment. The project will have no nuisance impacts to the adjoining properties or degrade others use or value.

H. The density for any residential PUD shall be determined by the underlying Future Land Use Map designation. The residential density for any MUPD shall be proposed as part of the development application and project standards. Both shall be calculated based on gross site acreage.

I. Actual maximum density granted to a PDD is based on the project's illustration that it meets the performance goals and Comprehensive Plan objectives. Actual density granted by Wellington's Council to a PDD may be less than the maximum density indicated by the Comprehensive Plan.

Analysis: Isla Carroll is applying the density as allowed by the EOZD. That requirement reduces the maximum Future Land Use density of one unit per acre to one unit per two acres. This project observes that reduction and in so doing allows for the expansive equestrian facilities envisioned for the site.

E. All proposed PD shall have a PSM, adopted by resolution, submitted with the Master Plan providing the proposed standards for the project.

Analysis: The attached PSM was developed consistent with the Village's requirements.

CHAPTER 8 – EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)

This section shall apply to all land located within the EPA as identified in the Comprehensive Plan and on the Future Land Use Map. The Equestrian Overlay Zoning District (EOZD), Palm Beach Little Ranches Overlay Zoning District (LROZD) and Rustic Ranches Overlay Zoning District (RROZD) correspond with the boundaries on the Official Zoning Map.

Sec. 6.8.1 – Purpose and Intent

- A. Preserve, maintain, and enhance Wellington's EPA as identified in the Comprehensive Plan.
- B. Preserve, maintain, and enhance the equestrian area that is home to equestrian farms, competition venues, and the equestrian lifestyle in Wellington.
- C. Identify and encourage land uses and development patterns that are supportive of the equestrian character, industry, and lifestyle in the EPA.

Analysis: Isla Carroll's focus is on the retention of the East Field, developing the facilities to support that venue, and to create equestrian access, serves to meet these aspirational requirements, while our conformance to the quantitative requirements will ensure that is the case.

1. Table 6.8 – 1 below provides the minimum property development standards for the all Subareas of the EOZD.

Table 6.8 - 1 EOZD Property Development Regulations

Overlay District/ Subarea	Maximum Density	Minimum Lot			Maximum FAR	Maximum Building Coverage
		Size	Width	Depth		
LROZD/A	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
B	1.0 DU/AC	1 acre	200 ft	200 ft	0.20	20%
C	0.1 DU/AC	10 acre	300 ft	300 ft	0.20	20%
D	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
RROZD/E	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
F	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
ECR (all subareas)	-	3 acres	200 ft	300 ft	0.45	45%

Analysis: Isla Carroll shall apply this standard of 1 unit per 2 acres. Maximum FAR and Building Coverage requirements will be met, as applicable. Minimum lot scale will meet the standards developed by the Project Standards Manual.

Table 6.8 - 2 EOZD Setback Table

EOZD Overlay District/ Subarea	Minimum Setbacks For Principal Structures ⁽¹⁾				Minimum Setbacks For Accessory Structures ⁽²⁾				Minimum Setbacks For Dressage Walls, Sand Rings and Riding Rings
	Front	Side	Corner	Rear	Front	Side	Corner	Rear	From Any Property Line
LROZD/A	50 ft	25 ft	50 ft	25 ft	100 ft	25 ft	25 ft	25 ft	10 ft
B	25 ft	25 ft	25 ft	Dwelling Units: 15ft Barns: 25 ft	100 ft	25 ft	25 ft	25 ft	10 ft
C	100 ft	50 ft	80 ft	100 ft	100 ft	25 ft	25 ft	25 ft	10 ft
D	100 ft	50 ft	80 ft	100 ft	100 ft	25 ft	25 ft	25 ft	10 ft
RROZD/E	100 ft	50 ft	80 ft	100 ft	100 ft	25 ft	25 ft	25 ft	10 ft
F ⁽³⁾	50 ft	50 ft	50 ft	10 ft	55 ft	10 ft	10 ft	10 ft	20 ft
ECR	80 ft	50 ft	80 ft	50 ft	100 ft	25 ft	25 ft	25 ft	10 ft

Analysis: Through the development of the Project Design Standards Manual, revised internal setbacks have been developed. All primary structures will provide a 50-foot setback from the Isla Carroll property boundaries. Additional setbacks from internal lot lines of the residential properties are provided in the PSM.

Sec. 6.8.8 – Equestrian Developments

Equestrian Developments (ED) are those PUDs located in the EPA with a goal to provide an equestrian-oriented Master Plan. An ED shall be designed for compatibility with the objectives of this section along with the use of flexible property development regulations and design standards. To the extent of any conflict with other provisions of the LDR, this section shall apply.

- A.** An ED Master Plan application shall be considered in all EPA subareas and the submittal shall comply with Master Plan/Amendments requirements as outlined in Article 5 of the LDR.
- B.** An ED Master Plan shall comply with PDD regulations of the LDR.
- C.** Single-family detached residential units are the only dwelling type permitted unless approved by a previous development order and has been deemed a valid and vested approval by the PZB Director.
- D.** In addition to the PDD regulations, the following ED Design Standards shall apply:
 - 1. The Master Plan shall provide that common equestrian amenities shall serve as the internal focus of the development, which may include, but are not limited to, such common features as stables, rings, paddocks, horse exercise areas, internal bridle trails, connections to external bridle trails, other equestrian amenities, public spaces, and/or preserve areas for environmentally sensitive lands.
 - 2. The Master Plan shall provide that the installation of such common equestrian amenities is required prior to the issuance of a certificate of occupancy for any residential dwelling unit, accessory dwelling, or groom's quarters.
 - 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.
 - 4. An ED is not eligible for development incentives as provided in Article 6 of the LDR.

Analysis: Isla Carroll's design plan was developed specifically to address these requirements. The central design feature is the retention of the Isla Carroll East Field, and the development of the support facilities to make that field a world-class venue for competitive polo matches that the public can come and enjoy. With the East Field and associated facilities, a range of polo and equestrian programming can be developed for community members. Only single-family homes will be developed on the property, in keeping with the code requirements.

VIII. Conclusion

The Isla Carroll Polo and Residences Master Plan has been designed to meet the goals and objectives of the Village of Wellington's Comprehensive Plan and Equestrian Preserve Area. With the retention of the Isla Carroll East Field, the project creates a venue to expand the Village's reputation as the center of polo in America, creating opportunities to further an existing partnership with the United States Polo Association, engage with the broader equestrian community, and create a residential neighborhood where the sport of polo is not only experienced, but lived.