

Exhibit M - Public Comments

Submission Date	First Name	Last Name	Address	Support or Oppose	Comment (Limited to 1,000 characters)
8/31/2024 9:09	Jamie	Freeman	3752 Isle Vista Blvd	Oppose	Too much traffic and overdevelopment in the 120th/Lake Worth Road area. Need to build out appropriate roadways/infrastructure before adding more homes.
1/8/2025 8:09	Maureen	Brennan		Oppose	Zoning in the Equestrian Preserve should not be changed to anything less than 2 acre minimum lots. An "equestrian element" which doesn't have to be anything more than an empty barn is being used as the Trojan horse for a PUD to cluster residential units in the EPA. HOA/community barn models fail in Wellington and does not promote equestrian activity and developing true equestrian infrastructure to support the industry at the top level. It is contrary to the spirit of Wellington as the most unique equestrian town in the world. Saddle Trail is a perfect example demonstrating how successful 2 acre lots are, contrary to developers justification that 2 acre zoning is a failed business model.
1/8/2025 9:16	April	Clark	4154 Bahia Isle Circle	Oppose	The design of this development is bad. A communal barn, especially with so little land and such high density of houses will fail. Quite likely fail to sell units at the beginning, but definitely after a few years. There is already too much development approved for that area without widening the roads. Lake Worth intersection with 120th Ave needs to be corrected BEFORE you approve this. STOP DESTROYING THIS TOWN WITH DEVELOPMENT.
1/8/2025 14:47	Ann	Schneeberger	12878 Meadowbend Dr	Oppose	ABSOLUTELY OPPOSED.
1/8/2025 15:27	Patrick	Parsons		Oppose	Given that the previous council (and majority of current council) already approved plans the majority of equestrians don't believe align with what the true equestrian components of Wellington are defined as, while that same previous council has one sitting on PZAB committee with the intention to continue to break down the preserve, I can only be completely opposed to building anything other than more 2+ acre farms to support the equestrian aspect of the equestrian community within the Equestrian Preserve Area. This is not that. Minimum 2 acre lots not met, cluster development that leads to more infrastructure (without more open space as supposed to be created), & amenities that are not equestrian related make this an easy choice to deny. If the developer wanted to help increase the equestrian community, they would build 2+ acre farms there. That is not their end goal and as such it doesn't meet the requirements to be approved as allowed within the Equestrian Preserve. Council deny.
1/8/2025 17:12	Randy	Halvorsrod	852 Cindy Dr.	Oppose	This project should not be allowed to go forward. To change the zoning from a question residential to PUD is fine but not commercial PUD as you are asking. They wanna make basically a private country club and that is not acceptable. They're talking about 300 members, etc.. The plans for Barn are just to appease the community. It will never come to fruition and be effective. Please do not allow this without much further invest
1/12/2025 15:52	Amanda	Norton	1623 Bayridge Place	Oppose	This development is another move to push equestrians out of Wellington. I'm not sure what the end goal is except for destroying the village and making it an urban city. Stop the Boca-tion of our community. These developments don't have residents best interest nor does the council have the best interest of residents. I'm firmly against this urban sprawl. It's going affect traffic, schools, and overcrowd our community.

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.

Submission Date	First Name	Last Name	Address	Support or Oppose	Comment (Limited to 1,000 characters)
10/19/2025 9:17	Carol	Coleman	14224 Stroller Way	Oppose	<p>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.</p> <p>Respectfully, Carol Coleman</p>
10/20/2025 18:02	Lisa	Dudash	2458 bedford mews dr	Oppose	<p>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.</p>
10/23/2025 10:49	Erin	Gallagher	13104 Quiet Wood Road , B	Oppose	<p>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</p>
11/19/2025 19:07	Pamela	Wildman	12520 Sunnydale Drive	Oppose	<p>I oppose because the Isla Carroll development is not an equestrian development with lot sizes of 2 acres or more.</p> <p>Having the polo field, in my opinion, is a front for gaining the Zoning and Master Plan changes. Once approved, there is no guarantee that the polo field stays. In addition, the club facilities will directly compete with the neighboring National Polo Center Club.</p> <p>Discovery Land Group has violated many previous promises in other developments. Look at Keep Homewood Public Facebook page for proof.</p> <p>The Wellington residents were told that no additional breeches of the Equestrian Preserve south of Pierson when Wellington North and South were approved.</p> <p>Please deny the application.</p>

Submission Date	First Name	Last Name	Address	Support or Oppose	Comment (Limited to 1,000 characters)
1/8/2026 15:56	Joshua	Rosenblum	8923 Via Prestigio West	Support	I support the Isla Carroll project because it recognizes a reality that often gets lost in local debates: this property already has the right to be developed. Under existing zoning, it could be subdivided into two-acre lots, spreading roughly 40 homes across the entire parcel and eliminating both existing polo fields. That outcome would permanently erase equestrian land with no preservation benefit at all. The Isla Carroll proposal, developed by Discovery Land Company, takes a more responsible approach by clustering the same number of homes on smaller lots in order to preserve one polo field in perpetuity. That field would be maintained with the support of the United States Polo Association, ensuring it remains a viable part of Wellington's equestrian landscape. For me, this is not a question of stopping development versus allowing it. It is a choice between unmanaged development that consumes the entire site and a carefully planned alternative that limits impact, protects irreplaceabl
1/11/2026 13:06	Tanya	Nordby	13105 Belhaven Ct, Unit 19	Oppose	WE DON'T NEED OR WANT MORE HOUSES!!!! This is an EQUESTRIAN COMMUNITY. Stop trying to turn us into Boca or Boynton where traffic and traffic lights make it a nightmare to get around. Traffic and accidents have already increased in the area with Arden and other big communities being built around the acreage. Just STOP! You bought this property knowing it was farm land and used for horses and POLO! Stop trying to drive out this beautiful unique equestrian community !!
1/11/2026 13:08	PAUL	beaudet	1553 TROTTER CT	Oppose	No more development
1/11/2026 13:21	Eva	Kohn		Oppose	Let Discovery build a green concept to rival Palermo and ensure wellington is the premier polo and equestrian facility
1/11/2026 13:46	Jenny	Anson	983 Lake Breeze Drive	Oppose	Enough with the development! I have lived in Wellington for 28 years. I am not equestrian, but I moved here for the quality of life. The VOW has done nothing to maintain this. It is no longer safe to go for a bike ride. Don't try to tell me I can go to flying cow because you all are destroying that as well. And don't try the horse paths for bicycles. That just shows the pure ignorance of this council. VOW has become a dump with the quality of people and increased traffic. Antunes stood in my driveway asking me to vote for her to maintain green space. She sold herself to the devil. Do your homework. MCCourt filed bankruptcy for the LA Dodgers. He filed bankruptcy! He doesn't care about Wellington. Belissimo is a sociopath along with Straub! While I'm at it, the village manager needs to get up work. Wellington looks like a dump! It's called Greed! Throw in Ross as well. He's 85!
1/11/2026 14:12	Lauren	Brody		Oppose	A club community does not belong in the Equestrian Preserve. Houses on 1/3 acres do not belong in the Equestrian Preseve. Let them build houses on 2 acres OR MORE. Let them build high end homes and farms on 2-3 acres. As they are allowed.
1/11/2026 14:35	Keith	Pape	1243 reading terrace	Oppose	This changing zoning is getting ridiculous let's keep wellington open and green.
1/11/2026 14:43	Mike	Sabatino	1168 Lake Breeze Drive	Oppose	Do not agree with the expansion

Submission Date	First Name	Last Name	Address	Support or Oppose	Comment (Limited to 1,000 characters)
1/11/2026 15:00	Erin	Gallagher	13104 Quiet Wood Road , B	Oppose	This project does absolutely nothing for the residents of Wellington. Saving the West polo field only puts money in the pockets of the USPA and is a benefit for the clients who buy into the proposed development. There are many new polo fields going up in Loxahatchee/Boynton beach etc..This is an exclusive club being built that once again is requesting zoning change in the Equestrian preserve and there is no benefit to our community. There is no reason why the counsel should approve to rezone to approve homes on 1/2 acre lots vs 2 acre lots, and a clubhouse in the Equestrian Preserve. They have the rights to buildup to 40 homes on 2 acre lots, leaving much more green space (should they choose to develop each lot, they don't have to) than a cluster of housing and a private community club. 120th, Pierson and Southshore cannot handle all the traffic this and past approved projects will be creating. Again, No benefit to the current residents who call the VILLAGE of Wellington home.
1/11/2026 15:00	Monica	O'Reilly	15480 meadow wood drive	Oppose	Opposed
1/11/2026 15:41	Susan	Conoby	1553 Trotter Ct	Oppose	We din't need ANY more development in Wellington.
1/11/2026 17:18	Amanda	Norton	1623 Bayridge Place	Oppose	We have enough developments happening with no regard to the affects of each holistically. Traffic, overcrowding in schools, and the strain on emergency services and doctors. We don't need more homes as we cannot sustain this growth and it will affect the towns culture.
1/11/2026 19:07	Bettina	Hinckley	2598 Muir Circle	Oppose	Don't touch the equestrian preserve
1/11/2026 21:31	Debbie	Dawson	15614 Bent Creek Rd	Oppose	At this rate, there will be no more equestrian properties left in Wellington in a few short years.
1/12/2026 6:43	Christine	Wood	12383 Westhampton Circle	Oppose	Dear VOW Council, I am writing to oppose the development of Isla Carroll to houses as this is not what should be built in the designated Equestrian preserve. Please listen to what the EZC and Zoning board have also opposed as well as the equestrian and Wellington residents who are not in favor of this development. Unless you are trying to change from the Horse Capital of the World to the House Capital of the World. Regards, Christine Wood
1/12/2026 7:47	Michelle	Whitman	11311 Pond View Dr	Oppose	I oppose this development.
1/12/2026 8:27	Meribeth	White	13833 Wellington trace	Oppose	We do not need more houses built in equestrian preserve area..WE DO NOT NEED MORE HOUSES OR TRAFFIC! CORRUPT COUNCIL Has already ruined our village
1/12/2026 11:33	Marsha	Tardivo	4669 Island Reef Dr	Oppose	Changing the terms of land use to make a quick dollar is already destroying the quality of life in wellington and taking away the one thing that makes this city original and attractive to others. PLEASE STOP THE OVER-CONSTRUCTION AND KEEP THE LAND TO USE AS IT WAS MEANT TO BE

Submission Date	First Name	Last Name	Address	Support or Oppose	Comment (Limited to 1,000 characters)
1/12/2026 16:47	Nicole	DeFlorio	12641 Westhampton Circle, C312	Oppose	<p>I am a long-term Wellington resident and environmental advocate. Isla Carroll is located in the Equestrian Preserve and was originally approved as 80 acres with 2-acre farm zoning. This land was intended for horses, open space, and preservation, not clustered housing and a private club.</p> <p>The proposal to pack 40 homes onto a small portion of the property while converting the rest into a club with amenities undermines the purpose of the Preserve. A 40-year polo lease does not replace permanent protection of green space.</p> <p>Wellington already struggles with traffic, school overcrowding, and the loss of natural land. Our residents chose a village, not a city.</p> <p>If development occurs, it should follow the original intent: equestrian farms and preserved open land. What we should not have is a commercial-style club in protected space.</p> <p>Please protect Wellington's character, environment, and future.</p>
1/12/2026 18:10	Pamela	Wildman	12520 Sunnydale Drive	Oppose	<p>I oppose the Isla Carroll application because it does not meet the requirements of Sec. 6.8.8, the regulations contained in the existing LDR's and underlying EZOD standards.</p> <p>The lot sizes are not a minimum of 2 acres and the building % density is too high.</p> <p>Sec. 6.8.8 is designed for a development with robust equestrian amenities for the sole use of the residents. Not a single horse will be living on the proposed development.</p> <p>Section 6.8.8 requires a deed restriction in perpetuity for the use by any owner in the development. Instead this application offers restrictive covenants that allow the property to be sold to another owner, not restricted to ownership only by the future owners of the IC houses.</p> <p>There is current need in Wellington for 2 acre farms per the MLS history and market conditions.</p>
1/12/2026 18:33	Lisa	Dudash	2458 bedford mews dr	Oppose	<p>There are 480+ homes on the market currently in Wellington & its the height of "season".</p>

-----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: [Gry 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 (<baylybyon@gmail.com>)" <baylybyon@gmail.com>, "Judith Sloan (<jsloanventures@outlook.com>)" <jsloanventures@outlook.com>, ashatkinson91@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 ~~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

From: [Ken Marlin](#)
To: [Michael J. Napoleone](#); [John McGovern](#); [Tanya Siskind](#); [Maria Antuña](#); asilvestre@wellingtonfl.gov
Cc: [Laurie Cohen](#)
Subject: Isla Carroll
Date: Tuesday, January 13, 2026 12:38:45 AM

This Message originated outside your organization.

Members of the VoW council:

Thank you for allowing me speak at the VoW council meeting last night.

As I said, this was my first VoW council experience. I came with no preconceptions - to listen and learn. I arrived neither for nor against the Isla Carroll project. I had not planned to speak. (You could probably tell because I ran out of time well before I finished my thoughts. That's why I'm writing this email.)

As I listened to the supporters of the Isla Carroll project tout its virtues, (and in some cases contort themselves to extol its equestrian amenities) it became clear to me that this hearing was essentially about a request to approve the building of 35- 40 luxury homes (most of which would be on lots of less than 1/2 acre) and a luxury country club/ spa that borders a polo field that will be leased to a third-party - on land that the VoW has set aside solely for equestrian use. If not for that last part, I might support it.

I'm not against country clubs, spas or luxury developments in the region. There are plenty of them in Wellington (I live in Palm Beach Polo.) And there are others in West Palm Beach, Boca etc.

Further, I am aware of some of Discovery's, other luxury projects that are nothing short of phenomenal, including their Yellowstone project in Montana. I have nothing but respect for them as a developer.

But this is about what gets to be built in the Equestrian Preserve.

It was slightly uncomfortable, (and sometimes amusing) to watch the applicants squirm when asked specific questions about the project's equestrian facilities - common or otherwise . (I'm not sure having a bar with an equestrian theme should count.)

I was waiting for someone to ask whether the Council would approve a country club with 40 luxury homes that's immediately next-door to NPC. Would that count as an equestrian community? I don't think so.

I would welcome Discovery taking its 80 acres and turning it into another Mallet Hill with 15 to 20 small luxury farms.

Or, if they want to keep the Polo theme, (which I understand, given their proximity to NPC) I might support them building 25-30 homes, each on 1-2 acres, all surrounding a center Polo field for residence along with barns, stables, paddocks, exercise rings, wash stalls trailer parking and other shared common equestrian facilities For their residents. (A polo field is about 10 acres). They have 80 acres.

Last night, I heard no cogent equestrian reason to support the project as presented - Much lesser compelling one. It simply isn't equestrian enough to warrant apotoval.

I heard a lawyer basically say that they didn't need council approval. They can do it as of right. I don't think so.

I heard one supporter of the project say that it should be approved because development in Wellington is inevitable. It's probably true. But that's not a good reason to approve a project that effectively takes much of 80 acres out equestrian use.

I heard other people say that the project should be approved because Mr. McCort is a good guy, an avid equestrian, who builds amazing projects. I heard him called the gold standard - a man of his word. I believe it. But that's not adequate reason to approve this project in the Equestrian Preserve either.

I heard one speaker urge the council to support the project because it will save a Polo field. He cited statistics on the number of Polo fields we've lost and how important they are to the community. It's probably true. But if Discovery wants to save a polo field or two, there are better ways to do it. It's clear that's not really what this project is about.

I heard one supporter, urge the Council to support the project because all ships rise with a rising tide. That one is a bit facile.

The closest I heard at an attempt at a rational argument, was the person that tried to paint this as an equestrian community that meets all of the requirements set forth by the Village Of Wellington. I was not convinced. And I don't believe that you were either. And that's the principal reason why I urge you not to support it.

I oppose this project because I love the whole concept of the equestrian preserve and, in spite of the valiant attempts by the petitioners to present their project as an equestrian community as you have defined it. It clearly is not.

This council promised the Village that it would keep the Equestrian Preserve in perpetuity. That's part of what makes this community special. It's what sets us apart from Royal Palm Beach. Pro Palm Beach is a fine community. But it's not where I want to live. I don't want us to become Royal Palm Beach.

I heard tonight about your requirement to ensure that this proposed development adheres to those standards you set - with a reference to something called Section 6.8.8 of the Land Development Regulations.

I know nothing about those regulations. But I heard last night that, among other things it requires that the use of this land must include things like common equestrian amenities for the use of the people living in the development.

Having a country club bar with an equestrian theme plus a Polo field next-door would not seem to meet those criteria.

I heard last night that that the equestrian communities in the preserve must include common equestrian amenities such as barns, stables, rings, paddocks, horse exercise areas, internal bridle trails, and connections to external bridle trails. Having nothing more a themed bar, and a polo field that's leased to a third-party and is adjacent to an equestrian facility would not seem to meet the requirements.

The closest this proposed luxury country club comes to being an equestrian community is that residents are allowed to wander over from their spa treatments or Pickleball tournaments- to watch a Polo match - once a month - on a field that is owned by the developer and leased to a third-party.

I don't care how they try to spin it. (I had to laugh about their "rent a horse" program. He seemed to make that one up on the fly.) I cannot see how the

Council can say that this project or anything remotely similar meets those requirements.

Last thought:

When the Council voted to remove 96 acres from the Equestrian Preserve where the Global Dressage Festival is, it did so as part of a trade for a new and significantly improved Dressage Grounds. The VoW swore it was not a precedent. They promised that they had not started down a slippery slope. It's time to prove that.

The only equestrian trade here is it agreeing to keep one polo field adjacent to the community active - and leased. That is not what the equestrian preserve is supposed to be about.

I echo the request of a prior speaker.

I hope the council evaluates this project and any subsequent revisions with consistency integrity and a long term commitment to the community. If you do so, you cannot possibly approve anything close to what has been proposed.

Respectfully,

Ken Marlin

Blame Siri for typos

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Deny Isla Carroll Polo Residences application
Date: Friday, January 9, 2026 10:27:53 AM

From: Maureen Brennan <maureeniconica@outlook.com>
Sent: Friday, January 9, 2026 10:03:13 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>
Subject: Deny Isla Carroll Polo Residences application

This Message originated outside your organization.

Mayor Napoleone and Members of the Village Council:

I submit this letter to formally object to the proposed rezoning (and Master Plan-to my knowledge not on this agenda) for the Isla Carroll property. After reviewing the EPC and PZAB staff reports, multiple contradictions and substantive deficiencies demonstrate that the application fails to meet the requirements of the Wellington Comprehensive Plan, the Land Development Regulations, and the intent of the Equestrian Overlay Zoning District (EOZD).

Of note, during the EPC December 3, 2025 meeting VOW Planning Director Stillings recommended eliminating 6.8.8 which suggests to me, that as an expert planner Mr. Stilling's opinion is that 6.8.8 is not an appropriate or sufficient LDR within the Equestrian Preserve. Which is a wise move as there is abundant evidence that VOW current zoning of 2 acre lots work! There are years of records on the MLS of sales of =<2 acre lots trading in Wellington at healthy price points (62 sales last 5 years). Beautifully designed farms with houses, pools, barns, riding rings, paddocks, walkers, grooms housing all on 2 acre lots easily viewed in Palm Beach County Appraiser.

Rezoning is changing the land use; creating a PUD on land currently zoned as equestrian residential to a PUD with commercial elements is certainly a land use change. Rezoning for a PUD would discredit the evidence that 2 acre lots are a viable zoning for Wellington EPA, as success is witnessed in several beautiful neighborhoods; Mallet Hill, Saddle Trail, Little Ranches properties are all in high demand and smaller lots trade at higher price per acre, e.g. 1.93 acre farm with house sold for \$13.5M in 2021. The high demand and trading record for 2 acre lots discredits the applicant's narrative that 2 acre lots are not viable therefore requiring

a zoning change. No evidence exists supporting a change in circumstances which is required as evidence for a zoning change according to our Comprehensive Plan LU&CD 3.1. Did the applicant provide a Market Study demonstrating 2 acre lots in the EPA do not have a market?

*The impact of accepting the justification “2 acre lots are not financially compelling and not attractive” would leave Sub Area D open to residential PUDs on hundreds of acres of the EPA.

I would like to remind all of the promise made on February 7, 2024 (and earlier in November) by VOW Council that residential development “East of South Shore and south of Pierson is a hard line” for the Equestrian Preserve.”

Before presenting the details below of how the Isla Carroll application does not meet LDR requirements, I need to express my concern of the attempt to alter an LDR via Conditions to assist a developer to work around the perceived shortfalls inhibiting the developer from building a large country club and relatively high intensity residential community in the Equestrian Preserve. It is apparent that LDR 6.8.8 was not well crafted to support a genuinely equestrian focused development in the EOZD and needs to be redrafted. But I strongly object to adapting 6.8.8 on the fly without adhering to the correct process of amending an LDR. And further, will 6.8.8 be customized for every parcel or developer that applies to build non-compliant developments in the EPA like it is being customized for Discovery Land/McCourt Partners for the Isla Carroll Polo Residences (IC)? A development that is clearly focused on a country club and residential element versus equestrian.

An example of altering 6.8.8 is changing the focus of the user of the equestrian amenity from internal users to those not living in the community. 6.8.8 #3: *Deed restrictionshall 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.* Staff has drafted conditions in IC Resolution R2025-67 General Conditions #10 to include members and/or licensees of owners even though this language does not appear in the LDR and these would be external users in the IC situation.

To reinforce the obvious, this “equestrian development” does not support horses living on the property or barns to go visit resident’s horses or infrastructure for training horses. The only way to play polo on this equestrian amenity would be to pay to participate in a tournament hosted by a USPA club that rents the field from NPC for tournament games. Being a spectator at one game a week is not an equestrian endeavor.

*No horses, not for use by the residents and south of Pierson was a hard line.

Also, I am on the USPA Board as a Governor at Large and I can relay to you that the majority of the membership is ignorant of this agreement between the USPA

compatibility with existing built conditions.

7. The EPC and PZAB recommended denial.

The Equestrian Preserve Committee—Wellington’s expert advisory body—voted:

- **4–3 to deny the Rezoning,** and
- **5–2 to deny the Master Plan.**

The Planning Zoning Adjustment Board – voted

- **6-1 to deny the Rezoning,** and
- **6-1 to deny the Master Plan.**

A staff report cannot simultaneously claim full compliance while the advisory committee finds the project materially inconsistent with the EOZD and Comprehensive Plan.

8. There is no evidence of changed circumstances to warrant a zoning change; comp plan LU&CD 3.1

Re-zoning requires a high standard. IC is petitioning to change permitted uses from Equestrian Residential to a PUD with commercial uses. That’s a drastic change and requires that the applicant prove there are changed circumstances that necessitate new zoning. They don’t show that. There are no changed circumstance that require turning equestrian land into residential lots with no equestrian uses and a commercial country club. |There is an abundance of evidence the current VOW zoning of 2 acre lots are viable and in demand. Additionally, the polo field “preservation” enticement is a non-starter. It already has a right to be a polo field and stay a polo field

9. Fails 6.8.8 D.3.

Third party licensees are not an eligible user of the common equestrian amenity.

Conclusion

The application contradicts multiple Comprehensive Plan policies, EOZD protections, and LDR requirements. The inconsistencies between staff conclusions and the actual land-use impacts demonstrate that the proposal does not meet the standards for approval under Florida law or Wellington’s own regulatory framework.

For the reasons set forth above, I respectfully request that the Village Council deny Rezoning 2025-0004-REZ and Master Plan 2025-0002-MP (to my knowledge, not on current agenda).

Please include in the public record.

Respectfully submitted,
Maureen Brennan
Iconica Polo Team
AQUA-TEC Equine Conditioning & Therapy Center

<https://aquatecequine.com>

561-785-6353

WOW
POLO

<https://wowpoloseries.com/>

Letter of Support for the Isla Carroll Residences Development Project

Dear Mayor and Council Members,

I am writing to express my support for the Isla Carroll Residences Development Project and my belief that it will be a positive addition to the Village of Wellington and its equestrian community.

I am a Wellington resident, a property and farm owner, and someone who values the unique equestrian culture that defines our village. I believe this project will enhance Wellington by adding an upscale equestrian and polo-focused environment that complements the character of our community while contributing to its continued growth and appeal.

From a property owner's perspective, I believe the Isla Carroll project will have a positive impact on property values by reinforcing Wellington's reputation as a premier equestrian destination. Thoughtful, high-quality development that aligns with our equestrian roots helps ensure long-term stability and desirability for residents and investors alike.

I also believe this project will be beneficial for the sport of polo in Wellington, supporting its vitality and creating opportunities for community engagement. I would welcome the opportunity to attend polo matches and events at Isla Carroll and see it become a place where residents and visitors alike can gather to celebrate the sport and lifestyle that make Wellington special.

Thank you for your time and thoughtful consideration of this project. I appreciate your continued dedication to the future of our community.

Respectfully,

Mara Sue Goldstein
Wellington, Florida



Letter of Support for the Isla Carroll Residences Development Project

Dear Mayor and Council Members,

I am writing to share my support for the Isla Carroll Residences Development Project and to express my belief that it will be a meaningful and positive addition to Wellington's equestrian and polo community.

As a Grand Prix show jumper, I have spent much of my life competing in and traveling to top equestrian venues around the world. Wellington is unique in its ability to bring together multiple disciplines at the highest level, and projects like Isla Carroll help ensure that the village continues to evolve in a way that supports that excellence.

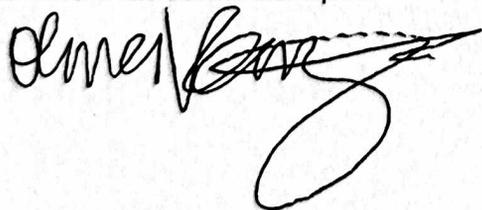
I believe this development will enhance Wellington's standing as a premier equestrian destination by contributing to a refined, sport-focused environment that aligns with the village's identity. The addition of thoughtfully planned residences and polo-centered amenities strengthens the overall equestrian culture while supporting the long-term health of the sport.

The Isla Carroll project represents progress that respects tradition—an investment not only in polo, but in the lifestyle and community that make Wellington exceptional. I believe it will be a benefit to athletes, residents, and visitors alike, and I look forward to seeing its positive impact on the future of equestrian sport in Wellington.

Thank you for your time and consideration, and for your continued leadership on behalf of our community.

Respectfully,

Olivia Venezio
Grand Prix Show Jumper

A handwritten signature in black ink, appearing to read 'Olivia Venezio', with a large, stylized flourish at the end.

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: MARIA Huetz

Signature: MH

Date: 1/11/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Angie Hule

Signature: [Handwritten Signature]

Date: 1/11/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Craig Irwin

Signature: 

Date: 1/11/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Lauren Acosta

Signature: Lauren Acosta

Date: 1/11/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Jon Frost

Signature: 

Date: 01/11/20

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Amy Frost

Signature: Amy Frost

Date: 01/11/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: HENRY ALOTA

Signature: [Handwritten Signature]

Date: 1/1/26

Zip Code: 33414



1/12/25

Mayor and Village Council
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Dear Mayor and Councilmembers,

As President of the Wellington Equestrian Club Master Association, I am writing on behalf of the Master Board to express our support for the Isla Carroll project.

Our community values open space, polo fields, and the equestrian lifestyle that makes Wellington special. We strongly believe that guaranteeing the preservation of a polo field in the Preserve, directly adjacent to NPC, while allowing 40 thoughtfully planned homes is a far better outcome than the an as-of-right alternative which would eliminate forever the Isla Carroll East polo field and guarantee nothing of value is added to the equestrian fabric of Wellington.

Once a polo field is gone, it cannot be replaced. The Isla Carroll proposal protects this land for long-term equestrian use while keeping residential development modest and well planned. From our perspective as nearby residents, this approach strikes the right balance between growth and preservation.

We also believe the Discovery Club component of the plan will be additive to the polo infrastructure of Wellington, as evidenced by USPA's support. The development will also bolster property values in Wellington as has been proven by other Discovery Clubs across the United States.

On behalf of the Wellington Equestrian Club Master Board, we respectfully urge you to support and approve the Isla Carroll project.

Thank you for your consideration.

Sincerely,

Scott Rubenstein
President
Equestrian Club Homeowners Association

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Helena Stormanns

Signature: H. Stormanns

Date: 1/11/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Tadeo Rosales

Signature: Tadeo Ros.

Date: 1-11-26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Tadeo Rosales

Signature: Tadeo Ros.

Date: 1-11-26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Tadeo Rosales

Signature: Tadeo Ros.

Date: 1-11-26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Hector Buitrago

Signature:  _____

Date: 1-09-26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Caroline PATIRAS

Signature:  _____

Date: 01.11.2015

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Dionelsy Figueroa

Signature: Dionelsy Figueroa

Date: 01/11/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Felipe Buitrago

Signature:  _____

Date: 1-9-26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name:

Aidon Kennedy

Signature:



Date:

2/11/26

Zip Code:

33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name:

Robert Jones

Signature:



Date:

01/11/24

Zip Code:

33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Tony Stocumens

Signature: T. Stocum

Date: 11.1.2026

Zip Code: 35414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Irene Arita

Signature: Irene Arita

Date: 1/11/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Keitija Rauna

Signature: Raein

Date: 1.11.2026

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Felipe Buitrago

Signature:  _____

Date: 1-9-26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Hector Martinez

Signature: 

Date: 05/11/26

Zip Code: 33454

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Keitija Rauna

Signature: Rauna

Date: 1.11.2026

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Jonathan Buitrago

Signature: 

Date: 01-11-26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Sarahi Fernandez

Signature: 

Date: January 11th 2020

Zip Code: 33024

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Glenda Salazar

Signature:  _____

Date: 01/11/26

Zip Code: 33414

Dear Committee Members,

My name is Avery Hogan, and I appreciate the opportunity to share my perspective and support for the Isla Carroll Polo & Residences project ahead of the upcoming committee hearing. I am a Broker Associate and have been active in the Wellington real estate market for the past 14 years. As an avid equestrian, I specialize in horse farms, integrating my professional expertise with my lifelong involvement in the sport. I am deeply committed to Wellington, its residents, and its unique equestrian appeal and culture, and I have lived here year-round for the past 15 years.

Beyond my real estate career, I am a USDF Gold, Silver, and Bronze medalist, a Grand Prix dressage competitor in Wellington, and the holder of a German Performance Silver Medal for Dressage. My equestrian foundation began in Pony Club, where I earned a B-level rating. Growing up in Pony Club exposed me not only to dressage, but also to eventing, cross-country, and show jumping, giving me a comprehensive understanding of the needs, safety requirements, and functional demands of a wide range of equestrian disciplines. This broad background has provided me with considerable knowledge of farm design, land use, and the training environments required for multiple equestrian sports.

Recently, I have been aware of the proposed Isla Carroll Polo & Residences project and I have also learned what the developer could do without any public hearing approvals. The permitted as-of-right plan will do little for Wellington. With years of training and competing at the Grand Prix level, I also have a deep understanding of the land, dimensions, and layout needed to create a functional and effective equestrian property. While every parcel of land has value, under 2-acre properties present significant limitations—even for a hobby farm—and make it highly impractical for a top-tier training facility or the type of facility that Wellington-level riders require. In our unique equestrian environment, where horses and riders operate at the highest standard, it becomes challenging for a parcel of this size

to fully meet the operational, safety, and training needs expected in Wellington. Additionally, while shared amenities can be useful in some communities, they generally do not align with the level of customization, privacy, and specialized environments that professionals and serious equestrian enthusiasts depend on here.

As someone passionate about what is best for both Wellington and the future of equestrian sport, I am writing in support of the project, especially because of the land being allocated to the United States Polo Association (USPA). Providing the USPA with access to this field will:

Support polo tournaments operating at the highest international standard,

Provide expanded opportunities for women's US open polo tournaments along with other important high goal men's matches to be held in Wellington rather than Port Mayaca

Help preserve Wellington's status as the global leader in the sport of polo, reinforcing the strength and prestige of our equestrian community.

I would also like to share that in my conversations within the polo world, I have heard genuine excitement and strong support for the opportunity to preserve this field for generations. Many top-level players and enthusiasts have expressed positive feedback about what this would mean for the sport's future in Wellington. Their enthusiasm reinforces the belief that this project aligns with what the polo community needs to continue thriving at the highest level.

I am also encouraged by the project's club component, which is designed to be additive to Wellington's existing polo ecosystem. The club will complement, not compete with, the National Polo Center's facilities. Isla Carroll residents will be members of NPC as McCourt/Discovery are committing to the purchase of memberships for each resident. This alignment strengthens the overall polo community and reinforces Wellington's position as the premier destination for the sport. Supporting polo in Wellington promotes economic growth in the Village and supports the continued expansion of the sport worldwide

Furthermore, this project will enhance the broader equestrian

ecosystem that defines Wellington's identity. By supporting infrastructure that benefits multiple equestrian disciplines—dressage, polo, eventing, hunters, jumpers, and more—we continue to foster a vibrant, interconnected equestrian culture. Thoughtful land stewardship and strategic planning ensure that Wellington remains a place where all equestrian disciplines can flourish, preserving our community's distinct character for generations.

Thank you for your time, your service, and your thoughtful consideration. I trust that the committee will continue to champion what is best for the Equestrian Preserve and for Wellington's future as the world's premier equestrian destination.

A handwritten signature in black ink, reading "Avery Jones Hazen". The signature is written in a cursive style with a large initial 'A' and 'H'.

ISLA CARROLL: CONDITION OF EAST & WEST POLO FIELDS

January 9, 2026
By: Maureen Brennan

ISLA CARROLL EAST POLO FIELD

National Polo Center to South





ISLA CARROLL EAST & WEST

NPC Fields 1,2,3 to South

ISLA CARROLL EAST & WEST FROM NATIONAL POLO CENTER



Based on my experience,
fields that present in this condition typically reflect either:
*a decision to discontinue their use as polo fields or
*a lack of sufficient funding to maintain them to polo standards

M. Brennan Background:

Wellington resident, Wellington equestrian business owner and Wellington polo farm owner which includes one and half polo fields, track, barns and paddocks

Years of experience spanning nearly four decades owning/operating/managing horse operations; polo clubs, polo (and show jumping) boarding facilities and along with 2 associates founded and operate the largest Women's Polo Tournament Series in the U.S. here in Wellington

USPA member nearly 25 years

Founded/owned/operated one of the largest polo clubs in the mid Atlantic for 18 years

Currently

-USPA Board of Governors as Governor At Large (second time)

-National Polo Center Hospitality Board Member

-Member of the The Club at National Polo Center since 2012

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Cristina Sandoval

Signature: 

Date: 11/10/12

Zip Code: 33144

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name:

Cochran Saunders

Signature:



Date:

1/20/21

Zip Code:

33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name:

JONATHAN CAMERON-HAYES

Signature:

[Handwritten Signature]

Date:

Jan 10th 2026

Zip Code:

33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Shaun Patterson

Signature: 

Date: 1/10/25

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Jennifer Patterson

Signature: Jennifer Patterson

Date: 01/10/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: TIMOTHY BENNETT

Signature: [Handwritten Signature]

Date: JANUARY 10 / 2026

Zip Code: 38405

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Michael Kovalsky

Signature: Michael Kovalsky

Date: 1/10/2026

Zip Code: 33076

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

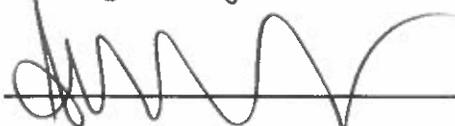
The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Avery Hogan

Signature: 

Date: 1/10/2020

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: CRMC COLLIN

Signature: 

Date: 1/10/26

Zip Code: 37419

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Jennifer Williams

Signature: Jennifer J Williams

Date: 1/10/24

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Richard Bostwick

Signature: 

Date: 1/10/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Jennifer Drahan

Signature: 

Date: 1/10/24

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Seton Fitterly

Signature: [Handwritten Signature]

Date: 1/10/26

Zip Code: 33480

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

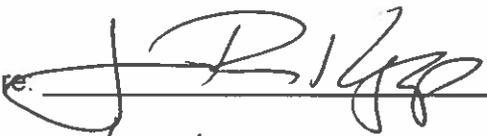
The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: JOHN KLOPP

Signature: 

Date: 1/10/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Carol Saunders

Signature: 

Date: 7/10/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name:

PAUL MANDIATA

Signature:



Date:

10/26

Zip Code:

33144

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,
Name: PAUL MANDZETA

Signature: 

Date: 10/26

Zip Code: 33144

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name:

Richard Casey

Signature:



Date:

1/10/20

Zip Code:

~~33414~~ 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: COCY FISHWICK

Signature: 

Date: 1/10/26

Zip Code: ~~60869~~ 33470

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

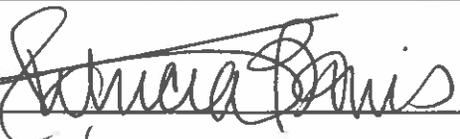
The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Patricia Bonis

Signature: 

Date: 1/10/2026

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Robert Smith

Signature: [Handwritten Signature]

Date: 1/12/20

Zip Code: 33449

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Isla carroll
Date: Monday, January 12, 2026 9:03:51 AM

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

-----Original Message-----

From: Sarah Goos <shadysidestable@gmail.com>
Sent: Monday, January 12, 2026 8:53 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Isla carroll

This Message originated outside your organization.

Hi Michael

Big vote tonight. I hope the equestrian preserve is not for sale for a polo field. A very cheap price. I am worried and i know your heart is in the right place. Equestrian farms can be built on 2 acres. Wellington has many of them. The development does not meet the equestrian criteria of 6.8.8 . Discover has a wonderful product but, a country club does not belong in ecp.

Thank you for your time.

Sarah Goos

Sent from my iPhone

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: NO Isla Carroll Zoning Change
Date: Monday, January 12, 2026 8:08:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)



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: Jim Mantrozos <jmantrozos@gmail.com>
Sent: Monday, January 12, 2026 6:52 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jmccgovern@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>
Cc: Jim Barnes <jbarnes@wellingtonfl.gov>; Laurie Cohen <lcohen@wellingtonfl.gov>
Subject: NO Isla Carroll Zoning Change

This Message originated outside your organization.

Dear Village of Wellington Council Members,

Isla Carroll next to the National Polo Center zoning change proposal is coming before you, as our representatives tonight, Monday, January 20, 2026 at 6:30pm.

I stand against this change of zoning to develop a country club. We do not need a country club in the equestrian preserve. If this is approved all farms south of Pierson will be developed into

housing developments.

I worked for the former owner Isle Carroll & the Polo Club there for many many years. This proposal is horrible. Please stand with our equestrian community and say no to this.

Jim Mantozos

Resident of the Village of Wellington since 2006

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Isla Caroll
Date: Monday, January 12, 2026 8:08:37 AM

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

-----Original Message-----

From: simon nizri <simonizri@hotmail.com>
Sent: Monday, January 12, 2026 3:56 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Cc: Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>
Subject: Isla Caroll

This Message originated outside your organization.

Dear council representatives,
I'm not usually a neighbor that gets involved with council decisions but I am concerned about this project and its potential impact to our city. Pls know I oppose this and would like our council to reject the approval.
Thanks,
Simon Nizri
14860 rolling rock pl, Wellington, Fl 33414 Sent from my iPhone

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Support for Isla Carroll Polo
Date: Monday, January 12, 2026 8:08:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)



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: Michael Fabiano <civicinput@newmode.io>
Sent: Sunday, January 11, 2026 9:45 PM
To: John McGovern <jmccgovern@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear John McGovern,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Michael Fabiano
fabianonfl@yahoo.com, 1457 Cold Springs Court, Wellington, FL, US, 33414

|

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Deny the Isla Carroll Rezoning Request
Date: Monday, January 12, 2026 8:09:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)



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: Jane Cleveland <mjane.cleveland@gmail.com>
Sent: Sunday, January 11, 2026 9:16 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; asilvestre@wellingtonfl.gov
Cc: Laurie Cohen <lcohen@wellingtonfl.gov>
Subject: Deny the Isla Carroll Rezoning Request

This Message originated outside your organization.

Dear Members of the Wellington Council,

Please consider my thoughts as you review the upcoming Isla Carroll request this week. I am a Wellington resident and own a horse farm in Loxahatchee Groves serving Wellington's dressage community. I served as Chairman of the Equestrian Preserve Committee from 2016 – 2024*. My life currently revolves around horses here all year long. My career involved extensive land use work as Director of Real Estate for Vanderbilt University, and included a five-year term on Nashville's Board of Zoning Appeals.

The Isla Carroll project removes 80 acres from Wellington's Equestrian Preserve. From the heart of the Preserve. That is not the official request, but the rezoning request is essentially that - no more farms, instead a large country club and the preservation of one polo field for their commercial use.

The developer claim is that the existing 2-acre lots would offer limited equestrian elements. Their claim is that these two-acre farms won't work. On the contrary, small farms, many of them 2 acres, are the essence of Wellington. This developer is essentially saying they don't think how we planned our community is any good, won't work (despite extremely high demand for these small farms) and that they deserve to change the use to make more money. And if Wellington doesn't grant them what they want, they will bully the community with a lawsuit. Is this how we handle land use? And protection of the heart of our community, our equestrian use?

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 large, private country club catering to non-Wellington residents and a home development project that will 'say' it has an 'equestrian theme' by saving one polo field. As stated in our Land Development Regulations, Section 6.8.8 (D) "an Equestrian Development Master Plan shall include common amenities.. such as stables, rings, paddocks, horse exercise areas, internal bridle trails, connections to external bridle trails". None of these amenities are included. Instead, this project proposes 47 acres for luxury homes, and the remaining 33 acres (41% of the land) for commercial use - the very large country club facility and one polo field. The polo field is to be used by the adjacent National Polo Center, a commercial enterprise. There is absolutely zero use of this property for horses other than the commercial use for occasional polo matches.

Section 6.8.8 of the Land Development Regulations also states that the common equestrian amenities are for the use of the people living in the development. The proposed country club will have predominantly outside membership (outside of the Isla Carroll residents and outside of Wellington as well).

Additionally, Section 6.8.8 considers Equestrian Developments as residential PUDs. This section refers to Section 6.5.5 (A) which states that these PUDs must be primarily residential and have LIMITED non-residential and mixed uses. (Wellington does allow for MUPDs (mixed use planned developments), but they are not permitted in the EOZD (see LDR Table 6.2.1.)

The Master Plan for Isla Carroll DOES NOT meet the standards for the Village's LDRs (see above). Despite staff recommendation for approval, the Equestrian Preserve Committee AND the Planning Zoning and Adjustment Board DID NOT approve this application. The ultimate decision relies upon the Council's interpretation of the facts as presented, hopefully taking into account the views of their appointed advisory committees.

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). That hard line was

repeated in the February, 2024 final approval as Councilman McGovern stated "Let it ring forth" that no other land south of Pierson would be taken from the Preserve.

80 acres of equestrian land could and should 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 the standard 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 you and the EPC on November 17, 2024 (happy to 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. Thank you for acknowledging that this language needs to be changed (Resolution No. R2026-01).

There would be no equestrian lifestyle (Comp Plan language) 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 and other equestrian amenities for horses which is the intent of the current zoning. Keeping one polo field, for commercial use, 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.

I respectfully request that you deny the rezoning request to permit the Isla Carroll development. This project flies in the face of what Wellington was and is intended to offer for our equestrian community. Allowance of this zone change in our Equestrian Preserve would further intensify its threat of extinction.

Sincerely,

Jane Cleveland

** I was dismissed from the Equestrian Preserve Committee in 2024 due to bullying by another*

developer that wanted their way to change equestrian land to residential and country club use.

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Support for Isla Carroll Polo
Date: Monday, January 12, 2026 8:09:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)



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: Javier Diaz <civicinput@newmode.io>
Sent: Sunday, January 11, 2026 7:18 PM
To: Maria Antuña <mantuna@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Javier Diaz
pipe8614@gmail.com, 12630 white coral dr , Wellington , FL, US, 33414

|

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Support for Isla Carroll Polo
Date: Monday, January 12, 2026 8:09:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)



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: Javier Diaz <civicinput@newmode.io>
Sent: Sunday, January 11, 2026 7:18 PM
To: Maria Antuña <mantuna@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Javier Diaz
pipe8614@gmail.com, 12630 white coral dr , Wellington , FL, US, 33414

|

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Monday votes
Date: Monday, January 12, 2026 8:11:22 AM

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

-----Original Message-----

From: Jill Townsend <jtown9158@me.com>
Sent: Sunday, January 11, 2026 5:53 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>
Subject: Monday votes

This Message originated outside your organization.

Dear Councilman ~

The change in zoning of any land in the equestrian preserve currently being considered is shortsighted. Isla Carroll was purchased with set building rights. They are allowed to build a community of 2 acre sites. If they want an exclusive neighborhood with estates on 2 acres, they can build it. They also can develop a community like Saddle Trail or Mallet Hill which are built out and land is needed for that niche. I am sure it is not as profitable but it is not your job to change the value of land for a developer after they purchased it knowing what the restrictions were. On their third try to make it look like an equestrian project they say the field will be used into perpetuity. What happens when they buy NPC from the USPA for a lot of money and the USPA relocates. Possibly even up to Hobe Sound, where the elite of Wellington have been flown by helicopter, played golf and given a tour of the Discovery property. Don't think for a minute they will stop at Isla Carroll. They want all of the land from Pierson to Lake Worth Road. You have all said that you would not remove any additional land in the preserve. By changing this zoning, you will change the community forever and it will set a precedent that is impossible to unwind. It is not an equestrian development and the application which was rejected by your equestrian and zoning committees should be

rejected by you as well.

We also do not need commercial agriculture where there is residential agriculture. That too should be a no.

Annexing land that is not even close to Wellington is another misstep. Instead of expansion you should start to consider stewardship as the priority for our community. That too should have a no vote.

I appreciate your consideration of my opinion and if you'd like further conversation I am available all day. Many thanks!

Jill Townsend
2040 Appaloosa Tr
561-818-0049

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Support for Isla Carroll Polo
Date: Monday, January 12, 2026 8:10:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)



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: Carine Rawson <civinput@newmode.io>
Sent: Sunday, January 11, 2026 7:14 PM
To: Maria Antuña <mantuna@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Carine Rawson

carinerawson@icloud.com, 4544 Barclay Fair Way, Lake Worth, FL, US, 33449

|

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for the Isla Carroll redevelopment project
Date: Sunday, January 11, 2026 5:28:26 PM

From: Alejandro Poma <alejandro.poma@grupopoma.com>
Sent: Sunday, January 11, 2026 2:06:19 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Cc: Stewart Armstrong <sarmstrong@uspolo.org>; Bob McMurtry <bmcmurtry@uspolo.org>
Subject: Support for the Isla Carroll redevelopment project

This Message originated outside your organization.

January 11, 2026

Village Council
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project and to share my perspective as an active participant in Wellington's polo community.

Since Isla Carroll was developed in 1995, Wellington has lost approximately 23 polo fields. If you go beyond Wellington and include Lake Worth and other neighboring communities, it is well over 30, which represents over one third of the polo fields. This ongoing loss is one of the greatest threats to the future of polo in our community. Polo cannot grow, or even sustain itself, without sufficient land and infrastructure. The very foundation that helped establish Wellington as a global center for the sport is being steadily eroded. The limited new polo field development that is happening is now happening outside of Wellington, while Wellington's current fields are at risk of being lost each time one is sold.

With Isla Carroll, we have a voice in making a choice. The as-of-right development scenario for Isla Carroll would permanently remove the Isla Carroll East Polo Field, further accelerating this loss. Once a polo field is gone, it cannot be replaced. This outcome would be a significant setback for Wellington's polo ecosystem, especially considering the immediate proximity to the National Polo Center

Equally important is the project's club component, which is intentionally designed around polo. The amenities are polo-focused and support the holistic development of players, on and off the field, through training, fitness, instruction, and community engagement centered on the sport itself. This is not a generic country club; it is a club built to strengthen polo in Wellington.

By combining permanent field preservation with polo-centered amenities and programming, Isla Carroll offers a responsible model for how development can actively support the sport rather than

displace it. For these reasons, I respectfully urge the Village Council to support and approve the Isla Carroll project.

Sincerely,

Alejandro Poma
Tamera Polo Team

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for Isla Carroll Polo
Date: Sunday, January 11, 2026 5:28:37 PM

From: Schuyler Riley <civicinput@newmode.io>
Sent: Sunday, January 11, 2026 12:46:23 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Michael Napoleone,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Schuyler Riley

schuyler@wolfstonestables.com, 732 Cypress Green Circle , Wellington, FL, US, 33414

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Opposition to Isla Carrol Development
Date: Sunday, January 11, 2026 5:28:50 PM

From: Candace Platz <candyplatz@gmail.com>
Sent: Sunday, January 11, 2026 12:15:24 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Opposition to Isla Carrol Development

This Message originated outside your organization.

To All Council Members:

Although I am unable to attend the meeting regarding the proposed Isla Carroll Development, I am writing to express my opposition to removing the protections in place to preserve the character of our beautiful community in order to further the financial goals of private development.

Two acres properties are very much a viable commodity in our town according to all the realtors I have asked, and restricted access development of a club is not in the best interest of those of us already committed to Wellington.

Please do not allow this request to move forward.

The preservation of the Polo Field is a thin veneer attempt to portray the developers as having the best interests of the community at heart.

The field is unkempt now and "preserving it" is of dcubtful value.

Thanks for your time and attention.

Candace Platz, DMV
712 Cindy Drive
Wellington, FL 33414

--

Candace K. Platz, DVM
712 Cindy Drive
Wellington, FL 33414

P.O. Box 1240
Auburn, ME 04211-1240

207 576 1170

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Regarding Petition to Rezone Isla Carroll Polo Fields (PUD/EOZD) – Support for Traditional Equestrian Farnettes
Date: Sunday, January 11, 2026 5:29:40 PM

From: Kirsten Kopp <kirstenkopp@icloud.com>
Sent: Sunday, January 11, 2026 10:39:46 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Cc: Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Village Clerk <villageclerk@wellingtonfl.gov>; Jonathan Reinsvold <jreinsvold@wellingtonfl.gov>
Subject: Regarding Petition to Rezone Isla Carroll Polo Fields (PUD/EOZD) – Support for Traditional Equestrian Farnettes

This Message originated outside your organization.

Dear Mayor and Members of the Wellington Village Council,

I am writing in reference to the current applications seeking to rezone the Isla Carroll Polo Fields property, owned by Frank McCourt, from ER/EOZD to PUD/EOZD in order to allow clustered residential development while retaining a polo field.

By way of background, I have spent decades in real estate and the last fourteen years specializing exclusively in brokering residential, and equestrian real estate here in Wellington. Five years ago, I founded Kirsten Kopp Real Estate specifically to serve the equestrian community. I am also a lifelong equestrian, and previously owned and operated a working two-acre farm at 13200 Southfields Road, almost directly adjacent to the petitioned property.

I am deeply invested — professionally and personally — in the long-term integrity of Wellington’s Equestrian Preserve.

It is my understanding that part of the petitioner’s justification for this rezoning is the belief that traditional two-acre equestrian “farnettes” are no longer viable or desirable. I respectfully and emphatically disagree.

I owned a fully functioning two-acre equestrian farm. It worked. Many others do as well.

Wellington is not Kentucky or Virginia. Our equestrian model is fundamentally different. The vast majority of farms here are seasonal, used primarily during the winter circuit. Horses are kept on smaller, carefully designed paddocks due to their value, safety considerations, and the realities of land cost. Large turnout is not the norm here — thoughtful layout, efficient barn design, and proximity to riding venues are.

Yes, arenas require space. But that challenge is not insurmountable on a two-acre parcel, particularly with intelligent design, shared amenities, or common-use arenas. A modified polo field or community riding arena could easily supplement individual properties, creating a highly functional and highly desirable equestrian environment.

In fact, I can say with absolute confidence that **small, turnkey equestrian properties in Wellington are in extremely high demand**. Many riders and their families would love to own a winter farm here, but the maintenance, staffing, and cost of large estates are prohibitive. A neighborhood of well-designed, new construction, two-acre equestrian properties — with a quality barn, efficient paddocks, and comfortable residences for the rider and their family — would be incredibly popular.

We see this demand reflected repeatedly in the market. Smaller farms in Wellington consistently sell quickly and at strong prices. Established equestrian communities such as Little Ranches, Saddle Trail and Paddock Park II are now worth millions per property and are among the most sought-after addresses in the Equestrian Preserve. These were originally conceived as small, “mom and pop” rural farnettes — not grand professional training facilities. And yet, through many continuing renovations, thoughtful traffic flow, and sensitivity to horse trails, they have evolved - entirely due to demand - into thriving equestrian properties without losing their character.

This is proof that small equestrian parcels can and do succeed — financially, functionally, and culturally in the Village of Wellington.

I have no doubt that a properly planned development of traditional two-acre equestrian farms on the Isla Carroll property would be an extraordinary success, both in sales and in preserving the intent of the Equestrian Preserve. It would attract serious riders, seasonal residents, and families who are committed to Wellington’s equestrian lifestyle — not just its zip code.

Clustered luxury housing, even with a preserved polo field, is not the same thing.

Wellington is special because it chose, decades ago, to protect land for horses first. Once that land is re-entitled, it cannot be undone. As someone who has lived this lifestyle, built a business around it, and raised a family in this community, I urge you to consider whether this application truly serves the long-term vision of the Equestrian Preserve — or simply the short-term

convenience of development.

Thank you for your time, your service, and your continued stewardship of what makes Wellington unique.

Respectfully,

Kirsten Kopp

Kirsten Kopp
Broker, Kirsten Kopp Real Estate



photo



photo



Mobile [404 713 4011](tel:4047134011)

Company Website www.kopprealestate.com

Email kirsten@kopprealestate.com

About [A luxury equestrian, aviation and residential real estate brokerage](#)

Read my reviews www.ratemyagent.com/real-estate-agent/kirsten-kopp-b0v95s/sales/overview



From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for Isla Carroll Polo
Date: Sunday, January 11, 2026 5:29:50 PM

From: Angye Buitrago <civicinput@newmode.io>
Sent: Sunday, January 11, 2026 9:04:22 AM
To: Maria Antuña <mantuna@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Angye Buitrago
angyealejab@gmail.com, 15692 Orchard Dr, The Acreage, FL, US, 33470

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for Isla Carroll Polo
Date: Sunday, January 11, 2026 5:30:02 PM

From: Juan Masachesi <civicinput@newmode.io>
Sent: Sunday, January 11, 2026 8:36:33 AM
To: John McGovern <jmccgovern@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear John McGovern,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Juan Masachesi

ayelenbuitrago@gmail.com, 1445 Cold Springs Court, Wellington, FL, US, 33414

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for Isla Carroll Polo
Date: Sunday, January 11, 2026 5:30:17 PM

From: Susana Masachesi <civinput@newmode.io>
Sent: Sunday, January 11, 2026 8:34:21 AM
To: Maria Antuña <mantuna@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Susana Masachesi

a_masachesi@yahoo.com, 1445 Cold Springs Court, Wellington, FL, US, 33414

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for Isla Carroll Polo
Date: Sunday, January 11, 2026 5:30:28 PM

From: Jonathan buitrago <civicinput@newmode.io>
Sent: Sunday, January 11, 2026 8:31:37 AM
To: Maria Antuña <mantuna@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Jonathan buitrago

jonathanlechuza@gmail.com, 3500 Old Hampton Drive, Wellington, FL, US, 33414

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for Isla Carroll Polo
Date: Sunday, January 11, 2026 5:30:42 PM

From: felipe buitrago <civicinput@newmode.io>
Sent: Sunday, January 11, 2026 8:31:29 AM
To: Amanda Silvestri <asilvestri@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Amanda Silvestri,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

felipe buitrago

felipe@rushymarshfarm.com, 3500 Old Hampton Drive, Wellington, FL, US, 33414

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for Isla Carroll Polo
Date: Sunday, January 11, 2026 5:30:54 PM

From: Ayelen Masachesi <civinput@newmode.io>
Sent: Sunday, January 11, 2026 8:28:16 AM
To: Maria Antuña <mantuna@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Ayelen Masachesi

a_masachesi@yahoo.com, 15023 Goldspar Ct, Westlake, FL, US, 33470

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Isla Carroll
Date: Sunday, January 11, 2026 5:31:21 PM

From: Randy Halvorsrod <halvorsrodfarm@yahoo.com>
Sent: Saturday, January 10, 2026 1:52:29 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Isla Carroll

This Message originated outside your organization.

Dear all council members,

I know this is coming before you again on Monday. As everyone knows I'm sure I am against this development. All it is is a country club and not a true cluster. They talk about the iconic polo field. Right now that polo field is brown and has been because of lack of care. It's just an excuse to be able to develop. They say 2 acre farms don't sell. That is not true. Look at Saddle Trail and Grand Prix Village. People want small farms. I know the committees were against us and I hope you all will be also.

Thank you,
Randy Halvorsrod
852 Cindy Dr.
Sent from my iPhone

January 8, 2026

Village Council
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a former Mayor of Wellington, I believe the Village's success has always depended on balancing responsible growth with preservation of its equestrian character. The Isla Carroll proposal reflects that balance by preserving meaningful open space and protecting a historic polo field within the Equestrian Overlay Zoning District, without seeking increased density.

By contrast, the as-of-right alternative would permanently eliminate the Isla Carroll East Polo Field, an outcome that would offer no lasting benefit to Wellington's equestrian fabric. Once such land is lost, it cannot be recovered.

In my view, the proposed plan aligns with Wellington's long-standing planning principles and represents a sensible path forward for the Village. I respectfully support its approval and request that you do the same.

Sincerely,

A handwritten signature in black ink that reads "Bob Margolis". The signature is written in a cursive, slightly slanted style.

Bob Margolis
Former Mayor, Village of Wellington

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Linda Margolis

Signature: Linda Margolis

Date: 1/9/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: JOAN D'HURIEUX

Signature: Joan D'Hurieux

Date: 1/8/26

Zip Code: 33414

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: Fw: Support for Isla Carroll Polo
Date: Sunday, January 11, 2026 5:33:12 PM

From: Amy Frost <civicinput@newmode.io>
Sent: Saturday, January 10, 2026 11:20:26 AM
To: Maria Antuña <mantuna@wellingtonfl.gov>
Subject: Support for Isla Carroll Polo

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Amy Frost

afrost123@me.com, 14569 Horseshoe Trace, Wellington, FL, US, 33414

January 9, 2026

Mayor Michael J. Napoleone
Members of the Village Council
Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

Dear Mayor Napoleone and Members of the Village Council,

My name is Bob McMurtry, and I am writing in my capacity as Interim Chief Operating Officer of the United States Polo Association (USPA), but also as a long-time seasonal resident of Wellington, a polo player of more than twenty years, and a member of a lifelong equestrian family. My family and I currently reside in Wellington¹, and I have been an annual, recurring visitor to this community since 2002.

I am writing to express my strong support for the proposed Isla Carroll Wellington development, and more specifically for the preservation and long-term protection of the historic Isla Carroll East polo field.

Polo is the origin of Wellington's equestrian heritage. Long before Wellington became the Winter Equestrian Capital of the World across multiple disciplines, it was polo that established this community's identity, land-use patterns, and global reputation. Every equestrian discipline that followed has benefited from the foundation polo created here. Preserving polo is not about favoring one discipline over another, it is about protecting the root system that allowed the entire equestrian ecosystem to flourish.

Today, the United States Polo Association's corporate headquarters are located within the Wellington community. The USPA has made a deliberate, long-term commitment to this community, most notably through the acquisition and reinvestment in the National Polo Center – Wellington (NPC). That investment represents a clear statement: the future of American polo is anchored in Wellington.

The USPA is now one of the largest landowners in the Village and one of the largest employers, with more than 200 full-time and seasonal employees supporting polo operations, events, hospitality, turf management, media, and administration. Polo is also a significant economic driver for Wellington—supporting hotels, restaurants, retail, service providers, grooms, veterinarians, farriers, transportation companies, and countless small businesses throughout the season.

Yet despite this history and economic impact, the future of polo in Wellington is at risk.

Competition-quality polo fields require large, contiguous tracts of land. As property values rise and remaining open land within Wellington becomes scarce, polo fields are increasingly being

¹ 4062 Bahia Isle Cir, Wellington and 4653 Sugar Beach Way, Wellington.

subdivided, fragmented, or lost entirely to development. This loss is significant, accelerating, and irreversible. Once a polo field is gone, it cannot realistically be replaced.

The Isla Carroll development presents a rare and unique opportunity for the Village of Wellington to take a proactive, thoughtful step to address this reality. Through this proposal, the historic Isla Carroll East field will be preserved as a working polo field, protected by long-term agreements, restrictive covenants, and professional management by the USPA through NPC Polo Operations LLC. This is not symbolic preservation, it is functional, enforceable, and enduring.

Equally important, the Isla Carroll proposal demonstrates how responsible development and equestrian preservation can coexist. It is a true win-win: preserving open space, protecting polo, and allowing carefully planned development under the Village's oversight.

I respectfully urge the Village Council to view this decision not only through the lens of zoning, but through the lens of legacy. Wellington has an opportunity to affirm that polo remains a valued and protected part of its identity—and to send a clear message that thoughtful preservation matters.

Thank you for your consideration, and for your continued stewardship of the community that my family and the USPA are proud to call home.

Respectfully,

Bob McMurtry
Interim Chief Operating Officer
United States Polo Association
Resident, Village of Wellington
9011 Lake Worth Road
Lake Worth, FL 33467

From: [Alison Robitaille](#)
To: [Michael J. Napoleone](#); [John McGovern](#); [Amanda Silvestri](#); [Maria Antuña](#); [Tanya Siskind](#)
Subject: Support of Isla Carroll
Date: Monday, December 15, 2025 6:40:22 PM

This Message originated outside your organization.

Dear Mayor and Council,

I was very excited to hear about the long-term agreement between the USPA, Discovery Land Company, and the McCourt Group regarding the Isla Carroll project. From an equestrian perspective, it is always encouraging to see thoughtful investment in land stewardship and long-term planning that supports both sport and community.

I am hopeful you will vote to approve this project as I am very familiar with Discovery's projects, and thrilled to hear that they are coming to Wellington.

Sincerely,
Alison

Sent from my iPhone

From: [Sydney Norick](#)
To: [Michael J. Napoleone](#)
Subject: Support for Isla Carroll Polo
Date: Wednesday, December 17, 2025 10:36:12 AM

This Message originated outside your organization.

Dear Michael Napoleone,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Sydney Norick
san7@me.com, 15710 Carrera Lane, Wellington, FL, US, 33414

From: [Neil Schiller](#)
To: [Tanya Siskind](#)
Subject: Support for Isla Carroll Polo
Date: Monday, December 29, 2025 2:20:27 PM

This Message originated outside your organization.

Dear Tanya Siskind,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Neil Schiller
neil@neilschiller.com, 17960 Vila Club Way, Boca Raton, FL, US, 33496

From: [Missy Sullivan](#)
To: [Michael J. Napoleone](#)
Subject: Support for Isla Carroll Polo
Date: Thursday, January 8, 2026 7:15:26 PM

This Message originated outside your organization.

Dear Michael Napoleons,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Missy Sullivan
sullivan153@hotmail.com, 300 South Australian Ave , #907, West Palm Beach, FL, US,
33401

From: [Jennifer Santana](#)
To: [John McGovern](#)
Subject: Support for Isla Carroll Polo
Date: Tuesday, January 6, 2026 4:50:41 PM

This Message originated outside your organization.

Dear John McGovern,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Jennifer Santana
jennifersantana01@gmail.com, 2865 Polo Island Drive, Wellington, FL, US, 33414

From: [Lauren Hayes](#)
To: [Tanya Siskind](#)
Subject: Support for Isla Carroll Polo
Date: Monday, January 5, 2026 2:34:43 PM

This Message originated outside your organization.

Dear Tanya Siskind,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Lauren Hayes
lauren@hayesco.ca,

From: [L.K](#)
To: [John McGovern](#)
Subject: Support for Isla Carroll Polo
Date: Monday, January 5, 2026 4:22:30 PM

This Message originated outside your organization.

Dear John McGovern,

I am writing to express my strong support for the Isla Carroll redevelopment project. As a Wellington resident, I believe it is important for polo to grow and thrive in Wellington and remain part of the fabric of the community for generations to come. This project advances that goal.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

L K

linchy.binchy@gmail.com, 1800 Primrose Lane, Wellington, FL, US, 33414

From: [Justin Bray](#)
To: [John McGovern](#)
Subject: Support for Isla Carroll Polo
Date: Monday, January 5, 2026 2:34:33 PM

This Message originated outside your organization.

Dear John McGovern,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Justin Bray
jtbray99@gmail.com,

From: [Eva Kohn](#)
To: [John McGovern](#)
Subject: Support for Isla Carroll Polo
Date: Monday, January 5, 2026 2:30:58 PM

This Message originated outside your organization.

Dear John McGovern,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Eva Kohn
evafkohn@gmail.com, 1880 Primrose Lane, Wellington, FL, US, 33414

From: [Alberto Morales](#)
To: [Tanya Siskind](#)
Subject: Support for Isla Carroll Polo
Date: Monday, December 22, 2025 11:10:47 PM

This Message originated outside your organization.

Dear Tanya Siskind,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Alberto Morales
normita411@yahoo.com, 2401 Wrotham Ter , Wellington , FL, US, 33414

From: [Norma Montero](#)
To: [Michael J. Napoleone](#)
Subject: Support for Isla Carroll Polo
Date: Monday, December 22, 2025 11:08:41 PM

This Message originated outside your organization.

Dear Michael Napoleone,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Norma Montero
normita411@yahoo.com, 2401 Wrotham Ter , Wellington , FL, US, 33414

Village Council
Village of Wellington
2300 Forest Hill Blvd
Wellington, FL 33414

Dear Mayor Michael Napoleone

I am writing as a Wellington resident to express my support for the Isla Carroll redevelopment project.

From a practical standpoint, the proposal put forward by McCourt Partners and Discovery Land Company represents a thoughtful and responsible approach to development within the Equestrian Overlay Zoning District. It protects meaningful open space, preserves a historic polo field, and delivers clear economic benefits to Wellington without seeking increased density or special zoning concessions.

The permanent preservation of the Isla Carroll East Polo Field is a particularly important component of the project. Open space and equestrian land are foundational to Wellington's character, and once they are lost, they cannot be recovered. This plan ensures that a significant portion of the site remains dedicated to equestrian use in perpetuity.

Equally important, the proposed plan is far superior to the as-of-right alternative. The as-of-right scenario would allow development to proceed without preserving a polo field, without long-term equestrian benefit, and without the same level of thoughtful planning. By contrast, the McCourt/Discovery proposal offers a balanced solution that aligns with Wellington's long-standing values while contributing to the Village's economic vitality through polo-related activity, tourism, and local employment.

Responsible development in the EOZD should be encouraged, especially when it preserves open space, supports the equestrian economy, and avoids unnecessary increases in density. In my view, this project meets those criteria and reflects sound judgment.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynda Sirota', with a long horizontal line extending to the right.

Lynda Sirota

From: [David Price](#)
To: [Maria Antuña](#)
Subject: Support for Isla Carroll Polo
Date: Monday, December 15, 2025 9:27:24 PM

This Message originated outside your organization.

Dear Maria Antuna,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

David Price
laartfaithcommunity@gmail.com,

From: [Jessica Wong](#)
To: [Amanda Silvestri](#)
Subject: Support for Isla Carroll Polo
Date: Monday, December 15, 2025 9:28:02 PM

This Message originated outside your organization.

Dear Amanda Silvestri,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Jessica Wong
jesswong25@gmail.com,

From: [Laurwn Fortner](#)
To: [John McGovern](#)
Subject: Support for Isla Carroll Polo
Date: Monday, December 15, 2025 10:12:32 PM

This Message originated outside your organization.

Dear John McGovern,

I am writing to express my strong support for the Isla Carroll redevelopment project.

One of the most meaningful aspects of the proposal is the permanent preservation of the Isla Carroll East Polo Field as an equestrian open space. This field is an historic part of Wellington's polo identity and ensuring it remains protected for future generations is an important investment in the long-term vitality of our community.

I also appreciate the project's partnership with the United States Polo Association and the National Polo Center, which will maintain and program the field for USPA matches during the winter polo season. This collaboration strengthens Wellington's position as the Winter Equestrian Capital of the World by preserving essential polo infrastructure, broadening the world of polo to new enthusiasts through USPA-led programming, and creating a thoughtfully curated polo club focused on instruction and education that will support the sport, complement the National Polo Center and enhance polo's overall economic impact in Wellington. It is a rare example of a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to the Village's overall economic growth.

The design approach, grounded in open space, responsible planning, and respect for Wellington's equestrian heritage, demonstrates the kind of sustainable, forward-looking vision that will continue to make Wellington a world-class destination.

For these reasons, I respectfully support the Isla Carroll project and request that you vote in favor of the project.

Thank you for your consideration.

Sincerely,

Laurwn Fortner
lauren@editmediagroup.com,

From: [Andrea Phillips](#)
To: [Michael J. Napoleone](#); [John McGovern](#); [Amanda Silvestri](#); [Maria Antuña](#); [Tanya Siskind](#)
Cc: [Brandon Phillips](#)
Subject: Support for Discovery Land Company's Development of Isla Carroll
Date: Monday, December 15, 2025 8:40:36 PM

This Message originated outside your organization.

Dear Mayor Michael Napoleone and Members of the Wellington Council,

I am writing to express our support for Discovery Land Company's proposed development of Isla Carroll in Wellington, Florida.

My husband, Brandon Phillips, and I have been proud Wellington residents for over 25 years. My husband is a professional polo player who has competed on these very fields since they were first built, and our family has deep roots in both the equestrian community and the preservation of what makes Wellington special.

Like many residents, we care deeply about the responsible and appropriate development of land in our community. We share concerns about overdevelopment and the importance of protecting Wellington's character. That said, we trust Discovery Land Company to approach the development of Isla Carroll with the care, respect, and high standards they are known for, and we believe they will do an excellent job stewarding this property.

We are also encouraged by the recent USPA contract signing and their partnership to maintain and program the polo fields. This commitment gives us confidence that polo will not only be preserved but will continue to grow and thrive in Wellington, benefiting both the sport and the community as a whole.

Thank you for your time and consideration. We appreciate the opportunity to share our perspective as long-standing residents who care deeply about Wellington's future.

Sincerely,

Andrea & Brandon Phillips
561.385.8251
Wellington Residents at
14784 Ranchwood Ct, Wellington, FL, 33414

From: johnnygreene@icloud.com
To: [Michael J. Napoleone](#); [Tanya Siskind](#); [John McGovern](#); [Maria Antuña](#); [Amanda Silvestri](#)
Subject: Support - Isla Carroll
Date: Thursday, January 8, 2026 9:02:27 AM

This Message originated outside your organization.

January 8, 2026

Village Council
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

From a land-use and equestrian perspective, the proposal put forward by McCourt Partners and Discovery Land Company is far superior to the as-of-right alternative. The Isla Carroll plan preserves more than 60 percent of the site as open space and guarantees the long-term protection of Isla Carroll as an active polo field. By contrast, the as-of-right scenario would result in the permanent loss of polo fields – an outcome that would meaningfully diminish Wellington’s polo infrastructure, especially given the proximity to the National Polo Center.

Once polo fields are lost, they cannot be replaced. The Isla Carroll proposal recognizes this reality and takes a responsible approach by prioritizing preservation while keeping development modest and thoughtfully planned.

I am also encouraged by the project’s club component, which is designed to be additive to Wellington’s existing polo ecosystem. The club will complement, not compete with, the National Polo Center’s facilities. Isla Carroll residents will be members of NPC as McCourt/Discovery are committing to the purchase of memberships for each resident. This alignment strengthens the overall polo community and reinforces Wellington’s position as the premier destination for the sport. Supporting polo in Wellington promotes economic growth in the Village and supports the continued expansion of the sport worldwide.

For these reasons, I believe the McCourt/Discovery plan represents a sensible, balanced, and forward-looking approach that protects open space, supports polo, and aligns with the long-term interests of Wellington.

I respectfully request your support for the Isla Carroll project.

Sincerely,

John Greene

13368 Polo Road W 203C
Wellington, FL 33414

From: [Brendon Stenzel](#)
To: [John McGovern](#); [Michael J. Napoleone](#); [Amanda Silvestri](#); [Maria Antuña](#); [Tanya Siskind](#)
Subject: Isla Carrol Project
Date: Tuesday, December 16, 2025 8:03:04 AM

This Message originated outside your organization.

Dear Mayor Michael Napoleone and Members of the Wellington Council,

I am writing to you today as Brendon Stenzel, a long-time resident with a deep, personal connection to Wellington, to express my strongest possible support for Discovery Land Company's proposed development of Isla Carroll.

I have been coming to Wellington since I was two weeks old. This community is the heart of my family's history. My entire family played polo here growing up, and these very fields are where we built our lives and our connections to the sport.

In the decades I've spent here, I have sadly watched polo fields disappear, sold off for development that threatened to erase the core identity of our village. Like many residents, I am genuinely concerned about overdevelopment and protecting what makes Wellington special.

This is why the Isla Carroll project, under the stewardship of Discovery Land Company, is such a critical opportunity. I wholeheartedly support this proposal because I trust DLC to approach this development with the care, respect, and high standards they are known for, ensuring the property is stewarded responsibly while honoring its equestrian heritage.

Crucially, the recent USPA contract signing and their formalized partnership to maintain and program the polo fields is the most exciting announcement in years. This commitment provides the strongest possible assurance that polo will not only be preserved but will be secured to continue growing and thriving in Wellington for generations to come.

Thank you for your serious consideration of this project.

--



Brendon Stenzel
Founder & President
(214) 471 8179
www.mppropertygroup.com

From: [Jennifer Santana](#)
To: [Michael J. Napoleone](#); [John McGovern](#); [Amanda Silvestri](#); [Maria Antuña](#); [Tanya Siskind](#)
Subject: I strongly support Isla Carroll
Date: Monday, December 15, 2025 5:38:25 PM

This Message originated outside your organization.

Dear Mayor and Council members,

I am thrilled to hear of the USPA's long-term agreement with Discovery Land Company and McCourt Partners regarding the Isla Carroll project. This commitment represents a meaningful step forward in both the growth and preservation of polo fields, which are essential to the future of the sport.

As polo continues to evolve, investment in infrastructure is paramount. Increasing the number and quality of available fields not only supports player development and competition but also ensures long-term sustainability for our community, and the sport as a whole. I strongly applaud this initiative and appreciate the leadership shown in prioritizing field availability and preservation.

With this kind of momentum behind the project, I am further convinced this is a remarkable opportunity for Wellington and I am hopeful you all will vote to approve this project

Best,

Jennifer

Sent from my iPhone

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Isla Carroll redevelopment project.
Date: Friday, January 9, 2026 3:16:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)



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: Matthew Firestone <mkfirestone@gmail.com>
Sent: Friday, January 9, 2026 2:53 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Isla Carroll redevelopment project.

This Message originated outside your organization.

Dear Mayor and Council members:

I'm reaching out because I really want to voice my support for the Isla Carroll redevelopment project. As someone who lives here in Wellington, polo is such a huge part of what makes this place special, and I think we need to do everything we can to make sure it stays that way for the long haul. This project does exactly that.

What really stands out to me is that the Isla Carroll East Polo Field is going to be permanently preserved as equestrian open space. That field has so much history tied to Wellington's polo identity, and protecting it for future generations just makes sense. It's the kind of investment

our community needs.

I'm also excited about the partnership with the United States Polo Association and the National Polo Center. Having them maintain and program the field for USPA matches during the winter season is huge. It keeps Wellington's reputation as the Winter Equestrian Capital of the World strong, helps introduce more people to polo through USPA programming, and creates a polo club that's focused on teaching and education. That kind of club will support the sport, work alongside the National Polo Center, and boost polo's economic impact here. It's honestly pretty rare to see a project that manages to balance preservation, community benefits, and thoughtful residential development while also helping the Village grow economically.

The whole approach—emphasizing open space, smart planning, and honoring Wellington's equestrian roots—is the kind of forward-thinking vision that keeps Wellington world-class.

So for all these reasons, I'm fully behind the Isla Carroll project and I'm asking for your yes vote.

Thanks so much for taking the time to consider this.

Sincerely,

Matthew K Firestone

Matthew K Firestone

t: [561.346.3495](tel:561.346.3495)

e: mkfirestone@gmail.com

From: momonhorse@aol.com
To: [Michael J. Napoleone](#)
Cc: [KENNETH LAKIN](#)
Subject: Isla Carroll Redevelopment Project
Date: Thursday, January 8, 2026 8:24:54 PM

This Message originated outside your organization.

Dear Mayor Napoleone,

We are writing as a longtime Wellington resident to express our strong and heartfelt support for approval of the Isla Carol redevelopment project. This proposal represents the very best of what thoughtful planning and leadership can achieve for our community.

The plan put forward by McCourt Partners and Discovery Land Company honors Wellington's equestrian heritage while responsibly planning for its future. By permanently preserving the Isla Carol East Polo Field as open land, this project safeguards something truly irreplaceable. Once equestrian land is lost, it is gone forever--and with it, a core part of Wellington's identity.

This proposal does what the "as-of-right" alternative does not: it protects historic polo use, preserves meaningful open space and delivers real economic benefits without increasing density or requiring special zoning. It is balanced, intentional, and fully aligned with the propose of the Equestrian Overlay Zoning District.

Wellington is known worldwide for its equestrian culture, tourism, and quality of life. This plan strengthens all three-supporting local jobs, sustaining tourism and ensuring that future generations experience the same Wellington that residents value today. It is exactly the type of development the EOZD was designed to encourage.

We respectfully urge you to stand with residents who care deeply about preserving Wellington's character and to vote in favor of the Isla Carol redevelopment project. Your leadership on this matter will have a lasting impact on our community.

Thank you for your time, your service, and your consideration.

Respectfully,

Kenneth and Maralyn Lakin

From: [lisa kerkorian](#)
To: [Michael J. Napoleone](#); [John McGovern](#); [Amanda Silvestri](#); [Maria Antuña](#); [Tanya Siskind](#)
Subject: Isla Carroll
Date: Monday, December 15, 2025 6:09:37 PM

This Message originated outside your organization.

Dear Mayor and Council Members,

I wanted to take a moment to share how encouraging it was to hear about the long-term agreement between the USPA, Discovery Land Company, and the McCourt Group surrounding the Isla Carroll Field. Partnerships like this signal a thoughtful approach to growth- one that recognizes the importance of preserving open space while investing in the future of sport and community.

From a broader community perspective, this kind of commitment goes well beyond polo alone. This agreement sets a strong example of how collaboration can enhance both sport and community in meaningful, lasting ways.

Sincerely,

Lisa Kerkorian

From: [Isla Carroll](#)
To: [Michael J. Napoleone](#); [John McGovern](#); [Amanda Silvestri](#); [Maria Antuña](#); [Tanya Siskind](#)
Subject: Fwd: New contact form message for Isla Carroll Polo via Contact Us
Date: Thursday, January 8, 2026 9:26:08 AM

This Message originated outside your organization.

Dear Mayor and Village Councilmembers,

Please find below a message of support regarding the Isla Carroll Polo & Residences project.

Sincerely,
Isla Carroll Polo & Residences Project Team

----- Forwarded message -----

From: **Scott Wood** <notifications@mail.conversations.godaddy.com>
Date: Tue, Jan 6, 2026 at 6:57 PM
Subject: New contact form message for Isla Carroll Polo via Contact Us
To: Isla Carroll Polo <islacarrollpolo@gmail.com>

Isla Carroll Polo received a new message.

Name

Scott Wood

Email

swood2808@gmail.com

Message

I am full support of the equestrian development version. I would love to own a home there.

Device

mobile

Language

en-US

Submitted_from
Homepage

Open Conversations

Want to forward this message to your team?
[Invite them to join your Conversations inbox instead](#)

This message came from your contact form, [Isla Carroll Polo](#)

Download the Conversations mobile app for [iOS](#) or [Android](#) to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

United States Polo Association
Executive Committee
9011 Lake Worth Road
Lake Worth, FL 33467

January 8, 2025

Village Council
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Dear Mayor and Council Members,

As a Member of the Executive Committee and the Board of Governors of the United States Polo Association (USPA), I write to express my strong support for the Isla Carroll project and to underscore its critical role in sustaining and strengthening the long-term infrastructure of polo in Wellington. I have been coming to Wellington for the past 35 years to both play polo and spectate at the former IPC and now NPC polo fields. I currently spend the winters in West Palm Beach. I would also emphasize that as the Governor of the USPA's Northeastern Circuit, retaining and preserving polo fields is one of the biggest challenges to sustaining the sport of polo for polo in our region. The Isla Carroll project is incredibly unique in addressing the challenge of retaining a polo field at the USPA's home base and in my opinion, protecting equestrian land in Wellington.

For more than four decades, Wellington has stood as the polo capital of the United States. Polo is not only a defining feature of the community's identity, it is also a cornerstone of Wellington's economy, driving tourism, generating thousands of annual hotel nights, and attracting visitors from around the world each season. Without proactive investment and protection of equestrian land, USPA's long-term goals will be placed at risk. Isla Carroll Polo & Residences is a forward-looking solution: a project that thoughtfully balances preservation, community benefit, and modest residential development while contributing to Wellington's overall economic growth. It provides stable, long-term certainty for the USPA's ability to host weekly professional matches, youth clinics, private lessons, and community-facing polo programming. This is not a short-term investment; it is a generational commitment to ensure that Wellington remains the premier home for high-goal polo for the next 45 years and beyond.

The Isla Carroll project provides meaningful equestrian open space in the Equestrian Overlay Zoning District (EOZD) without relying on density bonuses. The proposal's restrictive covenant ensures the Isla Carroll East field is preserved in perpetuity. At a time when equestrian land continues to be lost to development, keeping this field in active use is not only an equestrian priority, but also essential to the future of American polo.

Furthermore, this project expands the way residents and members can engage with sport. It allows people of all ages to experience polo-specific training, fitness programs, and professional-quality simulators, introducing more families to a sport that is traditionally accessible to few. With guidance from renowned polo ambassador Nacho Figueras, the clubhouse, dining spaces, fitness areas, and training amenities have been designed to ensure that the essence of polo extends well beyond the field and into daily community life. Through partnerships with organizations such as Replay Polo, retired polo ponies will be available for residents to enjoy the bridle trail system – connecting a new audience to the equestrian lifestyle that defines Wellington.

In a community where development pressures increasingly threaten equestrian lands, this project represents a rare win:

- a win for polo and long-term equestrian infrastructure,
- a win for residents and families,
- and a win for Wellington's standing as the nation's premier polo destination.

For these reasons, I respectfully request your approval of the Isla Carroll project. It is essential, timely, and fundamental to sustaining the future of polo in Wellington.

Thank you for your consideration.

Sincerely,

David C. Strouss
3210 Vincent Rd.
West Palm Beach, FLA 33405

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Michael Cody R

Signature: 

Date: 1/7/26

Zip Code: 33490

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

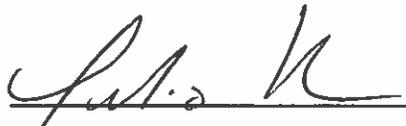
The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Julio Rivera

Signature: 

Date: 1/7/20

Zip Code: 33415

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name:

Bob Margolis

Signature:

Robert Margolis

Date:

1/7/20

Zip Code:

33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name:

DEBORAH ANDERSON

Signature:

[Handwritten Signature]

Date:

1/7/26

Zip Code:

33470

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Glenn Barton

Signature: 

Date: 1/7/2026

Zip Code: 33472

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Bobbi Rottman

Signature: 

Date: 1/7/2024

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: _____

Lisa L. Spoden

Signature: _____



Date: _____

1/7/26

Zip Code: _____

33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Doreen Scheinpfug

Signature: 

Date: 1/7/2026

Zip Code: 33467

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Doreen Scheinpfug

Signature: 

Date: 1/7/2028

Zip Code: 33467

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Marcelle Ruiz

Signature: Marcelle Ruiz

Date: 1-7-25

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

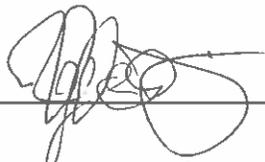
By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Joseph Blom

Signature: 

Date: 1-7-25

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Doreen Scheinfflug

Signature: 

Date: 1/7/2026

Zip Code: 33467

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

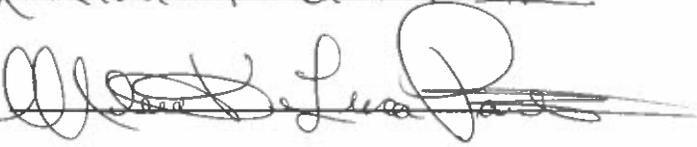
The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Marlene De Luca Pinto

Signature: 

Date: 1-7-26

Zip Code: 33411

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: _____



Signature: _____



Date: _____



Zip Code: _____



Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

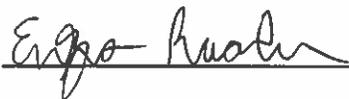
By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: Enzo Rusden

Signature: 

Date: 01/07/26

Zip Code: 33414

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing as a member of the Wellington Community in support of the Isla Carroll redevelopment project, with particular emphasis on the importance of its club component.

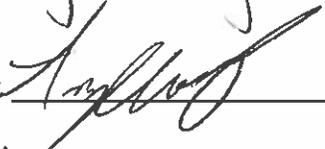
The proposed polo-focused club is a key driver of economic opportunity. It will create year-round jobs in hospitality, fitness, instruction, maintenance, food and beverage, and event programming, while also supporting other equestrian professionals connected to polo. These are local jobs that strengthen Wellington's equestrian economy.

Equally important, the club is designed to expand participation in polo through instruction, education, and programming that complements the National Polo Center. By introducing new enthusiasts, families, and young players to the sport, the club supports the long-term growth and sustainability of polo in Wellington.

For these reasons, I believe the club component is an essential part of the Isla Carroll project and respectfully encourage your support.

Sincerely,

Name: Angelo Pellegrino

Signature: 

Date: 1/7/26

Zip Code: 33470

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing in support of the Isla Carroll redevelopment project and its importance to the long-term infrastructure of polo in Wellington.

By preserving the Isla Carroll East Polo Field and strengthening polo infrastructure, the project supports an important economic driver for Wellington, one that generates tourism, seasonal employment, hotel stays, and business activity throughout Wellington. Polo-related events bring visitors who support local restaurants, shops, service providers, and equestrian businesses.

Importantly, the proposal delivers these benefits without seeking increased density or special zoning allowances. Compared to the as-of-right alternative, this plan provides greater long-term economic value while preserving open space and respecting the Equestrian Overlay Zoning District.

For these reasons, I respectfully request that you approve the Isla Carroll redevelopment project.

Sincerely,

Name: NORMAN GITZEN

Signature: Norman Gitzen

Date: Jan 7 2025

Zip Code: 33467

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Melody Domb

Signature: Melody Domb

Date: 1/7/26

Zip Code: 33449

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: ALEXANDER DAVIS

Signature: 

Date: 1/7/26

Zip Code: 33449

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Jane Garifo

Signature: Jane P. Garifo

Date: 1-7-26

Zip Code: 33411

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Rudy Roman

Signature: [Handwritten Signature]

Date: 01/19/26

Zip Code: 53445

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

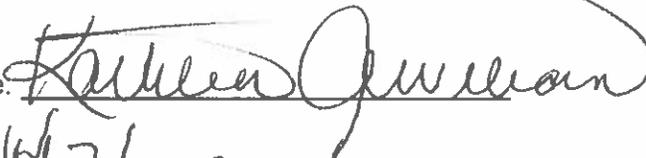
As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Kathleen A. Williams

Signature: 

Date: 7/20/26

Zip Code: 33470

Isla Carroll Polo

Dear Mayor and Councilmembers,

I am writing to express my support for the Isla Carroll redevelopment project.

As a member of the Wellington community, I know firsthand how important open space and active equestrian land are to Wellington's identity. The permanent preservation of the Isla Carroll East Polo Field as equestrian open space is one of the most meaningful aspects of this proposal. Once equestrian land is lost, it is gone forever.

Protecting land for polo and equestrian use is essential to sustaining the character, culture, and lifestyle that makes Wellington special. For these reasons, I respectfully support the Isla Carroll project and ask that you vote in favor of its approval.

Thank you for your consideration.

Sincerely,

Name: Erin Williams

Signature: 

Date: 11/07/2026

Zip Code: 33470

United States Polo Association
Executive Committee
Michael D. Carney
9011 Lake Worth Road
Lake Worth, FL 33467

January 7 th, 2026

Village Council
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Dear *Councilman McGovern*

As a Member of the Executive Committee of the United States Polo Association (USPA), I write to express my strong support for the Isla Carroll project and to underscore its critical role in sustaining and strengthening the long-term infrastructure of polo in Wellington.

I played my first polo in South Florida in 1979. I started in Boca Raton and bought a townhouse in 1983 in Wellington. I have watched Boca Raton Polo go the way of development, Gulfstream and Palm Beach Polo go the way of development. This is an opportunity to preserve a field next to NPC for the foreseeable future. Development is inevitable in South Florida but this proposal saves another field from development. . Wellington was founded on polo . Wellington is the Winter Polo Capital of the World.

The Isla Carroll project provides meaningful equestrian open space in the Equestrian Overlay Zoning District (EOZD) without relying on density bonuses. The proposal's restrictive covenant ensures the Isla Carroll East field is preserved in perpetuity. At a time when equestrian land continues to be lost to development, keeping this field in active use is not only an equestrian priority, but also important to the future of American polo. Another benefit in preserving the Isla Carroll field along with the 6 NPC fields is it is basically green space for the 5 or so months that polo is not played during the summer.

I hope you see the benefit and allow this field to stay in place. I believe there is going to be a great synergy between The USPA, NPC, Discovery Land Company and the . Wellington community. Again, thank you for your time

Sincerely 



Reply To: West Palm Beach

January 6, 2026

Mayor Michael Napoleone and Honorable Village Council
Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

VIA EMAIL

RE: Village Council consideration of Isla Carroll Polo and Residences

Dear Mayor Napoleone and Honorable Village Council:

McCourt Partners and Discovery Land Company look forward to presenting their vision for the Isla Carroll property at the January 12th Village Council hearing. We have been asked to provide the Council with a summary of our request and the legal framework for our project.

Through extensive collaboration with Village staff, community members, the Equestrian Preserve Committee, and the Planning, Zoning and Adjustment Board, we have developed a plan in strict conformity with your Land Development Regulations and Comprehensive Plan that creates an exceptional community while advancing Wellington's competitive polo industry.

A Strategic Partnership to Preserve Wellington's Polo Heritage

The Isla Carroll property presents a rare opportunity to protect Wellington's equestrian legacy. Under the current standard residential zoning district regulations, this land would become 2-acre residential lots with limited, if any, equestrian elements. Instead, we are proposing an Equestrian Development that guarantees substantial equestrian facilities, restricts them exclusively to equestrian use, and protects them through a Restrictive Covenant in the Village's favor.

A distinguishing feature of our proposal is the partnership with the U.S. Polo Association. The polo community transformed Wellington into an international equestrian destination, and the U.S. Polo Association's recent purchase of the National Polo Center demonstrates their continued commitment to this legacy. Our development of the Isla Carroll East polo field, located directly adjacent to the National Polo Center, will support and enhance the Association's mission while advancing the Village's goal of sustaining equestrian competition.

Through a signed license agreement, the U.S. Polo Association will have access to the Isla Carroll East polo field for 45 years with unlimited extensions, making it part of their competition circuit.

JACKSONVILLE
245 Riverside Ave.
Suite 510
Jacksonville, Florida 32202
T: 904.353.6410
F: 904.353.7619

ST. PETERSBURG
100 Second Ave., South
Suite 501-S
St. Petersburg, Florida 33701
T: 727.245.0820
F: 727.290.4057

TALLAHASSEE
106 E. College Ave., Suite
1500
Tallahassee, Florida 32301
T: 850.222.5702
F: 850.224.9242

TAMPA
301 West Platt St.
Suite 364
Tampa, Florida 33606
T: 813.775.2331

WEST PALM BEACH
360 South Rosemary Ave.
Suite 1100
West Palm Beach, Florida 33401
T: 561.640.0820
F: 561.640.8202

The field will be protected by a Restrictive Covenant in favor of the Village, guaranteeing its preservation and equestrian use in perpetuity. At a time when polo fields in Wellington have substantially reduced in number and face increasing development pressure, this agreement does more than preserve a field, it ensures the nation's premier polo organization can increase its footprint and utilize this facility for generations.

This partnership and the Isla Carroll master plan explicitly meet the stated Comprehensive Plan Equestrian Preserve Element Goal 3 to: "Support the equestrian competition industry as a component of the equestrian lifestyle and an economic sector of Wellington."

The Equestrian Development Code

From its inception, the Isla Carroll Equestrian Development was designed in strict accordance with the Village of Wellington's Comprehensive Plan and Land Development Regulations ("LDRs"). The Isla Carroll property is located within the Equestrian Overlay Zoning District ("EOZD"), Subarea – D. The EOZD regulations note that they were developed to "Preserve, maintain, and enhance the equestrian area that is home to equestrian farms, competition venues, and the equestrian lifestyle in Wellington." (LDR Sec. 6.8.1.B.)

The EOZD provides the opportunity to seek an Equestrian Development ("ED"). The LDRs state the intent as follows:

Equestrian developments 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.
(LDR Sec. 6.8.8.)

LDR Sec. 6.8.8. goes on to state: "A. An ED master plan 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." (Emphasis added.)

In addition to this binding right to be considered, the express additional criteria unique to an ED request are:

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.
(LDR Sec. 6.8.8.D.)

The master plan for Isla Carroll has evolved over the past year, in large part based upon input and guidance from the community and various advisory boards. But at every stage, the master plan for Isla Carroll expressly and unambiguously met the standards, regulations, and goals of the Village's LDRs and Comprehensive Plan. The project seeks no development incentives, proposing only the 40 homes permitted under the current density. Our consistency with the Village regulations is detailed in our application and documentation provided to the Village, and reflected by the fact that **your professional staff has, at all times, determined that our application is compliant with the Comprehensive Plan and relevant LDRs and has recommended approval at every stage.**

We note that under relevant Florida law, decisions made by a reviewing body cannot be arbitrary:

Local governing bodies do not have an unbridled discretion to do what they want or believe is justified; instead, upon a showing of the statutory requirements (and, if applicable, local code-based requirements), [a] commission has a legal responsibility to grant [the requested application] unless [the commission] can prove non-compliance with applicable law.”

Blair Nurseries, Inc. v. Baker County, 199 So. 3d 534, 537 (Fla. 1st DCA 2016).

To that end, a property owner must be able to discern from the zoning code and regulations what the objective standards are that must be satisfied to be granted their request:

Property owners are entitled to notice of the conditions they must meet in order to improve their property in accord with the existing zoning and other development regulations of the government. Those conditions should be set out in clearly stated regulations. Compliance with those regulations should be capable of objective determination in an administrative proceeding. While the burden may be on the property owner to demonstrate compliance, no legislative discretion is involved in resolving the issue of compliance.

Park of Commerce Associates v. City of Delray Beach, 606 So. 2d 633, 635 (Fla. 4th DCA 1992), decision clarified on denial of reh'g (Nov. 18, 1992), approved, 636 So. 2d 12 (Fla. 1994) (Emphasis added.)

There are certain advisory board members and residents that have expressed their opinion that the flexibility permitted under the Equestrian Development code should not be allowed in the Equestrian Overlay Zoning District. While they have every right to this opinion, it is the operative code at this time against which our project must be reviewed. The LDRs contain this important mechanism to allow the development of significant and guaranteed equestrian uses.

When an applicant has proven with “substantial competent evidence” that the zoning regulations have been satisfied, the burden shifts to the Village to prove non-compliance. In reviewing a denial of a rezoning application, the Florida Supreme Court stated:

[w]e hold that a landowner seeking to rezone property has the burden of proving that the proposal is consistent with the comprehensive plan and complies with all procedural requirements of the zoning ordinance. At this point, the burden shifts to the governmental board...the board will now have the burden of showing that the refusal to rezone the property is not arbitrary, discriminatory, or unreasonable.

Bd. of Cty. Comm'rs of Brevard Cty. v. Snyder, 627 So. 2d 469, 476 (Fla. 1993).

Our development fully conforms to Wellington's Land Development Regulations and Comprehensive Plan. The Equestrian Development code requires common equestrian amenities that serve as the development's focal point and are protected by Restrictive Covenant. The Isla Carroll master plan was designed precisely with these requirements in mind. The East polo field is the centerpiece of our entire community, with homes, lakes, the clubhouse, and all amenities oriented around this equestrian facility, and we have agreed to protect the field publicly in a Restrictive Covenant in favor of the Village.

Our plan also honors the Equestrian Preserve Area's purpose by emphasizing open space preservation, protecting mature vegetation, and designing appropriately scaled buildings that minimize impact on surrounding areas. While the Wellington code permits additional amenities such as restaurants and a fitness center, we have agreed to limit these to a fixed membership, eliminating significant traffic impacts and reducing the overall development footprint.

Setting a Precedent for Equestrian Preservation

Throughout this process, we have worked diligently to meet or exceed every requirement in the Comprehensive Plan and Land Development Regulations. The Equestrian Development code was created specifically to enable meaningful, guaranteed equestrian facilities that would not otherwise exist. The Isla Carroll project's unique location and partnership with the U.S. Polo Association demonstrates how these regulations can achieve the Village's vision for the Equestrian Preserve.

Recent projects in the Equestrian Preserve Area required extraordinary changes and even modifications to the very boundaries of the EPA. The Village approved those changes to allow an expanded vision for the future of equestrian competition. Our project does not require such special consideration, in fact it merely requires the Council to apply the code as it stands today, to achieve similar goals and to allow for the preservation of a polo field within the EPA, directly adjacent to the National Polo Center. A change in sentiment with respect to granting past approvals, or

compensating for that decision, should not be, and cannot be, a factor in approving the plan before you.

We respectfully request your approval of this plan, which represents a significant opportunity to protect Wellington's equestrian heritage while creating an exceptional community that serves as a model for future development in the Equestrian Preserve Area.

Sincerely,



Seth Behn, Esq., AICP

cc: Jim Barnes, Village Manager
Tim Stillings, AICP; Planning, Zoning and Building Director
Laurie Cohen, Esq.; Village Attorney



UNITED STATES POLO ASSOCIATION

9011 Lake Worth Road | Lake Worth, FL 33467 USA
t: (800) 232-8772 | f: (888) 391-7410 | uspa@uspolo.org | uspolo.org

January 5, 2026

OFFICERS

Stewart Armstrong
Chairman

Tim Kelly
President

Stephen Orthwein, Jr.
Secretary

Steven Rudolph
Treasurer

CIRCUIT GOVERNORS

CENTRAL

Megan West-Koll

EASTERN

Lezlie Hiner

FLORIDA

Julio Arellano

GREAT PLAINS

Mike Carney

HAWAIIAN ISLANDS

Allen Hoe

MID-STATES

Austin Chandler

NORTHEASTERN

David Strouss

PACIFIC COAST

Bob Puetz

PACIFIC NORTHWEST

Sheryl Sick

SOUTHEASTERN

William Raab

SOUTHWESTERN

Steven Armour

GOVERNORS-AT-LARGE

Elizabeth Braybohy

Maureen Brennan

Anthony Coppola

Cecelia Cochran

Daniel Coleman

Erica Gandomcar-Sachs

Cindy Halle

Megan Judge

Dr. Michael Manno

Robin Sanchez

Bob McMurtry

*Interim Chief Operating
Officer*

Mr. Michael J. Napoleone, Mayor
Village Hall
12300 Forest Hill Boulevard
Wellington FL, 33414

Dear Mayor Napoleone and Members of the Village Council:

We came to Wellington in 1979. When I pulled my rig off the toll road at the Lake Worth exit, I asked the toll taker, "Which way to Wellington". She responded, "Where"? Suffice it to say, Wellington was not well known. That was about to change and the reason was POLO.

During the past 47 years we have witnessed the transition of PBPC to Landmark Land and the subsequent sale to Glen Straub. We have seen the salvation of polo by John Goodman through the development of The International Polo Club. We watched the transition that resulted in Mark Bellissimo's purchase of IPC. And finally, we were involved in the USPA's purchase of the IPC and its rebirth as The National Polo Center - Wellington. I recount this history to give credibility to my testimony and my view of the crucial decision facing the City Council.

Wellington has a heritage. It is grounded in the sport of polo. Other equestrian disciplines have joined and flourished. But at the heart of Wellington's uniqueness as the "Winter Equestrian Capital of the World" is the preeminence of the polo competitions played here. This is why the decision facing the City Council is of great importance to the preservation and fulfillment of Wellington's continuing legacy. This history spans 47 years. During this period Wellington has had ample raw land upon which to develop its equestrian disciplines. As the Hunter, Jumper and Dressage pursuits have grown, these disciplines have competed with polo for the land in order to build facilities upon which to manage the horses needed for competition.

In the past 5 years the south eastern section of the Preserve, Section 34 as it was once known, has been almost fully developed. Now, with the exception of the old Trotting Center and the Jacob's tract, there are no large tracts left undeveloped inside the Wellington Equestrian Preserve. Growth in polo fields is now taking place outside of the Preserve area due to the cost of land.

In the coming years, the only open land remaining inside the Wellington Equestrian Preserve on which to build barns or houses will be the polo fields that will be offered for sale, just as Isla Carol is now. As these properties come to market, they will likely be broken up into two (2) to five (5) acre parcels (according to their current zoning) to build homes and hunter, jumper or dressage facilities rather than being perpetuated as polo fields. The reason is in the math. Economics dictate that two (2) and five (5) acre parcels are more affordable than the fifteen (15) acres needed to preserve a competition quality polo field (including field, apron, driveways, trailer parking and water management).



UNITED STATES POLO ASSOCIATION

9011 Lake Worth Road | Lake Worth, FL 33467 USA

t: (800) 232-8772 | f: (888) 391-7410 | uspa@uspolo.org | uspolo.org

What this means for the future of polo inside the Wellington Equestrian Preserve is the likely destruction of privately owned polo fields as these properties change hands. Without thoughtful and deliberate action by the City Council to preserve competition grade polo fields, there are very few instances where privately owned, competition quality, polo fields may survive over the next 50 years inside the Wellington Equestrian Preserve.

By approving the development proposal, the Isla Carol East field will be preserved in perpetuity to ensure that, even as other private fields are gradually eliminated over time, polo will maintain its rightful place as the heart and soul of Wellington's "Winter Equestrian" legacy.

Without the determined action of the City Council, polo's dominance will gradually be overtaken. Quality polo competition is Wellington's heritage. It needs your support in order to maintain its balance with the other equestrian disciplines as we move into the coming decades.

The Isla Carol field is perfectly located for the USPA to manage. And as reported in the Town Crier previously, it will cost:

"\$1 per year in rent and the initial term of the lease is forty five (45) years with automatic renewal options thereafter. The agreement grants the USPA exclusive scheduling control of the polo field during every polo season; year-round maintenance under USPA turf and safety standards; operational control of tournament and training use of the field; and the right to prevent any change of use, redevelopment or conversion of the land. The agreement also establishes a restrictive covenant and deed restriction recorded against the property, ensuring that Isla Carol East will remain a polo field in perpetuity unless the USPA agrees otherwise."

Wellington has an opportunity to proactively support polo within its jurisdiction and demonstrate its commitment to its heritage. Because of its close proximity to NPC and the generous terms of the lease, this vote will set the tone for the future leadership of Wellington.

Regards,

Stewart Armstrong
USPA Chairman

January 5, 2026

Mayor and Village Council
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Dear Mayor and Councilmembers,

For the past 15 years I served as President of the Palm Beach Polo Property Owners Association. During that period, I acquired a fundamental understanding of what our residents believe is good for Palm Beach Polo and the Wellington community.

Our community values open space, polo fields, and the equestrian lifestyle that makes Wellington special. I believe that guaranteeing the preservation of a polo field in the Preserve, directly adjacent to NPC is a far better outcome than an as-of-right alternative which would eliminate forever the Isla Carroll East polo field and guarantee nothing of value is added to the equestrian fabric of Wellington.

Once a polo field is gone, it cannot be replaced. The Isla Carroll proposal protects this land for long-term equestrian use while keeping residential development modest and respectfully planned. From the perspective of nearby residents, this approach appears to strike the right balance between growth and preservation.

As presented by Discovery, the Club component of the plan will be additive to the polo infrastructure of Wellington. The USPA's support indicates it believes the project is of direct benefit to the Polo community so vital to Wellington's success and appeal.

For the above reasons, I am writing to express my support for the Isla Carroll project.

Thank you for your consideration.

Sincerely,

andrew carduner

Andrew Carduner
Past President
Palm Beach Polo and Preserve

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Comments to Deny Isla Carroll Polo Residences
Date: Monday, December 1, 2025 8:15:32 AM

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: Maureen Brennan <maureeniconica@outlook.com>
Sent: Monday, December 1, 2025 6:47 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>
Subject: Comments to Deny Isla Carroll Polo Residences

This Message originated outside your organization.

Mayor Napoleone and Members of the Village Council:

I submit this letter to formally object to the proposed rezoning and Master Plan for the Isla Carroll property. After reviewing the EPC and PZAB staff reports, multiple contradictions and substantive deficiencies demonstrate that the application fails to meet the requirements of the Wellington Comprehensive Plan, the Land Development Regulations, and the intent of the Equestrian Overlay Zoning District (EOZD).

Before presenting the details of the application, I need to express my concern of the attempt to alter an LDR via Conditions to assist a developer to work around the perceived shortfalls inhibiting the developer from building a large country club and relatively high intensity residential community in the Equestrian Preserve. It is apparent that LDR 6.8.8 was not well crafted to support a genuinely equestrian focused development in the EOZD and needs to be redrafted. But I strongly object to adapting 6.8.8 on the fly without adhering to the correct process of amending an LDR. And further, will 6.8.8 be customized for every parcel or developer that applies to build non-compliant developments in the EPA like it is being customized for Discovery Land/McCourt Partners for the Isla Carroll Polo Residences (IC)? A

activity, and service vehicles that exceed existing conditions. This violates **Mobility Element Policy MB 1.1.2** requiring evaluation of actual impacts.

4. Off-site parking dependency violates basic planning standards.

The applicant relies on a non-binding NPC letter for off-site parking. No easement, no recorded agreement, and no enforceable right exists. Projects cannot be approved on the basis of temporary permissions from adjacent private landowners.

5. The application misuses PUD flexibility to avoid EOZD requirements.

PUD regulations allow for design flexibility but do not authorize elimination of fundamental EOZD protections, including the 2-acre minimum lot size. This proposal replaces the development pattern of Subarea D with suburban-density residential development and commercial-scale amenities—contrary to the EOZD’s purpose and **LDR Section 6.8.8**.

6. The finding of “no visual impact” is unsupported by evidence.

The claim that the project will have no visual impact ignores the significant scale of the sports complex, commercial uses, additional buildings, parking areas, and a dense residential cluster. This contradicts **Policy LU&CD 1.1.1**, which requires compatibility with existing built conditions.

7. The EPC and PZAB recommended denial.

The Equestrian Preserve Committee—Wellington’s expert advisory body—voted:

- **4–3 to deny the Rezoning, and**
- **5–2 to deny the Master Plan.**

The Planning Zoning Adjustment Board – voted

- **6-1 to deny the Rezoning, and**
- **6-1 to deny the Master Plan.**

A staff report cannot simultaneously claim full compliance while the advisory committee finds the project materially inconsistent with the EOZD and Comprehensive Plan.

Access Point from Isla Carroll into National Polo Center

I want to point out for the sake of security and private property rights I am strongly opposed to the owners of Isla Carroll having an access point, per the Master Plan, as ingress/egress to the private property of the National Polo Center. Conditions Section 1.3 of Resolution R2025-67. This is not a term approved by the USPA Board.

Conclusion

The application contradicts multiple Comprehensive Plan policies, EOZD protections, and LDR requirements. The inconsistencies between staff conclusions and the actual land-use impacts demonstrate that the proposal does not meet the

standards for approval under Florida law or Wellington's own regulatory framework.

For the reasons set forth above, I respectfully request that the Village Council deny Rezoning 2025-0004-REZ and Master Plan 2025-0002-MP.

Respectfully submitted,

Maureen

Please include in the public record.

All the Best,

Maureen Brennan

Iconica Polo Team

Aqua-TEC Equine Conditioning & Therapy Center

<https://aquatecequine.com>

561-785-6353



<https://wowpoloseries.com/>

From: [Alison Robitaille](#)
To: [Kelly Ferraiolo](#)
Subject: Isla Carroll
Date: Wednesday, November 19, 2025 4:49:15 PM

This Message originated outside your organization.

Dear Kelly,

I am unable to make the PZAB meeting tonight, but in my absence I am hopeful you will share my email with the Village Council and PZAB committee in advance of tonight's meeting.

I am in favor of retaining the Isla Carroll East polo field and the rest of the Isla Carroll redevelopment project. The project maximizes open space and brings some fresh thinking to Wellington, including preservation and thoughtful design and development. I support this project.

Sincerely,
Alison Robitaille

From: [Becky](#)
To: [Kelly Ferraiolo](#)
Subject: Isla Carroll Project
Date: Wednesday, November 19, 2025 3:47:11 PM

This Message originated outside your organization.

Dear Wellington Council Members:

As a 15 year resident of Wellington, I would like to express my support for the Isla Carroll development project. The equestrian roots and history of Wellington, make it a unique community; the only one of its kind in South Florida. Maintaining open space, farms, and preservation of green space is not only in the interest of our equestrian residents, but is good for all Wellington residents.

In particular, the Isla Carroll Project presents a thoughtful, sustainable development model, while preserving green space, and a world-class polo venue. In partnership with USPA, this unique development will maintain, in perpetuity, one of the most iconic polo fields in Wellington. In addition, having the outstanding caliber of Discovery Land Company on board to manage the development and future aspects of the community is undoubtedly a win as well.

Please consider that the alternative to this proposal is in stark contrast with what can be accomplished through the Isla Carroll Project. Wellington needs to move thoughtfully and carefully, as sustainable development that preserves our community's heritage is best for all of our residents.

Thank you for your careful consideration,

Rebecca Kriege

Jennifer Preletz has my permission to read this statement publicly on my behalf.

From: [Thomas Lucid](#)
To: [Kelly Ferraiolo](#)
Subject: FW: Support Letter
Date: Wednesday, November 19, 2025 2:15:44 PM

This Message originated outside your organization.

Sorry, she just sent me this with her contact details. Please use this version instead.

Thanks!

From: Avery Hogan <avery.hogan@gmail.com>
Sent: Wednesday, November 19, 2025 2:10 PM
To: Thomas Lucid <Thomas.Lucid@mccourtpartners.com>
Subject: Support Letter

[EXTERNAL EMAIL]

Dear Committee Members,

My name is Avery Hogan, and I appreciate the opportunity to share my perspective and support for the Isla Carroll Polo & Residences project ahead of the upcoming committee hearing. I am a Broker Associate and have been active in the Wellington real estate market for the past 14 years. As an avid equestrian, I specialize in horse farms, integrating my professional expertise with my lifelong involvement in the sport. I am deeply committed to Wellington, its residents, and its unique equestrian appeal and culture, and I have lived here year-round for the past 15 years.

Beyond my real estate career, I am a USDF Gold, Silver, and Bronze medalist, a Grand Prix dressage competitor in Wellington, and the holder of a German Performance Silver Medal for Dressage. My equestrian foundation began in Pony Club, where I earned a B-level rating. Growing up in Pony Club exposed me not only to dressage, but also to eventing, cross-country, and show jumping, giving me a comprehensive understanding of the needs, safety requirements, and functional demands of a wide range of equestrian disciplines. This broad background has provided me with considerable knowledge of farm design, land use, and the training environments required for multiple equestrian sports.

Recently, I have been aware of the proposed Isla Carroll Polo & Residences project and I have also learned what the developer could do without any public hearing approvals. The permitted as-of-right plan will do little for Wellington. With years of training and

competing at the Grand Prix level, I also have a deep understanding of the land, dimensions, and layout needed to create a functional and effective equestrian property. While every parcel of land has value, under 2-acre properties present significant limitations—even for a hobby farm—and make it highly impractical for a top-tier training facility or the type of facility that Wellington-level riders require. In our unique equestrian environment, where horses and riders operate at the highest standard, it becomes challenging for a parcel of this size to fully meet the operational, safety, and training needs expected in Wellington. Additionally, while shared amenities can be useful in some communities, they generally do not align with the level of customization, privacy, and specialized environments that professionals and serious equestrian enthusiasts depend on here.

As someone passionate about what is best for both Wellington and the future of equestrian sport, I am writing in support of the project, especially because of the land being allocated to the United States Polo Association (USPA). Providing the USPA with access to this field will:

- Support polo tournaments operating at the highest international standard,
- Provide expanded opportunities for women's US open polo tournaments along with other important high goal men's matches to be held in Wellington rather than Port Mayaca
- Help preserve Wellington's status as the global leader in the sport of polo, reinforcing the strength and prestige of our equestrian community.

I would also like to share that in my conversations within the polo world, I have heard genuine excitement and strong support for the opportunity to gain this field. Many top-level players and enthusiasts have expressed positive feedback about what this would mean for the sport's future in Wellington. Their enthusiasm reinforces the belief that this project aligns with what the polo community needs to continue thriving at the highest level.

Furthermore, this project will enhance the broader equestrian ecosystem that defines Wellington's identity. By supporting infrastructure that benefits multiple equestrian disciplines—dressage, polo, eventing, hunters, jumpers, and more—we continue to foster a vibrant, interconnected equestrian culture. Thoughtful land stewardship and strategic planning ensure that Wellington remains a place where all equestrian disciplines can flourish, preserving our community's distinct character for generations.

Thank you for your time, your service, and your thoughtful consideration. I trust that the committee will continue to champion what is best for the Equestrian Preserve and for Wellington's future as the world's premier equestrian destination.

Thank you,
Avery Hogan
Douglas Elliman
Broker Associate
512-786-4664

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Thursday, October 23, 2025 10:49:56 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our [active projects page](#) or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment

Project/Development Proposal	Isla Carroll Polo and Residences
First Name	Erin
Last Name	Gallagher
Email	siobhangallagher123@gmail.com
Address	13104 Quiet Wood Road , B
City	Wellington
State	FL
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	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

Email not displaying correctly? [View it in your browser.](#)

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Isla Carroll Prtoject
Date: Monday, November 17, 2025 8:34:15 AM

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: Jonathan Cameron-Hayes <jch@calidus.co>
Sent: Monday, November 17, 2025 8:12 AM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Isla Carroll Prtoject

This Message originated outside your organization.

Dear Mayor and Council Member: I am writing in support of the proposed development of the Isla Carroll project. Having been a long time Wellington resident and equestrian participant, I see this project as very complimentary to our community and equestrian landscape. This development is compliant with the density already approved and will keep a significant amount of greenspace in the form of a polo field that USPA will be maintaining.

I hope that you will approve this application.

Please would you share this email with the PBAZ Committee before Wednesday.

Thank you.

JONATHAN CAMERON-HAYES

CEO

US direct (561) 570-2106 | O. (561) 686-3161

UK Cell 0118-3287053

jch@calidus.co | www.calidus.co

12765 Forest Hill Blvd (Suite 1315), Wellington, FL 33414

CALIDUS

DISCLAIMER: The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication.

From: [Tim Stillings](#)
To: [Kelly Ferraiolo](#); [Cory Cramer](#)
Subject: FW: Isla Carroll Project Support
Date: Thursday, November 13, 2025 8:40:29 AM

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: Missy Sullivan <MissyS@flaglerinsurance.com>
Sent: Wednesday, November 12, 2025 6:43 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 Project Support

This Message originated outside your organization.

Dear Village Council,

I understand that Isla Carroll project is partnering with the United States Polo Association to maintain the use of the Isla Carroll East polo field during the UP Open polo season....this is great news for the polo community ! I also understand the field will be maintained as an equestrian open space in perpetuity which is great for Wellington. I am very familiar with Discovery Land Company and the high quality of its developments, which it continues to operate after the project is built. The Isla Carroll project balances development with preservation and will retain the polo field, partnering with the USPA. This is a win-win for polo, equestrians, the equestrian lifestyle and all of Wellington. I support the project.

Please share my email with PZAB at the upcoming hearing.

Missy Sullivan

EVP, Senior Practice Leader

250 Royal Palm Way, Suite 307
Palm Beach, FL 33480

—————(561) 346-

5715 Mobile

MissyS@FlaglerInsurance.com



We really appreciate your business and continued trust. If you know of any other businesses looking for a fresh perspective on their insurance or risk management, a referral is the best compliment of all.

Please Remember: "You cannot bind, alter or make changes to your insurance program via e-mail communication". Coverage cannot be assumed to be bound; you must receive confirmation from an authorized representative of Flagler Insurance Agency. The above comments and recommendations are

offered only in the capacity as an insurance agent and not as a legal opinion.

Confidentiality Note: This email and any attachment is confidential and intended only for the person or entity to which it is addressed. Any use, copying, or distribution of this information may be a violation of law. If you received this in error, please contact the sender and delete the material from any computer.

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: 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

-----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: [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: 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 (baylybyon@gmail.com)" <baylybyon@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 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)~~