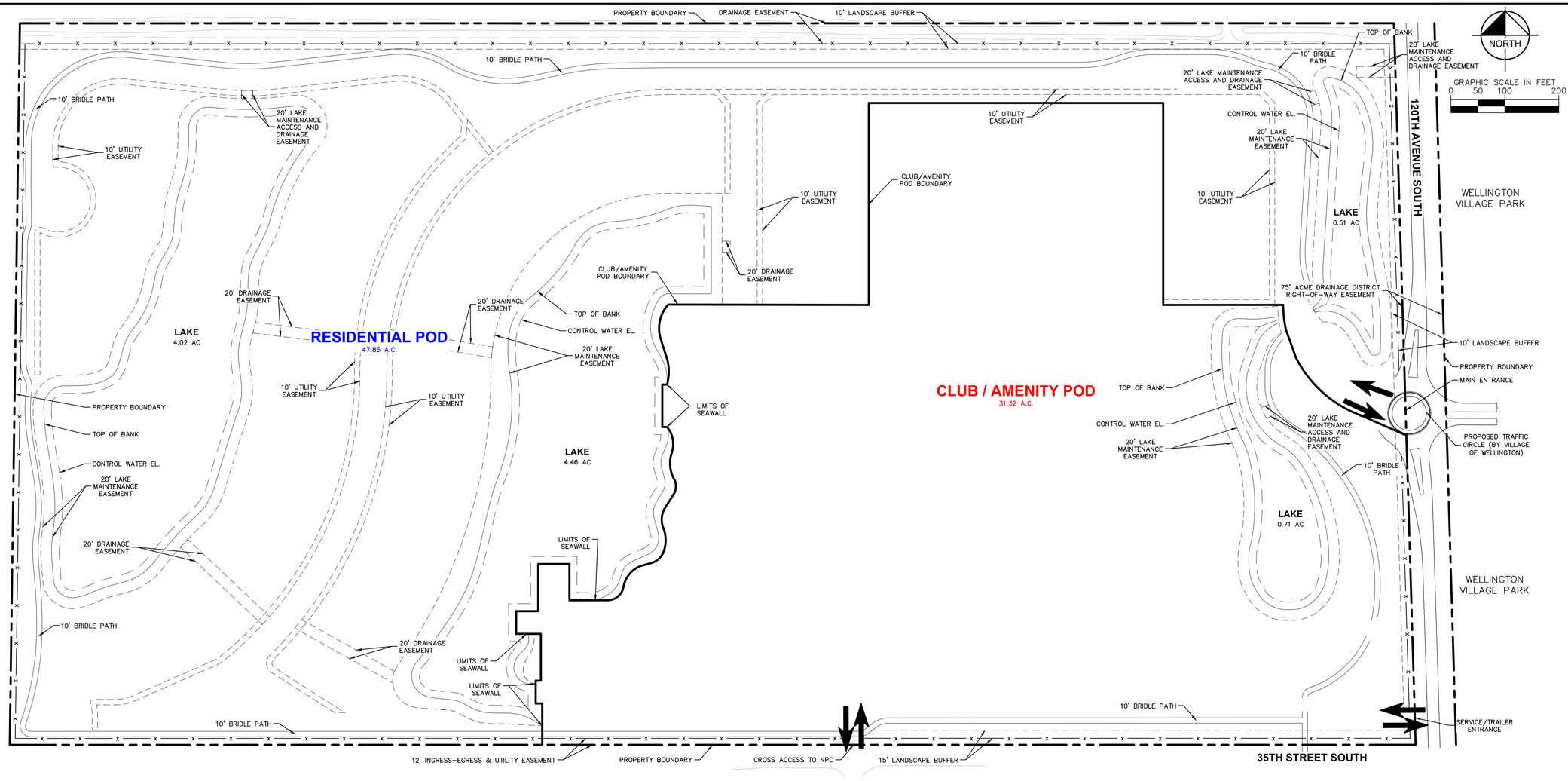
Exhibit C - Proposed Isla Carroll Polo and Residences PUD Master Plan



ISLA CARROLL PROJECT TEAM

OWNER/DEVELOPER

120TH AVENUE S, LLC
3665 120TH AVENUE SOUTH
WELLINGTON, FL 33414
TEL:(212)-314-1900

CLUB DEVELOPMENT PARTNER AND OPERATOR

DISCOVERY LAND COMPANY
257 NORTH CANON DRIVE; SUITE 300
BEVERLY HILLS, CA 90210

PROJECT ARCHITECT AND PLANNERS

HART HOWERTON
10 EAST 40TH STREET
NEW YORK, NY 10016

CIVIL AND TRAFFIC ENGINEERS

KIMLEY - HORN
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411

SURVEYORS

CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE WHICH TERMINATES ON THE SOUTH LINE OF SAID SECTION 23, 228.06 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 1405.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 20' 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 2742.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD, AND THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH INCLUSIVE, A DISTANCE OF 2681.50 FEET TO A POINT 2754.94 FEET EAST OF THE WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION OF THE LAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 19' 25" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF 2622.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 75 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 3,448,711 SQUARE FEET OR 79.17 ACRES, MORE OR LESS.

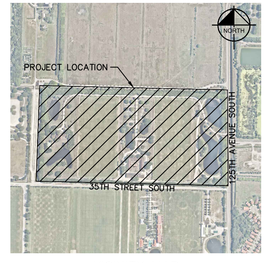
SITE DATA	
PETITION NAME	ISLA CARROLL WELLINGTON
PETITION NUMBER	2025-0004-REZ 2025-0002-MP
LAND USE DESIGNATION	RESIDENTIAL B (0.1 DU / AC - 1.0 DU / AC)
ZONING DISTRICT	EQUESTRIAN RESIDENTIAL / EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD) - SUBAREA D
PROPOSED ZONING DISTRICT	PLANNED UNIT DEVELOPMENT / EOZD - SUBAREA D
PROPERTY CONTROL NUMBERS	73-41-44-22-00-000-1030
RESIDENTIAL DENSITY	0.5 DU/AC
CLUB / AMENITY FAR	0.2
EXISING USE	EQUESTRIAN RESIDENTIAL (LOW DENSITY)
PROPOSED USE	RESIDENTIAL - LOW DENSITY - CATEGORY B
RESIDENTIAL POD AREA	47.85 AC
CLUB/AMENITY POD AREA	31.32 AC
GROSS SITE AREA	79.17 AC

DEVELOPMENT BREAKDOWN	
POD	USE
RESIDENTIAL	40 SINGLE-FAMILY RESIDENCES
CLUB / AMEN	UP TO 112,749 SQ FT COVERED SPACE
CLUB / AMEN	EQUSTRIAN COMPLEX - UP TO 863 SQ FT
	POLO FIELD
	PADDOCKS
	VIEWING PAVILION
	HORSE AND RIDER COMFORT STATION
CLUB / AMEN	SPORTS COMPLEX - UP TO 111,886 SQ FT
	GYM, RETAIL, AND FOOD SERVICE
	BUSINESS CENTER
	POOL AND AQUATICS ZONE
	RACQUET SPORTS ZONE
	KIDS CLUB AND COMMUNITY GARDEN

APPROVED BY:

LEGEND:

- PROPERTY LINE
- CLUB/AMENITY POD BOUNDARY
- LOT LINE
- LOT SETBACK
- UTILITY EASEMENT
- FENCE LINE



VICINITY MAP
SCALE: 1"=1000'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
MICHAEL F. SCHWARTZ, P.E.
FL LICENSE NUMBER 56200
DATE: ———

KHA PROJECT 140957000	DATE OCT. 2025	SCALE AS SHOWN	DESIGNED BY MRG	DRAWN BY MRG	CHECKED BY MFS

MASTER PLAN

ISLA CARROLL
PREPARED FOR
MCCOURT PARTNERS DEVELOPMENT LLC
WELLINGTON FL

SHEET NUMBER
C1.00

Plotted By:Gamborotti, Michael Sheet Set:DISCOVERY WELLINGTON Layout:C1.00 MASTER PLAN October 07, 2025 03:28:52pm K:\wpb_dev\services\140957000 - discovery wellington\CADD\plansheets\C1.00 MASTER PLAN.dwg
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