

Isla Carroll Polo and Residences

STAFF REPORT

Petition Numbers: Rezoning
 2025-0004-REZ
 Ordinance No. 2025-29

Master Plan
 2025-0002-MP
 Resolution No. R2025-67

Owner: 120th Avenue S, LLC
 3665 120th Avenue South
 Wellington, FL 33414

Agent: Seth Behn, Esq. AICP
 Lewis, Longman & Walker, P.A.
 360 S Rosemary Avenue
 Suite 1100
 West Palm Beach, FL 33401

Site Address: 3665 120th Avenue South

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

Future Land Use Designation (FLUM) (Exhibit A):
 Residential B (0.1 du – 1.0 du/ac)

Zoning Designation (Current):
 Equestrian Residential/Equestrian Overlay Zoning District (ER/EOZD)

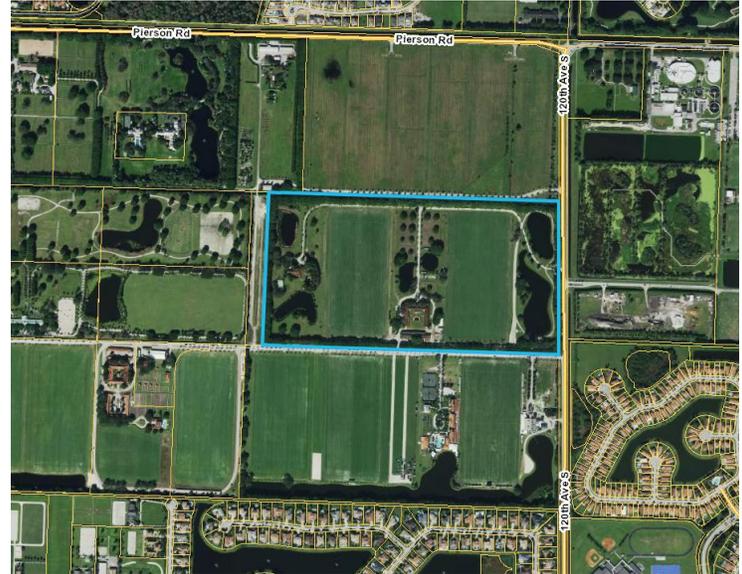
Zoning Designation (Proposed):
 Planned Unit Development/Equestrian Overlay Zoning District (PUD/EOZD)

Acreage: 79.17 acres

Project Manager:
 Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
 (561) 753-5268

Location/Map:

Isla Carroll Polo and Residences is located on 120th Avenue South, approximately 1,350 feet south of the Pierson Road and 120th Avenue South intersection.



Boards, Committees, Council:

Adjacent Property	FLUM	Zoning
North	Residential B	ER/EOZD
South	Residential B and Equestrian Commercial (ECR)	ER/EOZD and ECR/EOZD
East	Community Facilities (CF)	CF
West	Residential B	ER/EOZD

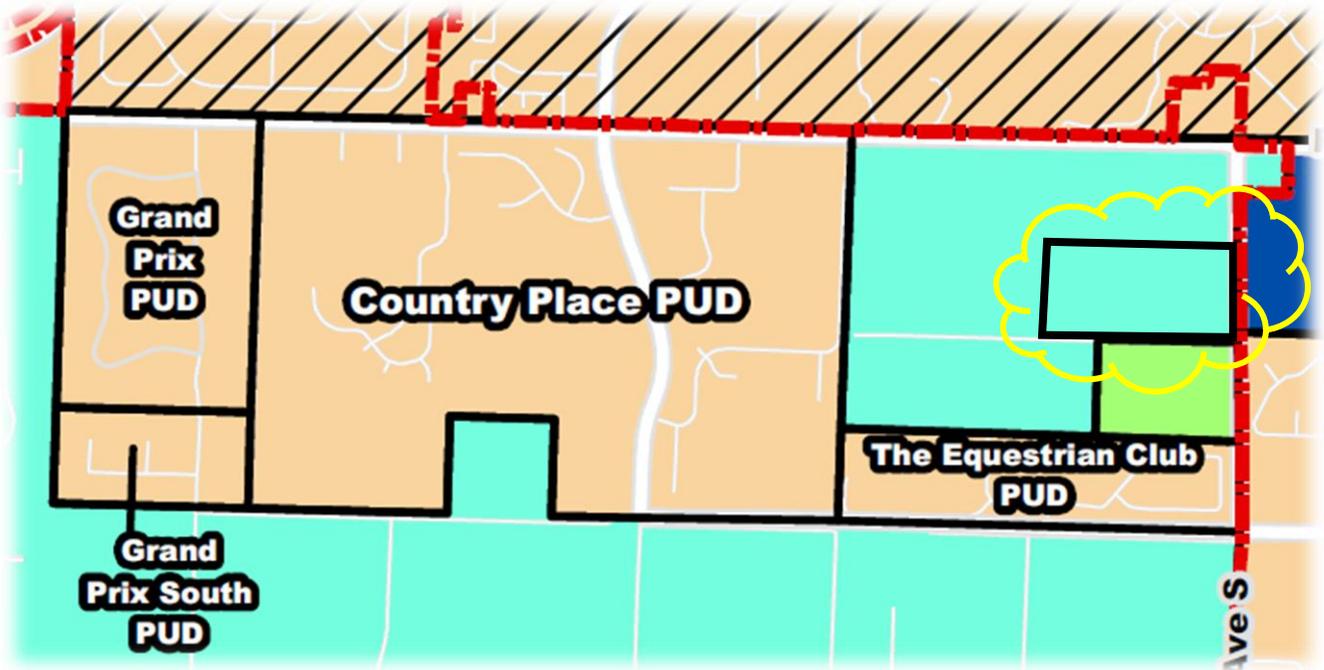
	Notice Date	Meeting Date	Vote
EPC	10/15/2025	10/22/2025	4-3 Denial (REZ) 5-2 Denial (MP)
PZAB	11/4/2025	11/19/2025	6-1 Denial (REZ) 6-1 Denial (MP)
Village Council (1 st)	11/24/2025	12/9/2025 (postponed to 1/12/2026)	3-2 Approval
Village Council (2 nd)	2/9/2026	2/24/2026	TBD

Requests:

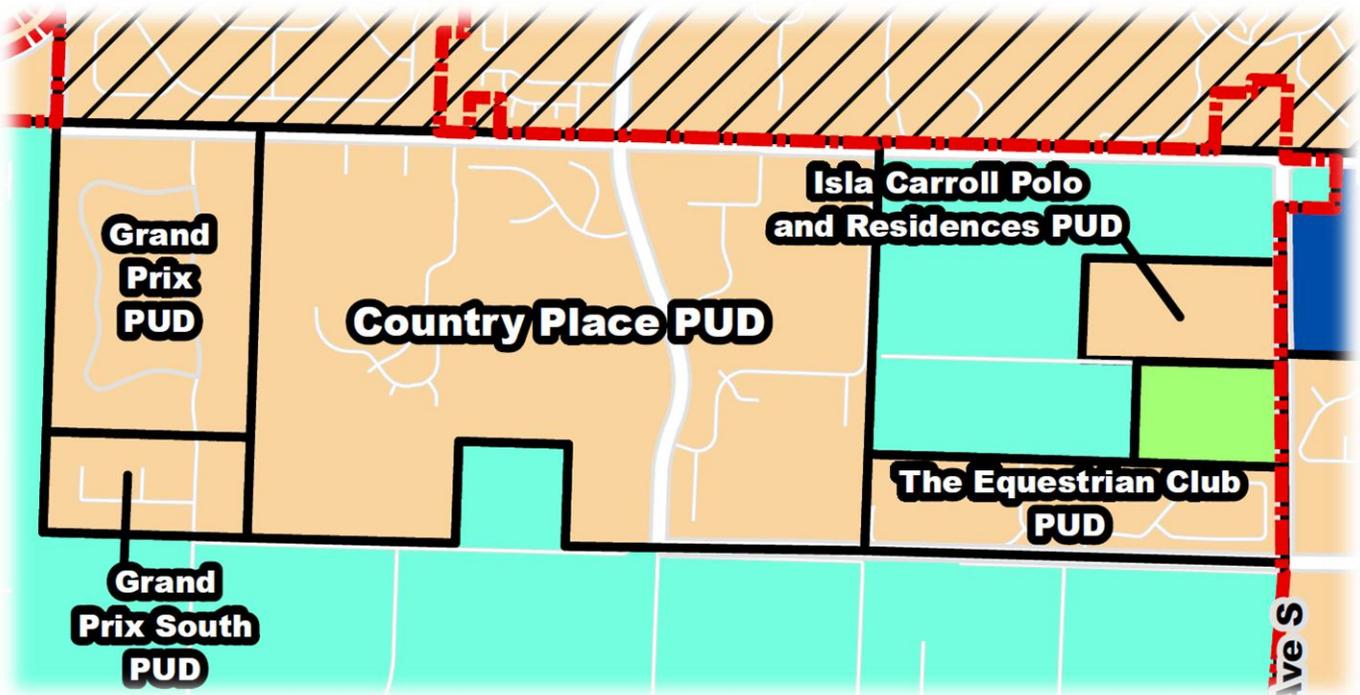
The Applicant is requesting a Rezoning to change the current Zoning designation and to adopt a Master Plan to support the development of the subject property. The proposed development includes a 79.17-acre polo-centric residential development, with 27 single-family lots and a club/amenity pod with a private equestrian complex and club amenities. The specific requests are presented below.

Rezoning: Ordinance No. 2025-29 – Rezoning (Petition 2025-0004-REZ; Exhibit B – Proposed Zoning Map) to amend the Zoning Designation of Isla Carroll Polo and Residences from Equestrian Residential/Equestrian Overlay Zoning District (ER/EOZD) to Planned Unit Development/EOZD (PUD/EOZD).

Current Zoning Map



Proposed Zoning Map



Master Plan: Resolution No. R2025-67 – Isla Carroll Polo and Residences Master Plan (Petition 2025-0002-MP); Exhibit D – Proposed Isla Carroll Polo and Residences PUD Master Plan, which includes the following:

- Creates a 44.84-acre Residential Pod and designates 27 single-family dwelling lots a minimum of 0.43 acres in size;
- Creates a 34.33-acre Club/Amenity Pod with a defined development program consisting of the following:
 - Equestrian Complex – 25.62 acres:
 - 10-stall barn
 - Grooms quarter
 - Polo field
 - Paddocks and exercise arena
 - Viewing pavilion
 - Horse and rider comfort station
 - Club Amenities – 8.71 acres:
 - Gym, retail, and food service
 - Business center
 - Pool and aquatic zone
 - Racquet sports zone
 - Kids club and community garden
- Adds one (1) access point on 120th Avenue South to access the residential pod, one (1) access point on 120th Avenue for a service entrance only, to access the club/amenity pod as a service/trailer entrance only, and a cross access to National Polo Center (NPC) to the south; and
- Adopts a Project Standards Manual (PSM) specifically for the Isla Carroll Polo and Residences Equestrian Development; and
- Establishes Conditions of Approval for the development.

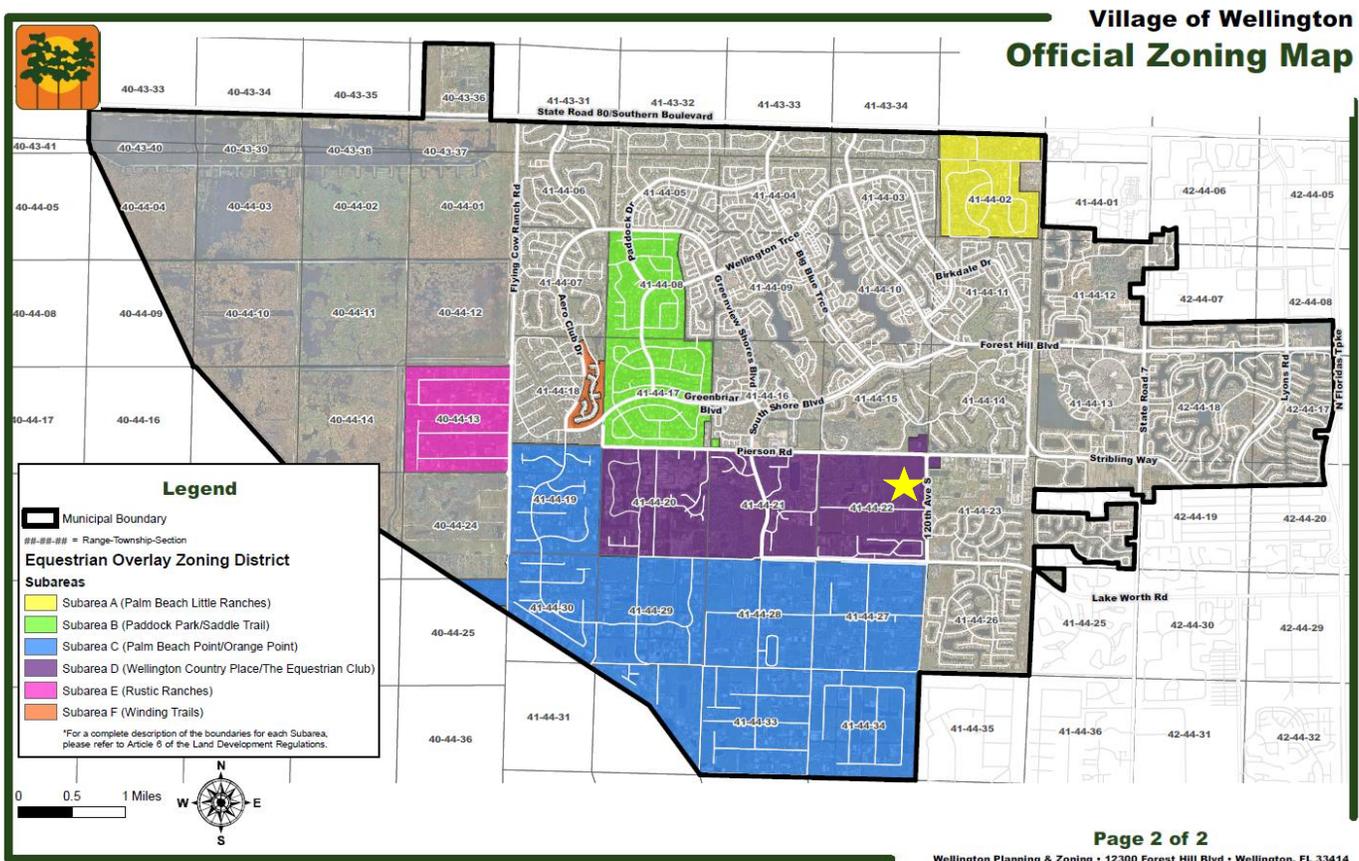
Since the first reading of the Rezoning, the applicant has made the following modifications to the Isla Carroll Polo and Residences PUD Master Plan:

- Reduced the number of single-family units from 40 units to 27 units;
- Increased the size of the Club/Amenity pod and reduced the size of the Residential Pod; and
- Added a 10-stall barn, grooms' quarters, and exercise arena to the Equestrian Complex.

Background and Site History:

Isla Carroll is a private farm containing a single-family residence with a tennis court, a 24-stall barn, two (2) polo fields, paddocks, other ancillary equestrian uses, and several lakes. The property is located directly north of the National Polo Center (NPC), formerly known as the International Polo Club (IPC). The property was developed around 1994 by John Goodman, founder of IPC. The property has been used for an additional access point and overflow parking for NPC during peak events and has hosted multiple polo matches in conjunction with NPC, along with independent matches not related to NPC.

Wellington adopted its Comprehensive Plan in 1999 and included an optional Equestrian Preserve Element that established the Equestrian Preserve Area (EPA). The Equestrian Preserve Element included a policy to adopt an overlay zoning district to implement land development regulations for the various neighborhoods (later established as “Sub-Areas”) that comprise the Equestrian Preserve. The Equestrian Overlay Zoning District (EOZD) was adopted in 2002. The EOZD divides the Equestrian Preserve into six (6) subareas, each with its specific development standards to protect and promote the established character of each subarea. The subject property is located within Subarea D, as illustrated below on page 2 of the Official Zoning Map. Subarea D has several other PUDs, making this proposed equestrian development compatible with the character of this subarea.



In 2017, WEP Polo, LLC (the previous owner) applied for a Comprehensive Plan Amendment and a Rezoning for a 16.15-acre portion of the Isla Carroll Farm. The proposed Comprehensive Plan Amendment requested to change the Future Land Use designation from Residential to Commercial Recreation and remove the 16.15 acres from the Equestrian Preserve Area. The Rezoning requested to change the site from Agricultural Residential (AR) to create a new zoning district known as the Equestrian Commercial Zoning District. The request was heard by EPC and PZAB but was ultimately withdrawn by the applicant that same year.

In June of 2022, the entire property (79.17 acres) was purchased by the applicant. In July of 2024, the applicant submitted a Master Plan and Rezoning application for the Isla Carroll PUD, which included 35 single-family lots, five (5) farms, and a club/amenity site that included a sports and equestrian complex. The applications were recommended for denial by EPC, and a postponement was granted at the PZAB meeting. The applicant subsequently withdrew the applications in February 2025.

ANALYSIS – REZONING AND MASTER PLAN

As indicated above, the Applicant is requesting; 1) a Rezoning to change Wellington's Official Zoning Map for the 79.17-acre Isla Carroll property from ER/EOZD to PUD/EOZD; and 2) approval of a Master Plan (MP) to create the Isla Carroll Polo and Residences PUD that would allow for a 44.84-acre Residential Pod with 27-single family dwelling lots a minimum of 0.43 acres in size and a 34.33-acre Club/Amenity Pod with equestrian and club amenities. The Rezoning and MP applications were reviewed for consistency with both Wellington's Comprehensive Plan and Land Development Regulations (LDR) and are found consistent with the following:

A. *The request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan:*

Although the request complies with many goals, objectives, and policies (GOP) of the Comprehensive Plan beyond what is provided in this staff report, the staff analysis provides responses on only the most notable GOP.

Land Use and Community Design Element

Policy LU&CD 1.1.2 Compatible & Complementary Land Uses

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

The Future Land Use designation for the property is Residential B, which allows 0.1 dwelling units/acre (du/ac) up to 1.0 du/ac within a planned unit development. Isla Carroll Polo and Residences is 79.17 acres, and the request is for 27 dwelling units. This is an overall density of 0.5 du/ac, which complies with the Residential B Future Land Use Designation as the project is proposed within a PUD.

Policy LU&CD 1.1.1 Compatible with Existing Conditions: *New development shall be compatible with existing natural and built conditions. Future growth patterns shall take into consideration topography, soil, vegetation, water quality and quantity, and other natural resources of the land. Future growth patterns shall also respect and protect the character and quality of the surrounding built environment; and*

Policy LU&CD 2.1.4 Use Transitions: *Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high-intensity land uses are in proximity to single-family residential land use.*

The property is currently developed as a private farm with a single-family residence, barn, polo field, and other ancillary equestrian uses. The property is surrounded by a vacant residential property to the north, used as a pasture, NPC to the south, Southfields (an equestrian/residential community) to the west, and 120th Avenue S and Village Park to the east. The Master Plan, as proposed, intends to minimize impacts to the adjacent properties by using buffers, placement of uses, and setbacks. The Residential pod is on the western portion of the property. The Club/Amenity pod incorporates the existing polo field and associated facilities, providing a venue to host future polo competitions and events. The private general recreational uses are also located within this portion of the project.

Landscape buffers will be required as part of the site plan approval for the entire boundary of the project. A mature landscape buffer currently exists along the entire boundary. The buffer will require enhancements to meet the requirements of the LDR.

Policy LU&CD 1.2.5 Allow Limited Non-residential Uses within Residential PUDs/Districts: *Limited non-residential uses are permitted within residential planned unit developments and districts. These uses*

may include but shall not be limited to daycare centers, schools, churches, parks, recreation facilities, governmental offices and facilities, and neighborhood commercial facilities. The uses are designed to meet the daily needs of residents.

The proposed PUD will allow for non-residential uses within the Club/Amenity pod. Uses include an Equestrian Complex incorporating the existing polo field, a viewing terrace adjacent to the polo field, a 10-stall barn, exercise arena, paddocks, and other ancillary equestrian facilities, and club amenities with gym, retail and food service, business center, pools, racquet sports zone, kids club, etc. Non-residential uses within the Club/Amenity pod will allow for internal capture of vehicular trips.

Mobility Element

Policy MB 1.1.2 Development Impact on Roadway LOS: *Development orders shall only be issued if the proposed development will not cause roadway levels of service to fall below the adopted LOS targets or ROW modifications are proposed to mitigate impacts and maintain the target LOS.*

A Traffic Equivalency Statement has been submitted and is provided as Exhibit F. The site is currently being leased to NPC to hold equestrian events throughout the year. NPC is expected to continue to operate one or two events per week on the Isla Carroll polo field with the updated development program. The Traffic Equivalency Statement determined that no impacts to this site are expected since this is an existing condition on the NPC site. Wellington's Traffic Engineer has reviewed and determined that this project is in compliance with this policy and meets Wellington's Traffic Performance Standards (TPS).

Wellington is planning to construct a roundabout at the intersection of 120th Avenue South and the entrance to Village Park. The proposed main entrance will align with this future roundabout. The applicant is required to provide Wellington with additional right-of-way and design plans for the construction of the roundabout at that intersection to satisfy the proportionate share requirement for the development.

The developer will also be required to make a proportionate share payment of 2.82% of the total cost of construction of a traffic signal and/or roundabout at Lake Worth Road and 120th Avenue South. The certified cost estimate will be provided by the Wellington Engineer, and the 2.82% will be calculated based on the cost estimate.

The Wellington Traffic Engineer has required a condition for an annual monitoring study to be completed annually for 10 years and shall include peak season weekday and weekend parking counts and traffic counts at all project entrances. If vehicular trips are more than 25% above those included in the traffic study, additional mitigation may be required. If occupied parking spaces are greater than those projected in the parking study, additional paved parking will be required. The monitoring study shall be submitted to the Planning and Zoning Division no later than June 1st of each year. A letter has been provided by NPC authorizing the use of their property for offsite parking for all NPC managed events taking place within Isla Carroll.

Policy MB 2.1.1 Access Management *Enforce standards and a review process to control roadway access points, on-site traffic flow, and on-site parking for access management, including the requirement of joint access drives for adjacent uses, the spacing and design of driveway curb cuts, the spacing and design of median openings, the provision of service roads.*

There are two (2) access points proposed (main entrance and service entrance) along 120th Avenue South. The Wellington Traffic Engineer has reviewed the submittal and has determined that there is adequate distance between curb cuts and vehicle queuing. The main entrance will line up with the intersection of 120th Avenue South and the Village Park entrance. Wellington will be installing a roundabout at that intersection and the developer will be required to provide the design plans and additional right-of-way to accommodate the construction to satisfy the proportionate share of this roundabout.

Policy MB 2.3.3 ROW Conveyance *Require conveyance of roadway and intersection rights-of-way as a part of the approval of proposed developments consistent with the adopted Palm Beach County Thoroughfare Right-of-way Identification Map (with respect to state and county thoroughfares) and the Wellington Existing Roadway Lanes Map.*

As previously mentioned, Wellington will be installing a roundabout at the intersection of 120th Avenue South and the entrance to Village Park. The site plan and traffic study indicate that the installation of a northbound left-hand turn lane on 120th into the proposed development is necessary. In lieu of the installation of a turn lane, the Village is requesting the applicant provide additional right-of-way and design plans for the construction of the roundabout at the intersection to satisfy the proportionate share of the traffic generated by the new development. This condition is part of the Master Plan conditions of approval.

Housing & Neighborhoods Element

Policy H&N 2.2.4 New Housing Compatibility *Assure that all new housing is compatible with adjacent development by utilizing sufficient buffers and feathering densities, intensities, and dwelling types.*

The development is designed to cluster the 27 single-family residences on the northern and western portion of the development to allow for the retention of the existing polo fields and club facilities, which are central to the PUD. Lots larger than 1.5 acres will be permitted to have equestrian uses on the property, including a barn, paddocks, and other ancillary facilities. The PSM proposes a minimum setback from the Isla Carroll Polo and Residences boundary in addition to property line setbacks. Existing mature landscape buffers will be maintained and enhanced along the property boundary.

Conservation, Sustainability, & Resiliency Element

Policy CSR 1.1.2 Reduce Greenhouse Gas Emissions *Reduce transportation air quality impacts by increasing non-automobile travel by improving connectivity and safety of sidewalks, bicycle lanes, and multi-use pathways.*

The Isla Carroll Polo and Residences Master Plan is designed to have a Residential Pod with 27 single-family residential lots that are a minimum of 0.43-acres in size. The Club/Amenity Pod will have an equestrian complex with a polo field, 10-stall barn, other equestrian amenities, along with club amenities with a gym, retail, restaurants, and other club amenities. The project was designed for internal capture (vehicular trips) as the residents can access all amenities without leaving the project and has an extensive system of internal sidewalks, multi-use paths, and bridle paths. Vehicular, pedestrian and bridle trail connection will be provided to NPC to the south for cross access between properties.

Parks & Recreation Element

Objective PR 3.2 Private Sector Participation *Incorporate private resources to support current and future recreational demands.*

The applicant is providing a Club/Amenity pod for the residents and members. The club and polo field will be capable of hosting events for residents and members. In coordination with NPC, weekly events will still occur on the polo field. All community events that are open to the public or are not limited to residents, members, or polo matches shall require a Special Use Permit. The Conceptual Site Plan illustrates several racquet-type courts (tennis, pickleball, racquet, and padel courts) that will be available for all residents and members.

Capital Improvements Element

Policy CI 1.4.1 Development Impacts *Any new construction, redevelopment, or renovation projects that create the need for new or expanded public facilities shall be required to pay their proportional share of the costs of the required new or expanded facilities based upon the impacts of the project. Any infrastructure*



required solely for the proposed development shall be funded entirely by the proposed development, such as the extension of water or sanitary sewer lines.

The developer is responsible for the funding and construction of all improvements/upgrades that the Wellington Utility Department determines are necessary for existing lift stations, water distribution systems, sanitary systems, and force main systems because of impacts to existing systems by the proposed project development plan.

Also as previously mentioned, conditions of approval have been added to Resolution R2025-67 requiring the developer to make a proportionate share payment for the future traffic light/roundabout at the 120th Avenue South and Lake Worth Road intersection and to provide additional right-of-way and design plans for the construction of the roundabout at the development’s front entrance.

Education Element

Objective ED 3.2 School Facility Coordination: *Continue to coordinate the development approvals and planning for school facilities; and*

Community Partnership

Objective CP1.3 Land Development Coordination *Continue to implement the Village’s development review processes for communication and coordination with local jurisdictions and other public agencies to address potential impacts of development.*

The applicant is required to notify the School Board of Palm Beach County of the proposed development and request a School Capacity Availability Determination (SCAD) letter. The School District reviews the potential impact the proposed development has on public school facilities and the available capacity and utilization percentage based on the evaluation of the most current School District’s Five-Year Enrollment Projections. Panther Run Elementary School, Polo Park Middle School, and Wellington High School will service the development. The SCAD letter has determined that there would be a negative impact on the public schools at the high school level. The table below identifies the number of students projected to be generated per school, the available capacity at the school, and the overall utilization percentage:

	Panther Run Elementary School	Polo Park Middle School	Wellington High School
New Students Generated	7	4	5
Available Capacity	189	274	-118
Utilization Percentage	81%	81%	104%

To address the school capacity deficiency generated by this proposed development at the district high school level, the School District has recommended that the development contribute \$78,4+.00 to the District prior to the issuance of the first building permit. The local government may incorporate this condition in the development approvals; therefore, this condition is included as part of the Master Plan Amendment, Resolution No. R2025-67. The school capacity contribution is intended to supplement the required school impact fees imposed by Palm Beach County.

Equestrian Element

Goal EQ 1 Preserve the Equestrian Lifestyle in Wellington *Preserve Wellington’s equestrian community and its equestrian lifestyle; and*

Objective EQ 1.1 Equestrian Lifestyle & Development Patterns *Preserve the equestrian lifestyle and development patterns through the implementation of the Equestrian Overlay Zoning District to support large lot, equestrian farms, to the extent Wellington is not preempted by State statute.*

Policy EQ 1.1.1 Equestrian Overlay Zoning District: *Implement the Equestrian Overlay Zoning District (EOZD) to preserve the characteristics of the EPA. The intent of the EOZD is to:*

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

The applicant is proposing 27 dwelling units surrounding a 31.32-acre equestrian-centric sports club centered around the existing polo field. Residents can watch polo, take lessons, and utilize the club amenities, which includes pools, restaurants, a gym, and a spa. The equestrian complex could accommodate smaller events with the issuance of a Special Use Permit. The PSM provides the development regulations that will guide the development of the overall project.

The residential lots proposed for the project are smaller than the minimum lot size of EOZD Sub-area D, with site development regulations and a development pattern that maintains the overall residential density of the EPA. The proposed development provides an opportunity to enjoy the equestrian lifestyle with housing options close to the equestrian venues and on-site amenities that cater to equestrians. If the property was subdivided per Table 6.8-1, EOZD Property Development Regulations, the minimum lot size for Subarea D would require two (2) acre lots, the total number of lots permitted would be 40. The applicant is requesting 27 units/lots, which is less than the gross density permitted by the Subarea D development regulations and also complies with the underlying Future Land Use Map designation of Residential B. The equestrian nature of the property will remain polo. While the property currently has two (2) polo fields, there is no requirement that the property owner maintain them as such.

B. *The request is in compliance with all articles of the Land Development Regulations (LDR):*

A Conceptual Site Plan has been submitted and provided as Exhibit E. If the proposed rezoning and master plan requests are approved, the applicant will be required to obtain a Site Plan approval in compliance with the LDR, the Master Plan, and the proposed Project Standards Manual, including site development standards, parking, landscaping/buffering, driveways, access, etc. The applicant will also be required to plat the property prior to the issuance of any permits.

The applicant has submitted a Project Standards Manual (PSM) as part of the Master Plan (Exhibit D). A PSM is the governing document for the planned development, in addition to the master plan and site plan, that provides all regulations for the proposed development as required by Section 6.5.2.C and 6.5.4.E of the LDR. The PSM is adopted by resolution and provides design standards, landscape requirements, circulation, lot sizes, setbacks, etc. for a development. The proposed PSM meets the requirements of Article 6.

Based on the conceptual site plan provided, the applicant is requesting 27 single-family lots with a minimum lot size of 0.43 acres. Per Table 6.8-1, EOZD Property Development Regulations, of the LDR, shown below, the minimum lot size for properties within Subarea D is 2.0 acres with a maximum density of 0.5 du/ac.

Table 6.8 - 1 EOZD Property Development Regulations

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

However, per Section 6.5.1, Planned Development (PD) Regulations of the LDR, the purpose and intent of PDs (or Planned Unit Developments) are to allow flexibility for the development of land within a PUD that achieves distinctive, attractive communities, takes advantage of compact building design, and preserves open space and critical natural environments by allowing flexibility from zoning regulations. Per Section 6.5.2.B of the LDR, a PUD is a PD. Per Section 6.8.8 of the LDR, PUDs located within the EPA are considered Equestrian Developments (ED), with the intent to provide an equestrian-oriented master plan and provide additional limitations for a PUD within the EPA. The LDR section states that an ED shall be designed for compatibility with the objectives of the EOZD, utilizing flexible property development regulations and design standards. The only optional regulation that is not eligible in the EOZD, with a PD is related to density, making the flexibility more restrictive in the EPA. In addition, ED master plans shall comply with PUD regulations of the LDR. Per Section 6.5.2.C of the LDR, a PUD is regulated by the Development Order, Master Plan, Project Standards Manual, and Site Plan for the subject property. Per Table 6.3-1, General Property Development Standard Regulations, development standards for a PUD are established by an approved development order. The applicant’s request requires approval by the Council for flexibility in the minimum lot size requirements in Table 6.8-1. However, as mentioned above, the overall density of the entire PUD will be required to meet the maximum density of Subarea D, which is 0.5 du/ac. Since the property within a PUD, approval of smaller lots can be allowed if the applicant can satisfactorily demonstrate that the variation does not detract from the character of the surrounding development and, in fact, promotes the same, while meeting the intent of the LDR.

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

There are limited new opportunities for individuals or families to engage in the equestrian lifestyle that Wellington desires to promote, as Wellington is nearly built out, with limited areas for development or redevelopment. The rezoning requested is intended to provide an opportunity to create a residential equestrian facility, all while retaining the existing equestrian activities that occur on the polo field in conjunction with NPC. By allowing the rezoning, the residential component may be clustered within the residential pod, creating space for the equestrian and club programming.

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

No signs of listed wildlife species were observed on the property, as the property is currently developed as a private residential equestrian farm.

No adverse impacts to the natural environment are expected to occur as a result of the proposed modifications. The owners shall obtain all necessary permits or permit modifications from all agencies with jurisdiction for future improvements.

E. *The request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The proposed project does not request an increase in density. If the property was subdivided today, it would be permitted to have 40 units, with a minimum lot size of 2 acres. By allowing the clustering of the units, the remaining land can be used for shared equestrian amenities, club amenities, and open space.

Wellington's Traffic Engineer has analyzed the Traffic Impact Statement submitted for the proposed development. The Daily Traffic Generation, based on the existing land uses, equates to 951 daily trips with 65 AM Peak Hour Trips and 86 PM Peak Hour Trips. The Wellington Traffic Engineer has determined the proposed development meets the Wellington Traffic Performance Standards. Conditions of approval have been attached to the potential Master Plan approval and includes:

- Annual monitoring;
- Dedicate additional right-of-way for a roundabout at the main entrance; and
- Pay a proportionate share payment to construct a traffic signal or roundabout at Lake Worth Road and 120th Avenue South.

No visual impacts on adjacent properties are expected to occur as the property has a thick, mature landscape buffer, which will be required to be enhanced to incorporate a wall, continuous hedge, and flowering plants.

F. *The request is consistent with applicable neighborhood plans.*

Not applicable as there is no neighborhood plan for this area.

G. *The request will result in a logical, timely, and orderly development pattern.*

The proposed equestrian development is consistent with the development pattern in Subarea D of the EOZD, as most of the properties within this Subarea are within a PUD. By allowing the residential component to be clustered, the Master Plan can provide a larger area to be reserved for equestrian facilities, club amenities, recreational space, and the retention of the existing polo field. The development includes residential and equestrian uses permitted within the EPA, like other PUDs throughout Wellington. For example, other PUDs, such as Castellina PUD and Oakmont PUD, are typical residential PUDs with a central clubhouse and recreational amenities. The Isla Carroll Polo and Residences PUD will provide similar recreational amenities with additional equestrian facilities that are typically found in the EPA. Further, the EPA has specific limitations above and beyond the typical PUD standards to provide an additional level of protection for the equestrian component by limiting the eligibility for density above the standards.

H. *The request complies with Wellington building standards.*

All buildings will require a building permit, and at that time will be reviewed to ensure compliance with the Florida Building Code and all other applicable codes. This directly applies to all residential buildings. There may, however, be some structures that may be constructed under Florida Statute 604.50.

FINDINGS OF FACT:

At the October 22, 2025 Equestrian Preserve Committee (EPC) meeting, the Committee recommended denial of both the Rezoning (4 to 3) and Master Plan (5 to 2).

At the November 19, 2025 Planning, Zoning and Adjustment Board (PZAB), the Board recommended denial (6 to 1) of both the Rezoning and Master Plan.

At the January 12, 2026 Council meeting, the Council approved (3 to 2) the first reading of the Rezoning.

The staff analysis concludes that the proposed requests comply with the requirements for a rezoning and master plan. If the proposed requests are approved, conditions of approval are provided for in the master plan Resolution R2025-67 for Council's consideration.

Lists of Exhibits:

Exhibit A	Existing Zoning Map
Exhibit B	Proposed Zoning Map
Exhibit C	Proposed Isla Carroll Polo and Residences PUD Master Plan
Exhibit D	Conceptual Site Plan
Exhibit E	Traffic Equivalency Letter
Exhibit F	Wellington Traffic Engineer Letter
Exhibit G	Parking Demand Study
Exhibit H	NPC Parking Letter
Exhibit I	SCAD Letter
Exhibit J	Utility Demand Analysis
Exhibit K	Drainage Statement
Exhibit L	Justification Statement