



NO.	REVISIONS	DATE	BY

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

WELLINGTON VILLAGE PARK
 120TH AVENUE SOUTH
 MAIN ENTRANCE
 PROPOSED TRAFFIC CIRCLE (BY VILLAGE OF WELLINGTON)
 SERVICE/TRAILER ENTRANCE

KHA PROJECT	14-0957-000
DATE	FEB 2026
SCALE	AS SHOWN
DESIGNED BY	MFG
DRAWN BY	MFG
CHECKED BY	MFS

MASTER PLAN

ISLA CARROLL
 PREPARED FOR
 MCCOURT PARTNERS
 DEVELOPMENT LLC
 WELLINGTON, FL

SHEET NUMBER
C1.00

PLOTTED BY: Edw... Sheet: Set: DISCOVERY WELLINGTON... 14-0957-000... discovery.wellington\CADD\plansheets\C1.00_MASTER_PLAN.dwg... 2026-07-14 14:58pm... K:\wpb-dev-services\140957000... without liability to Kimley-Horn and Associates, Inc.

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 AND ASSOCIATES, INC.
 1920 WEAVER 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, 228.00 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 2742.80 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 338 THROUGH 339, BOTH INCLUSIVE, A DISTANCE OF 2691.50 FEET TO A POINT 2754.94 FEET EAST OF THE WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION OF THE EAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 10' 25" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1321.90 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 2922.87 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	2024-0003-REZ 2024-0002-MFA
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
EXISTING USE	EQUESTRIAN RESIDENTIAL (LOW DENSITY)
PROPOSED USE	RESIDENTIAL - LOW DENSITY - CATEGORY B
RESIDENTIAL POD AREA	44.84 AC
AMENITY POD AREA	34.33 AC
CLUB AMENITY AREA	8.71 AC
EQUESTRIAN AMENITY AREA	25.62 AC
GROSS SITE AREA	79.17 AC

DEVELOPMENT BREAKDOWN	
POD	USE
RESIDENTIAL	27 SINGLE-FAMILY RESIDENCES
EQUESTRIAN / CLUB AMENITY	UP TO 72,150 SQ FT COVERED CONDITIONED SPACE
EQUESTRIAN / CLUB AMENITY	UP TO 111,718 SQ FT COVERED UNCONDITIONED SPACE
EQUESTRIAN AMENITY	EQUESTRIAN COMPLEX - UP TO 7,498 SQ FT COVERED CONDITIONED
EQUESTRIAN AMENITY	EQUESTRIAN COMPLEX - UP TO 1,357 SQ FT COVERED UNCONDITIONED
EQUESTRIAN AMENITY	10-STALL BARN AND GROOMSMAN QUARTERS
EQUESTRIAN AMENITY	OUTDOOR EXERCISE ARENA
EQUESTRIAN AMENITY	POLO FIELD
EQUESTRIAN AMENITY	PADDOCKS
EQUESTRIAN AMENITY	VIEWING AREA
EQUESTRIAN AMENITY	HORSE AND RIDER COMFORT STATION
CLUB AMENITY	SPORTS COMPLEX - UP TO 64,652 SQ FT COVERED CONDITIONED
CLUB AMENITY	SPORTS COMPLEX - UP TO 110,361 SQ FT COVERED UNCONDITIONED
CLUB AMENITY	GYM, RETAIL, AND FOOD SERVICE
CLUB AMENITY	BUSINESS CENTER
CLUB AMENITY	POOL AND AQUATICS ZONE
CLUB AMENITY	RACQUET SPORTS ZONE
CLUB AMENITY	KIDS CLUB AND EVENT/ASADO LAWN

LEGEND:

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



APPROVED BY:

VICINITY MAP
 SCALE: 1"=1000'