

Exhibit A - Legal Description

LEGAL DESCRIPTION  
(OVERALL DEVELOPMENT SITE)

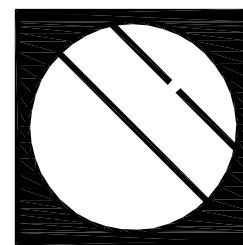
A PARCEL OF LAND BEING PORTIONS OF PARCEL F, J, K, M AND T OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, AS RECORDED IN PLAT BOOK 64, PAGES 97-105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCELS D, E, F AND G, OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, AS RECORDED IN PLAT BOOK 63, PAGES 27-31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS LYING IN A PORTION OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE BEARING S 89°45'01" E ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 3163.63 FEET; THENCE DEPARTING SAID SECTION LINE BEARING S 00°14'59" W, A DISTANCE OF 242.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AS SHOWN IN PLAT BOOK 53, PAGES 159-160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WEST LINE OF PARCEL J OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A AND TO THE **POINT OF BEGINNING**; THENCE BEARING N 68°00'00" E, A DISTANCE OF 375.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AS SHOWN ON SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A; THENCE BEARING S 22°00'00" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 567.23 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1625.00 FEET AND A DELTA ANGLE OF 17° 12' 03", A DISTANCE OF 487.84 FEET TO A POINT OF TANGENCY; THENCE BEARING S 39°12'03" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 97.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET AND A DELTA ANGLE OF 20° 56' 55", A DISTANCE OF 283.36 FEET TO A NON TANGENT POINT; THENCE BEARING S 32°18'14" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 13.01 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 100A OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT AS RECORDED IN PLAT BOOK 80, PAGE 131-136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A RADIUS OF 765.00 FEET, A DELTA ANGLE OF 08° 08' 23", AND WHOSE LONG CHORD BEARS N 21°42'10" W, A DISTANCE OF 108.68 FEET TO A POINT OF NON TANGENCY; THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT; THENCE BEARING S 83°30'07" W, A DISTANCE OF 55.61 FEET ; THENCE BEARING N 86°57'58" W, A DISTANCE OF 247.90 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 43° 42' 45" AND WHOSE LONG CHORD BEARS S 11°10'52" W, A DISTANCE OF 1.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF 13° 42' 40" AND WHOSE LONG CHORD BEARS S 3°49'11" E, A DISTANCE OF 39.41 FEET TO A POINT OF TANGENCY ; THENCE BEARING S 3°02'09" W, A DISTANCE OF 259.48 FEET ; THENCE BEARING S 86°57'50" E, A DISTANCE OF 298.50 FEET TO A POINT OF NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 31° 06' 33", AND WHOSE LONG CHORD BEARS S 00°29'49" E, A DISTANCE OF 285.05 FEET TO A NON TANGENT POINT; THENCE BEARING S 74°56'32 E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00 FEET, A DELTA ANGLE OF 14° 58' 56", AND WHOSE LONG CHORD BEARS S 22°32'55" W, A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S 74°11'14" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT , HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 09° 56' 31", AND WHOSE LONG CHORD BEARS N 25°59'57" E, A DISTANCE OF 111.05 FEET; THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT; THENCE BEARING N 61°38'51" W, A DISTANCE OF 449.87 FEET ; THENCE BEARING S 28°21'09" W, A DISTANCE OF 175.01 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 04° 48' 29", AND WHOSE LONG CHORD BEARS S 25°57'18" W, A DISTANCE OF 4.20 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S 23°32'40" W, A DISTANCE OF 67.96 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 40° 11' 32", A DISTANCE OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING S 16°38'52" E, A DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 44° 59' 59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE BEARING S 61°38'51" E, A DISTANCE OF 79.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE BEARING N 73°21'08" E, A DISTANCE OF 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING S 61°38'51" E , A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 86° 58' 37", A DISTANCE OF 144.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET , A DELTA ANGLE OF 24° 42'38", A DISTANCE OF 452.84 FEET TO A NON TANGENT POINT; THENCE BEARING S 89°22'52" E ALONG THE SOUTH LINE OF TRACT R-2 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 49.08 FEET; THENCE BEARING S 60°39'00" E DEPARTING SAID TRACT LINE, A DISTANCE OF 41.25 FEET; THENCE BEARING S 89°23'04" E, A DISTANCE OF 39.97 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE, HAVING A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 00° 54' 19", AND WHOSE LONG CHORD BEARS S 1°03'43" E, A DISTANCE OF 14.61 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S 88°29'07" W ALONG THE NORTH LINE OF A PORTION OF LOT 56A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 66.45 FEET; THENCE BEARING N 62°25'32 W DEPARTING SAID LOT LINE, A DISTANCE OF 42.86 FEET; THENCE BEARING S 89°38'45" W, A DISTANCE OF 20.89 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND REAR LOT LINES OF LOTS 49A -56A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT AND EASTERLY LINE OF PARCEL T OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 25° 33' 28", AND WHOSE LONG CHORD BEARS S 13°08'01" E , A DISTANCE OF 468.37 FEET TO THE SOUTHWESTERLY CORNER OF TRACT R-1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT; THENCE BEARING N 64°05'16" E ALONG THE SOUTHERLY LINE OF SAID TRACT R-1, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 00° 30' 27", AND WHOSE LONG CHORD BEARS S 26°09'57" E , A DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE BEARING S 26°25'09"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 5.84 FEET; THENCE BEARING S 63°34'51" W ALONG THE NORTHERLY LINE OF LOT 100 OF SAID PLAT OF PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, A DISTANCE OF 120.00 FEET; THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH PARCEL G OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE BEARING S 26°25'09" E, A DISTANCE OF 145.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 89° 35' 31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE BEARING S 63°10'22" W, A DISTANCE OF 59.65 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 11° 21' 14", A DISTANCE OF 164.48 FEET TO A NON TANGENT POINT; THENCE BEARING S 15°28'25" E, A DISTANCE

OF 120.00 FEET ; THENCE BEARING N 60°24'37" W, A DISTANCE OF 35.39 FEET; THENCE BEARING N 15°20'51" W, A DISTANCE OF 229.70 FEET TO A POINT OF CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17 FEET TO A POINT OF TANGENCY; THENCE BEARING N 29°39'01" E, A DISTANCE OF 41.43 FEET; THENCE BEARING S 60°20'59" E, A DISTANCE OF 120.00 FEET; THENCE BEARING N 29°39'01" E , A DISTANCE OF 125.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N 32°03'04" W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S 36°13'06" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE BEARING S 57°56'56" W, A DISTANCE OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50° 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE BEARING S 7°35'15" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40", A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S 29°39'01" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THE FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F; THENCE BEARING S 27°03'49" E, A DISTANCE OF 47.98 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG CHORD BEARS S 10°33'07" E, A DISTANCE OF 49.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 15°20'51" E, A DISTANCE OF 101.58 FEET; THENCE BEARING N 74°39'09" E, A DISTANCE OF 120.00 FEET; THENCE BEARING S 15°20'51" E, A DISTANCE OF 123.20 FEET; THENCE BEARING S 31°59'54" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 2.78 FEET; THENCE BEARING N 10°39'21" W, A DISTANCE OF 120.00 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 198.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33", A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 13° 25' 03", AND WHOSE LONG CHORD BEARS S 62°03'32" W, A DISTANCE OF 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57' 22", AND WHOSE LONG CHORD BEARS S 62°51'58" W, A DISTANCE OF 54.64 FEET TO A POINT OF TANGENCY; THENCE BEARING S 79°20'39" W, A DISTANCE OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE BEARING S 10°39'21" E, A DISTANCE OF 276.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14 FEET; THENCE BEARING N 79°20'39 E, A DISTANCE OF 41.31 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86 FEET TO A POINT OF TANGENCY; THENCE BEARING N 79°20'39" E, A DISTANCE OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE BEARING N 63°10'22" E, A DISTANCE OF 59.65 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B , HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88° 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE BEARING S 64°45'03" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, A DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 550.00 FEET, A DELTA ANGLE OF 01° 10' 12", AND WHOSE LONG CHORD BEARS N 25°50'03" W, A DISTANCE OF 11.23 FEET TO A POINT OF TANGENCY; THENCE BEARING N 26°25'09" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 151.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE OF 03° 12' 12", A DISTANCE OF 48.92 TO A NON TANGENT POINT; THENCE BEARING N 83°28'54" E ALONG THE NORTH LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B , A DISTANCE OF 373.56 FEET; THENCE BEARING N 6°31'06" W ALONG EAST LINE OF LOTS 40A - 44A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT , A DISTANCE OF 300.00 FEET; THENCE BEARING S 83°28'54" W ALONG THE NORTH LINE OF LOTS 36A - 40A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 383.90 FEET; THENCE BEARING S 6°31'06" E ALONG THE WEST LINE OF SAID LOT 36A, A DISTANCE OF 125.00 FEET; THENCE BEARING N 53°15'08" W, A DISTANCE OF 34.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE AND A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE OF 13° 27' 40", AND WHOSE LONG CHORD BEARS N 3°15'19" W, A DISTANCE OF 205.57 FEET TO A NON TANGENT POINT; THENCE BEARING S 86°31'29" E ALONG THE SOUTH LINE OF LOT 35A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 125.00 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALSO BEING ALONG THE EAST LINE OF LOTS 28A - 35 A OF SAID PLAT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 31° 37' 38" AND WHOSE LONG CHORD BEARS N 19°17'21 E, A DISTANCE OF 414.00 FEET TO A POINT OF TANGENCY; THENCE BEARING N 35°06'10" E ALONG THE EASTERLY LINE OF SAID LOT 28A, A DISTANCE OF 26.84 FEET; THENCE BEARING N 54°53'50" W ALONG THE NORTHERLY LINE OF SAID LOT 28A, A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE; THENCE BEARING N 35°06'10 E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 41.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 11° 42' 39", A DISTANCE OF 143.08 FEET TO A POINT OF INTERSECTION WITH PARCELS H AND K OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE; THE FOLLOWING SEVENTEEN COURSES BEING COINCIDENT WITH SAID PARCELS H AND K; THENCE BEARING S 26°04'52" E, A DISTANCE OF 19.58 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 20° 35' 32", A DISTANCE OF 32.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 47° 28' 58", A DISTANCE

OF 12.43 FEET TO A POINT OF TANGENCY; THENCE BEARING S 0°48'34 W, A DISTANCE OF 15.15 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 77° 39' 38", A DISTANCE OF 101.66 FEET TO A POINT OF TANGENCY; THENCE BEARING S 76°51'04" E, A DISTANCE OF 40.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 88° 26' 29", A DISTANCE OF 69.46 FEET TO A POINT OF TANGENCY; THENCE BEARING N 14°42'28" E, A DISTANCE OF 49.80 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 53° 54' 16", A DISTANCE OF 14.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 67° 46' 58", A DISTANCE OF 65.07 FEET TO A POINT OF TANGENCY; THENCE BEARING N 0°49'46" E, A DISTANCE OF 70.22 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 91° 23' 26", A DISTANCE OF 95.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 65° 02' 09", A DISTANCE OF 17.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 27° 15' 43", A DISTANCE OF 21.41 FEET TO A POINT OF TANGENCY; THENCE BEARING N 52°47'14" W, A DISTANCE OF 18.68 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 65° 47' 42", A DISTANCE OF 80.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 61°25'04" W, A DISTANCE OF 19.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A AND ALSO BEING AT A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 27° 30' 37", AND WHOSE LONG CHORD BEARS N 3°23'04" W, A DISTANCE OF 336.10 FEET TO A POINT OF TANGENCY; THENCE BEARING N 17°08'23" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 04° 27' 49", A DISTANCE OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING N 68°23'48" E ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT , A DISTANCE OF 125.00 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT , HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 07° 31' 38", AND WHOSE LONG CHORD BEARS N 25°22'01" W, A DISTANCE OF 124.81 FEET; THENCE BEARING S 89°10'14" E DEPARTING SAID LOT LINES, A DISTANCE OF 238.73 FEET TO THE EAST LINE OF PARCEL K OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A; THENCE BEARING S 0°49'46" W ALONG THE EAST LINE OF SAID PARCEL K AND EAST LINE OF PARCEL F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, A DISTANCE OF 2850.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THE FOLLOWING FOUR COURSES BEING ALONG THE SOUTHERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THENCE BEARING S 42°45'29" W, A DISTANCE OF 27.55 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1780.07 FEET, A DELTA ANGLE OF 47° 39' 26", A DISTANCE OF 1480.62 FEET TO A POINT OF TANGENCY; THENCE BEARING N 89°35'05" W, A DISTANCE OF 365.32 FEET, A DISTANCE OF 540.00 FEET, A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE BEARING N 0°24'55" E ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 385.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 36° 05' 05", A DISTANCE OF 340.09 FEET TO A POINT OF TANGENCY; THENCE BEARING N 36°30'00" E ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 294.66 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 17° 01' 59", A DISTANCE OF 875.50 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 41° 28' 01" AND WHOSE LONG CHORD BEARS N 1°16'00" W, A DISTANCE OF 2131.40 FEET TO A POINT OF TANGENCY; THENCE BEARING N 22°00'00" W ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 571.55 FEET THE TO THE POINT OF BEGINNING.

CONTAINING 65.45 ACRES MORE OR LESS.



Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants

1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com

Lic# LC-C000239

Winding Trails  
Legal Description

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16

August 22, 2016 11:16:52 a.m.  
Drawing: 15-0201\_MP\_DWG



Exhibit B – Proposed Future Land Use Map (FLUM)

Land Use Element  
Map No. 1

Residential

- A 1 du/10 ac (5 ac of record in this category are buildable as per policy 1.4.4 Land Use Element of the Comprehensive Plan)
- B 0.1 du/ac - 1.0 du/ac
- B 0.1 du/ac - 1.0 du/ac (no development order)
- C 1.01 du/ac - 3.0 du/ac
- C 1.01 du/ac - 3.0 du/ac (limited to 2 du/ac)
- D 3.01 du/ac - 5.0 du/ac
- E 5.01 du/ac - 8.0 du/ac
- F 8.01 du/ac - 12.0 du/ac
- G 12.01 du/ac - 18.0 du/ac
- H 18.01 du/ac - 22.0 du/ac

NOTE: Specific dwelling unit counts are fixed on parcel by parcel basis as per the attached chart titled "Village of Wellington Existing and Future Residential Land Use Chart" that is hereby adopted as part of the Future Land Use Map. Requests for additional units beyond the amounts listed in the chart will require a land use plan amendment.

Non-Residential

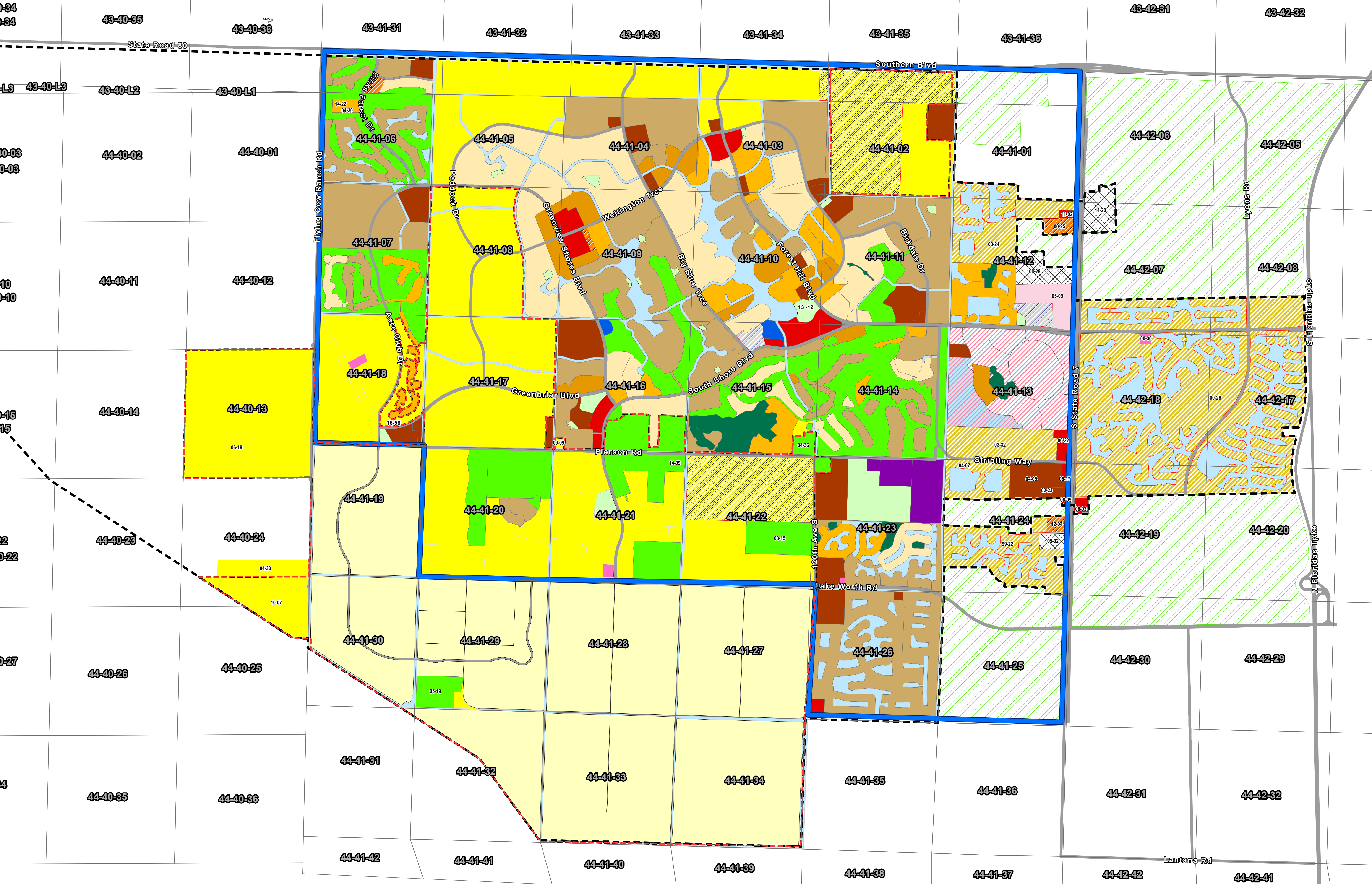
- Commercial Recreation
- Conservation
- Parks

Commercial

- Neighborhood Commercial
- Community Commercial
- Office Commercial
- Medical Commercial
- Regional Commercial/LSMU

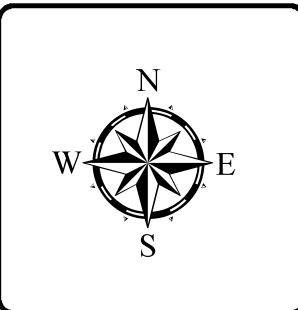
NOTE: For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol. Appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measures in Policy LU 1.3.17, that affix the LSMU designation. The allowable land uses may be allocated anywhere within the subject site in accordance with the project's master development plan as opposed to conforming to the land use map depiction.

- Mix Use
- Institutional/ Public Facilities/Utilities
- Industrial
- Major Roads
- Major Water Bodies
- Future Annexation Areas
- Equestrian Overlay Zoning District
- Urban Service Boundary
- Wellington



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1408 Ticket Number	SHEET NO.	DATE	8/30/2016
	DRAWN	Christian Nakotey	
	SCALE	1 inch = 1,800 feet	
	REQUESTED	Planning & Zoning	
	FILENAME	FutureLandUseXtian	



Wellington 2020  
Future Land Use

August 31, 2010 - Ordinance 2010-09

DATE	ORD.	NAME
01/19/99	99-01	COMPREHENSIVE PLAN
12/14/99	99-22	VERSAILLES
11/14/00	00-24	BLACK DIAMOND
11/14/00	00-25	CHING
11/14/00	00-26	MINTO
12/12/00	00-30	KOBOSKOS
09/10/02	02-23	LIFE CHURCH
11/18/03	03-15	ISLA CARROL

DATE	ORD.	NAME
08/24/04	04-36	BLACKWATCH STABLES
10/26/04	03-17	COMMONS AT WELLINGTON
10/26/04	03-32	LANIER
10/26/04	04-05	K PARK
10/26/04	04-07	OAKMONT ESTATES
10/26/04	04-08	PALOMINO EXECUTIVE PARK
10/26/04	04-28	VILLAGE PROFESSIONAL CENTER
10/26/04	04-33	MICKELSON PROPERTY

DATE	ORD.	NAME
11/23/04	04-30	BINKS FOREST DRIVING RANGE
06/28/05	05-06	IORIZZO
03/07/06	06-09	PALOMINO EXECUTIVE PARK
05/23/06	05-02	WELLINGTON PARK
05/23/06	05-09	WELLINGTON REGIONAL MEDICAL CENTER
10/24/06	06-17	K PARK COMMERCIAL SITE
12/12/06	06-18	RUSTIC RANCHES LPA
05/22/07	06-22	VILLAGE GREEN CENTER

DATE	ORD.	NAME
10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER
03/04/08	08-03	WELLINGTON DESIGN CENTER
04/22/08	08-07	MYSTIC EQUESTRIAN
05/27/08	08-09	WHITE HORSE FINANCIAL
09/15/09	09-09	MYSTIC EQUESTRIAN
08/31/10	10-07	MCCARTHY PROPERTY
04/10/12	11-02	IORIZZO (CPTA)
04/10/12	12-04	PALOMINO EXECUTIVE PARK (CPTA)

DATE	ORD.	NAME
10/09/12	12-10	WELLINGTON CHARTER (CPTA)
04/09/13	13-04	VILLAGE GREEN CENTER- PDQ (CPTA)
02/25/14	13-12	VILLAGE HALL SITE
05/13/14	14-09	PALM BEACH EQUINE SPORTS COMPLEX
09/23/14	14-20	ISLA VERDE MIXED (CPTA)
11/11/14	14-22	BINKS POINTE
TBD	16-16	WINDING TRAILS

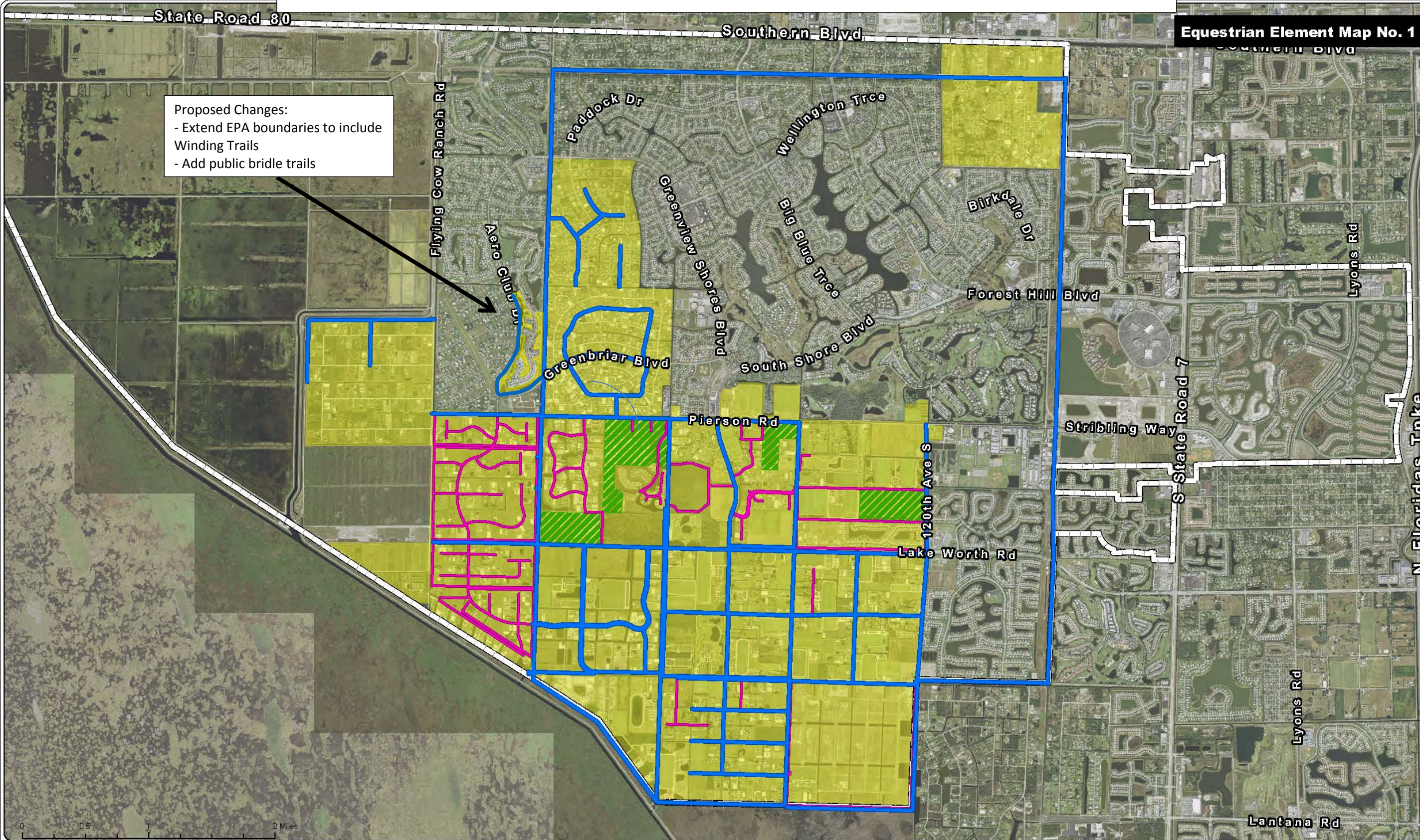




Exhibit C – Proposed Equestrian Trails Master Plan within the Equestrian Preservation Element

Equestrian Element Map No. 1

Proposed Changes:  
- Extend EPA boundaries to include Winding Trails  
- Add public bridle trails



Copyright 2010 - City of Wellington  
The data is provided "as is" without guarantee of accuracy, the fitness or completeness of the data is not warranted. The City of Wellington is not responsible for any errors or omissions in the data. The data is not intended to be used for any purpose other than the intended purpose. The City of Wellington is not responsible for any errors or omissions in the data. The data is not intended to be used for any purpose other than the intended purpose.

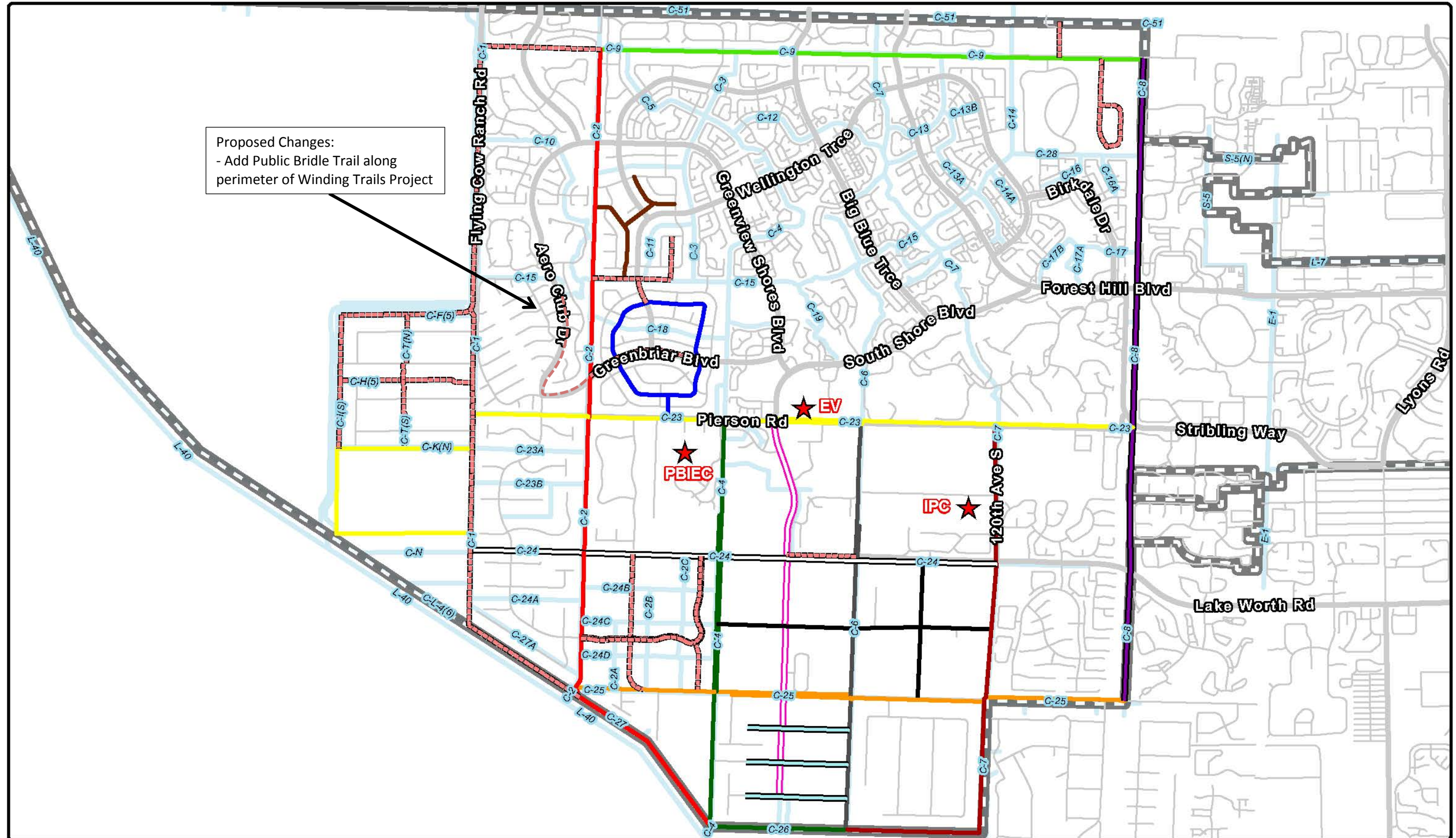
Adopted by  
Ordinance 2012-07

Date: 11/16/2010

- Private Trails
- Public Trails
- Major Equine Destination
- Equestrian Preserve Area
- Wellington



# Exhibit D – Proposed Equestrian Circulation Plan within the Equestrian Preservation Element



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000000	SHEET NO.	DATE
1	1	1/22/2015
1	DRAWN	Christian Nakoley
1	SCALE	1 in. = 1 mile
1	DESIGNED	Mike O'Dell
1	FILE NAME	Trail_Map_MOCChanges11X17



## Equestrian Circulation Plan- Existing & Currently Planned Elements

Black Trail	Brown Trail	Green Trail	Pink Trail	White Trail	Public Trails
Blue Trail	Dark Green Trail	Light Blue Trail	Purple Trail	Yellow Trail	Canals
Brick Red Trail	Gray Trail	Orange Trail	Red Trail	Gray Trail	Minor Streets
					Major Streets
					Village Boundary
					Major Equestrian Destinations





## **Exhibit E – Proposed ZTA Changes to Section 6.10. of the LDRs, Equestrian Overlay Zoning District (EOZD)**

*Section 6.10.4 of Wellington's Land Development Regulations Proposed Amendments*  
*[strike-through formatted text is to be deleted; underline formatted text is to be added]:*

### **Sec. 6.10.4. - Subareas Established.**

For the purposes of this Article, the following subareas are established and shall be so indicated on the Official Zoning Map of the Village of Wellington:

- A. **Subarea A.** Subarea A, generally consisting of Section 2, Township 44S, Range 41E and Section 35, Township 43S, Range 41E, including the area described as "Palm Beach Little Ranches" and "Palm Beach Little Ranches East."
- B. **Subarea B.** Subarea B, generally consisting of those portions of the Wellington PUD located in Sections 8 and 17, Township 44S, Range 41E, including the developments known as Saddle Trail Park and Paddock Park No. 2 and Parcel "H", Greenview Shores No. 2 of Wellington—(P.U.D.), according to the Plat thereof, as recorded in Plat Book 31, Pages 120—136, of the Public Records of Palm Beach County, Florida.
- C. **Subarea C.** Subarea C, generally consisting of Sections 19, 27, 28, 29, 30, 32, 33, and 34, Township 4S, Range 41E and Section 25, Township 44S, Range 40E, located south of Lake Worth Road and west of 120<sup>th</sup> Avenue, including all of Palm Beach Point and that portion of the Orange Point PUD located in Section 34.
- D. **Subarea D.** Subarea D, generally consisting of portions of Sections 15 and 16 and Sections 20, 21, and 22, Township 44S, Range 41E, including the Wellington Country Place PUD and the Equestrian Club PUD.
- E. **Subarea E.** Subarea E generally consisting of Section 13, Township 44S, Range 40E; commonly known as "Rustic Ranches."
- F. **Subarea F.** Subarea F generally consisting of portions of Section 18, Township 44S, Range 41E, commonly known as "Winding Trails" of The Landings at Wellington PUD.

*Section 6.10.6 of Wellington's Land Development Regulations Proposed Amendments*  
*[strike-through formatted text is to be deleted; underline formatted text is to be added]:*

### **Sec. 6.10.6. - Development Standards.**



Minimum setbacks and other development standards for principal and accessory uses within the Equestrian Preservation Areas are established in Table A.

**A. Minimum Setbacks.**

1. Measurement. All setbacks shall be measured from property lines or from right-of-way easement lines in those subdivisions without dedicated or platted rights-of-way.
2. Exemptions. Excluding dressage walls, there are no required setbacks for equestrian amenities.

**Table A. Minimum Setbacks for Principal and Accessory Uses**

Setback	Minimum Setback for Principal Structures (1)		Minimum Setback for Accessory Structures	
	All Equestrian Areas	Exceptions (See Notes)	Conforming Lots	Nonconforming Lots/ <u>Exceptions</u>
Front	100 Feet	50 Feet (2) 25 Feet (3) <u>50 Feet (6)</u>	100 Feet	100 Feet <u>55 Feet (7)</u> <u>20 Feet (8)</u> <u>30 Feet (9)</u>
Side, Interior	50 Feet	25 Feet (2) 25 Feet (3) <u>50 Feet (6)</u>	25 Feet	15 Feet <u>10 Feet (7)</u> <u>20 Feet (8)</u> <u>30 Feet (9)</u>
Side, Corner	80 Feet	50 Feet (2) 25 Feet (3) <u>50 Feet (6)</u>	25 Feet	25 Feet <u>10 Feet (7)</u> <u>20 Feet (8)</u> <u>30 Feet (9)</u>
Rear	100 Feet	25 Feet (2) 25 Feet (4) 15 Feet (5) <u>10 Feet (6)</u>	25 Feet	15 Feet <u>10 Feet (7)</u> <u>20 Feet (8)</u> <u>30 Feet (9)</u>
<u>Residential Lot</u>	-	<u>50 Feet (6)</u>	-	<u>50 Feet (8)</u> <u>50 Feet (9)</u>

Notes and Additional Standards for Affected Setbacks:

- (1) Single-family dwellings, barns, stables, covered arenas and similar structures are always considered a principal use.
- (2) Setback for Little Ranches No. 2 and Little Ranches East.
- (3) Setback for Paddock Park II and Saddle Trail Park and Mystic Equestrian.



- (4) Setback for barns in Paddock Park II and Saddle Trail Park and Mystic Equestrian.
- (5) Setback for dwellings in Paddock Park II and Saddle Trail Park and Mystic Equestrian.
- (6) Setback for dwellings and barns in Winding Trails.
- (7) Setback for accessory structures in Winding Trails.
- (8) Setback for riding ring, paddock and practice fields in Winding Trails.
- (9) Setback for manure bin in Winding Trails.

**B. Development Standards.** All development in the Equestrian Preservation Areas shall comply with the Development Standards set forth in Table B.

**Table B. Development Standards for Principal and Accessory Uses**

Development Standard	Minimum Dimension or Standard
Minimum Lot Width	300 feet, or as otherwise provided in a current, valid development order. <u>250 feet (1)</u>
Minimum Lot Depth	300 feet, or as otherwise provided in a current, valid development order. <u>100 feet (2)</u>
Maximum Floor Area Ratio	20%, or as otherwise provided in a current, valid development order or as otherwise provided in the Future Land Use Element of the Comprehensive Plan.
Maximum Building Height	35 feet <u>(3)</u>
Maximum Lot Coverage	20%, or as otherwise provided in a current, valid development order.

Notes and Additional Standards:

- (1) Minimum lot width for Subarea F, Winding Trails
- (2) Minimum lot depth for Subarea F, Winding Trails.
- (3) Subarea F shall have a maximum of two (2) stories.

*Section 6.10.8 of Wellington's Land Development Regulations Proposed Amendments*  
~~[strike-through formatted text is to be deleted;~~ underline ~~formatted text is to be added]:~~

**Sec. 6.10.8. - Maximum Density and Minimum Lot Size.**

Maximum density and minimum lot size requirements for property within the Equestrian Preservation Areas are established in Table D.



**Table D. Maximum Density and Minimum Lot Size Requirements**

Subarea	Maximum Density	Minimum Lot Size	Cluster Development
A	0.2 Dwelling Units per Acre	5 Acres	Prohibited
B	0.5 Dwelling Units per Acre	1 Acre	Prohibited
C	0.1 Dwelling Units per Acre	10 Acres	Prohibited
D	0.5 Dwelling Units per Acre	2 <sup>1</sup> Acres	Permitted
E	0.2 Dwelling Units per Acre	5 Acres	Prohibited
<u>E</u>	<u>0.5 Dwelling Units per Acre</u>	<u>2 Acres</u>	<u>Prohibited</u>

**Note**

1. In a cluster development minimum lot size is 0.33 acres provided that overall density of the cluster development shall be not more than one unit per two acres.

*Section 6.10.6.D of Wellington's Land Development Regulations Proposed Amendments [~~strike-through~~ formatted text is to be deleted; underline formatted text is to be added]:*

**D. Use of Tents as Temporary Stalls.** The use of tents as temporary stalls shall comply with the standards listed below:

1. Tents Prohibited. After June 1, 2003, tents shall not be permitted in Subarea A, Subarea F and the residential-developed areas of Subareas B and D, except in conjunction with the construction of a barn or stable. Any such temporary tent shall be removed within ten (10) working days of the issuance of a certificate of occupancy for the barn or stable.
2. Tents Permitted. Tents are permitted in all areas not excluded in Section 6.10.9.D.1 above, subject to obtaining a Seasonal Equestrian Use permit for temporary stables as provided in Article 5, Chapter 7, Section 5.7 of these land development regulations.
  - a. Tents Permitted During Construction. Tents may be permitted, for a period not to exceed twenty-four (24) months, during the period when a building permit for a permanent barn or stable has been issued and construction is actively proceeding. The Planning and Zoning Manager may extend the period during which a tent is permitted by a period of time not to exceed twelve (12) months, based upon active and ongoing construction of the permanent stable.
  - b. Removal. Any tents shall be removed within two (2) weeks of receipt of a certificate of occupancy or revocation of building permit.
3. Temporary Suspension of the Prohibition of Tents as Temporary Stalls after a Declared Natural Disaster. If Wellington is within an area declared by the Governor as a natural disaster area or as authorized by the Village Council, the prohibition of tents within all subareas of the EOZD may be temporarily suspended. A property owner must apply for a Special Permit and comply with the following regulations:



- a. A Natural Disaster is defined as a major adverse event resulting from natural processes of the earth including floods, hurricanes, tornados, brush fires, lightning, or similar event.
- b. The damage must be a result of a natural disaster or emergency which activates Emergency Operations Level 1 - Full Scale Activation of the Emergency Response Team by the Governor and/or Village Manager.
- c. The special permit requirements set forth in Article 5, Chapter 7, except Section 5.7.5, shall be met prior to the erection of a temporary tent.
- d. The Special Permit issued due to a natural disaster or emergency shall be issued only after the Village Building Official determines there is substantial damage to an existing barn or stable structure as a result of the natural disaster that warrants the use of a temporary tent as a stable.
- e. A temporary tent for stabling may be permitted, for a period not to exceed twenty-four (24) months, during the period when a building permit for replacement of a permanent barn/stable or repair of barn/stable due to damage caused by a natural disaster has been applied for and/or issued and construction is actively proceeding. The special permit may be extended up to six (6) months based on active and ongoing construction/repair. The temporary tent must be removed within two (2) weeks of issuance of certificate of occupancy, special permit expiration, or building permit revocation, whichever occurs first.
- f. The temporary tent shall not include more stalls or greater square footage than the permanent stable that was deemed uninhabitable.
- g. Once the temporary tent permit is issued, the damaged stable or barn shall not be utilized until the permanent structure receives a Certificate of Occupancy or final inspection.

*Section 6.10.6.G of Wellington's Land Development Regulations Proposed Amendments [~~strike-through~~ formatted text is to be deleted; underline formatted text is to be added]:*

**G. Stalls per acre.**

- 1. Within Subarea B, stables shall contain no more than four (4) stalls per acre.
- 2. Within Subarea F, stables shall contain no more than four (4) stall per acre with a maximum of 12 stall per lot.

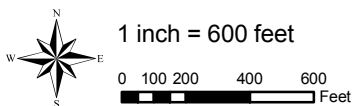
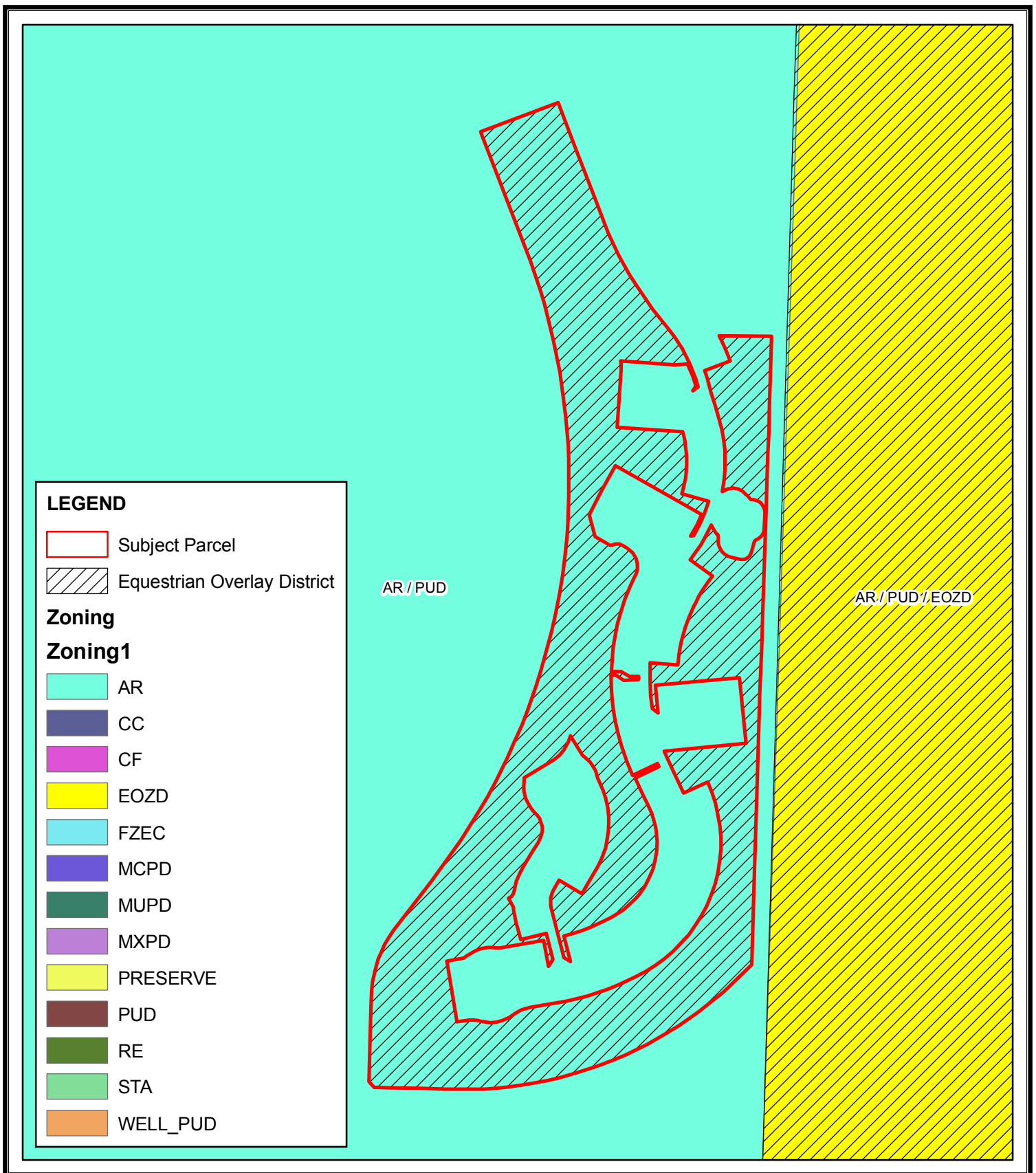
*Section 6.10.6.I of Wellington's Land Development Regulations Proposed Amendments [~~strike-through~~ formatted text is to be deleted; underline formatted text is to be added]:*



## **I. Equestrian Arenas, Covered.**

1. Setbacks. Setbacks for roofed equestrian arenas shall comply with the requirements of Table A.
2. Measurement of Setbacks. Setbacks shall be measured from property line or edge of roadway easement, as applicable.
3. Design. A roofed equestrian arena shall be constructed in a manner consistent with the architectural style, color, and materials of the principal structure.
4. Covered Arenas shall not be permitted within Subarea F.





*Winding Trails*  
*Proposed Zoning Map*  
*Wellington, FL*





SITE DATA

SITE DATA	
EXISTING ZONING	RE/PUD
LAND USE DESIGNATION	LR 1
TOTAL LOT AREA	1693 AC
GROSS DENSITY	1.06 DU / AC
TOTAL UNITS	1794
1 AC LOTS	259
1/2 AC LOTS	445
1/4 AC LOTS	472
DETACHED DESIGN CLUSTER	98
PATIO HOME (ZLL)	185
TOWNHOUSE / ZLL	200
SINGLE FAMILY	54
MULTI-FAMILY (OR)	90

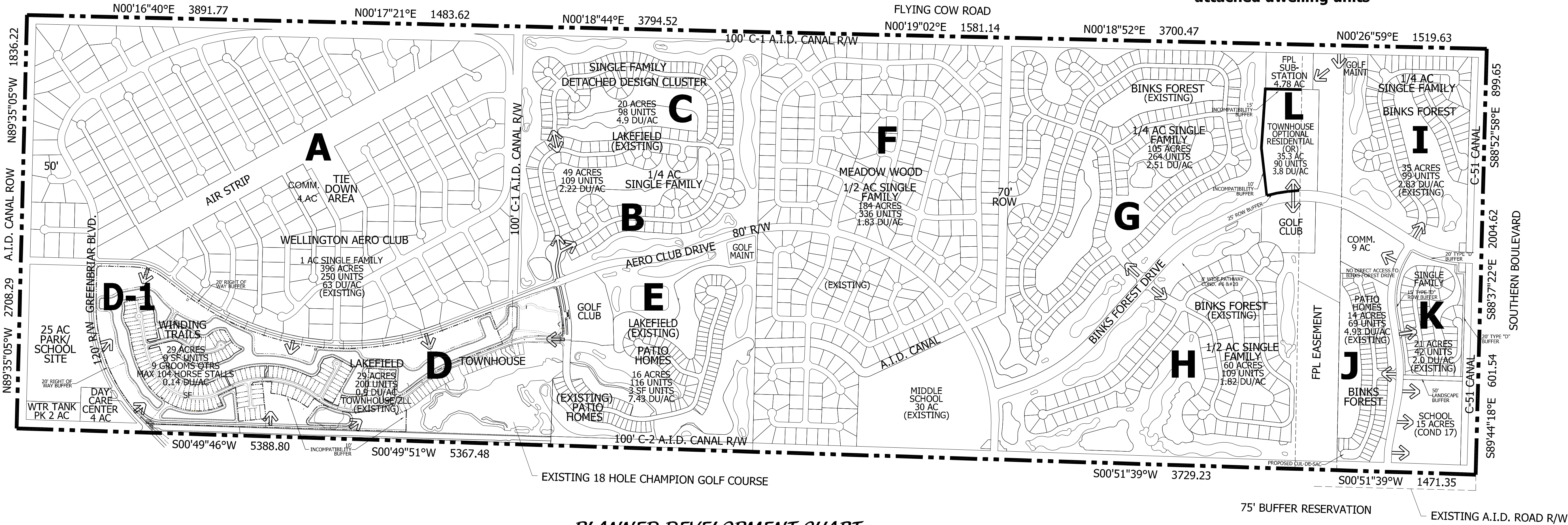
SITE AREA BREAKDOWN

SITE AREA BREAKDOWN TABULAR		
RESIDENTIAL	972.72	55
COMMERCIAL	13	0.8
SCHOOLS (INSTITUTIONAL)	60	4
GOLF COURSES (RECREATIONAL)	285.28	18
(EXCLUDES LAKE AREA IN GOLF COURSE)		
PARK / CIVIC USES	19	1
(INCLUDES 2 AC WATER TANK SITE)		
LANDING STRIP, SERVICE & TIE DOWN AREA	35	2
DAY CARE	4	1
LAKES / CANALS	207.08	12
MAJOR ROAD R/W	54.00	3
FPL SITE / EASEMENT	43	3
TOTAL	1693.08	100

Exhibit G - The Landings at Wellington PUD  
Master Plan (Proposed)

NOTE:  
THE ENTIRE BOUNDARY OF THE LANDINGS AT WELLINGTON PUD IS SURROUNDED BY CANALS GREATER THAN 50' IN WIDTH AND THEREFORE NO BOUNDARY BUFFERS HAVE BEEN PROVIDED WITH THE EXCEPTION OF POD K.

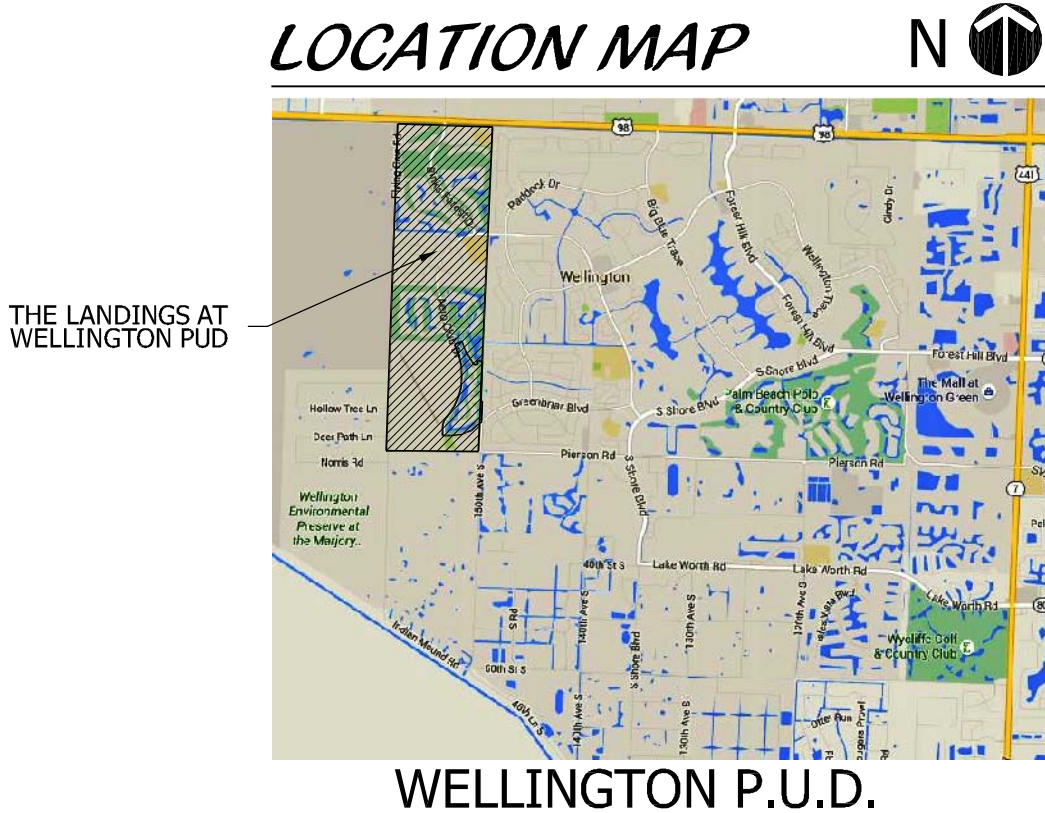
Pod L - Driving range  
converted to 90 Multi-family,  
attached dwelling units



PLANNED DEVELOPMENT CHART

PLANNED DEVELOPMENT TABULAR DARA															
POD TYPE AND NAME	ACRE	LATEST BCC UNIT APPROVAL	1995 DRC APPROVAL				2013 APPROVAL				PROPOSED AMENDMENT				CHANGE
			TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS	
OR GROSS FLOOR AREA				OR GROSS FLOOR AREA				OR GROSS FLOOR AREA							
A	396	250	SF	251	0.63	DH	SF	250	0.63	DH	SF	250	0.63	DH	0
B	49	109	SF	109	2.22	DH	SF	109	2.22	DH	SF	109	2.22	DH	0
C	20	98	DDC	98	4.9	DH	DDC	98	4.9	DH	DDC	98	4.9	DH	0
D	29	TH 58 ZLL 142	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	0
D-1	29	-	-	-	-	-	-	-	-	-	SF/GQ	9 SF / 9 GQ 104 STALLS	0.31	AH	+9 SF / 9 GQ 104 STALLS
E	16	116 ZLL 3 SF	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	7.43	DH	0
F	184	336	SF	336	1.83	DH	SF	336	1.83	DH	SF	336	1.83	DH	0
G	105	264	SF	264	2.51	DH	SF	264	2.51	DH	SF	264	2.51	DH	0
H	60	109	SF	109	1.82	DH	SF	109	1.82	DH	SF	109	1.82	DH	0
I	35	99	SF	99	2.83	DH	SF	99	2.83	DH	SF	99	2.83	DH	0
J	14	69	ZLL	69	4.93	DH	ZLL	69	4.93	DH	ZLL	69	4.93	DH	0
K	21	42	SF	42	2.0	DH	SF	42	2	DH	SF	42	2	DH	0
L	15	90	DRIVING RANGE				MF	90	5.8	AH	MF	90	5.8	AH	0
TOTAL	973	1785		1696				1785				1794			+9

LOCATION MAP

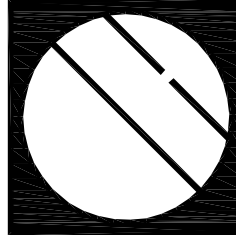


REVISED MASTER PLAN  
THE LANDINGS AT WELLINGTON P.U.D.

PROJECT TEAM

<b>OWNER/CLIENT:</b> W&W EQUESTRIAN CLUB LLC 12180 S. SHORE BLVD 104 WELLINGTON FL 33414	<b>ARCHITECT:</b> RICHARD BARNES ARCH. DESIGN SERVICES LLC 1807 EAST TERRACE DRIVE LAKE WORTH, FL 33460	<b>TRAFFIC CONSULTANT:</b> KIMLEY HORN & ASSOCIATES 1920 WEKIVA WAY, SUITE 200 WEST PALM BEACH, FL 33411 561.845.0665
<b>LANDSCAPE ARCHITECT/PLANNER:</b> COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336	<b>LEGAL:</b> LEWIS LONGMAN & WALKER 515 NORTH FLAGLER DRIVE, SUITE 1500 WEST PALM BEACH, FL 33401 561.640.8202	
<b>SURVEYOR/ENGINEER:</b> MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BOULEVARD, SUITE 206 WEST PALM BEACH, FL 33406 561.968.0080	<b>LEGAL:</b> DEREK A. SCHWARTZ, ESQ. 4755 TECHNOLOGY WAY, SUITE 205 BOCA RATON, FL 33431 561.981.8089	

**PETITION NUMBER: 1997-10 MPI & 1997-10 DOA2**  
12-20-07 - REVISIONS IN ACCORDANCE WITH R-2004-153  
CONVERT 15 ACRES OF BINKS FOREST GOLF COURSE (ABANDONED DRIVING RANGE) TO A RESIDENTIAL POD (POD L) WITH 90 MULTI-FAMILY, CONDO OWNERSHIP, ATTACHED DWELLING UNITS, UPDATE SITE DATA AND TABULAR DATA TO INCLUDE NEW POD L.  
IDENTIFY THE PROPOSED ENTRY INTO POD L.  
IDENTIFY THE EXISTING ENTRY INTO THE GOLF CLUB.  
RELOCATE GOLF MAINTENANCE FROM EAST OF THE FPL SUBSTATION TO NORTH OF THE FPL SUBSTATION.  
IDENTIFY THE CORRECT LOCATION OF THE EXISTING ENTRY INTO THE FPL SUBSTATION FROM FLYING COW ROAD.  
**PETITION NUMBER: 2013-61 CPA2 & MPA2 (ORD 2014-22 & R-2014-27)**  
03-06-14 - REVISIONS  
CHANGE 0.26 AC LAND USE FROM CR TO RES E (NO ADDITIONAL UNITS).  
UPDATE SITE AREA DENSITY TO INCLUDE ADDITIONAL 0.26 AC.  
06-05-14 - REVISIONS  
ADDED OR OVERLAY  
**PETITION NUMBER: 2016-023 MPA3 & 2016-021 CPA3**  
07-06-16 - REVISIONS  
CHANGE EXISTING 18 HOLE EXECUTIVE GOLF COURSE TO NINE (9) EQUESTRIAN ESTATE LOTS

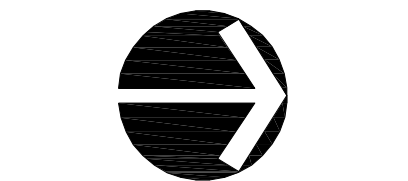


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The Landings at Wellington PUD  
Master Plan

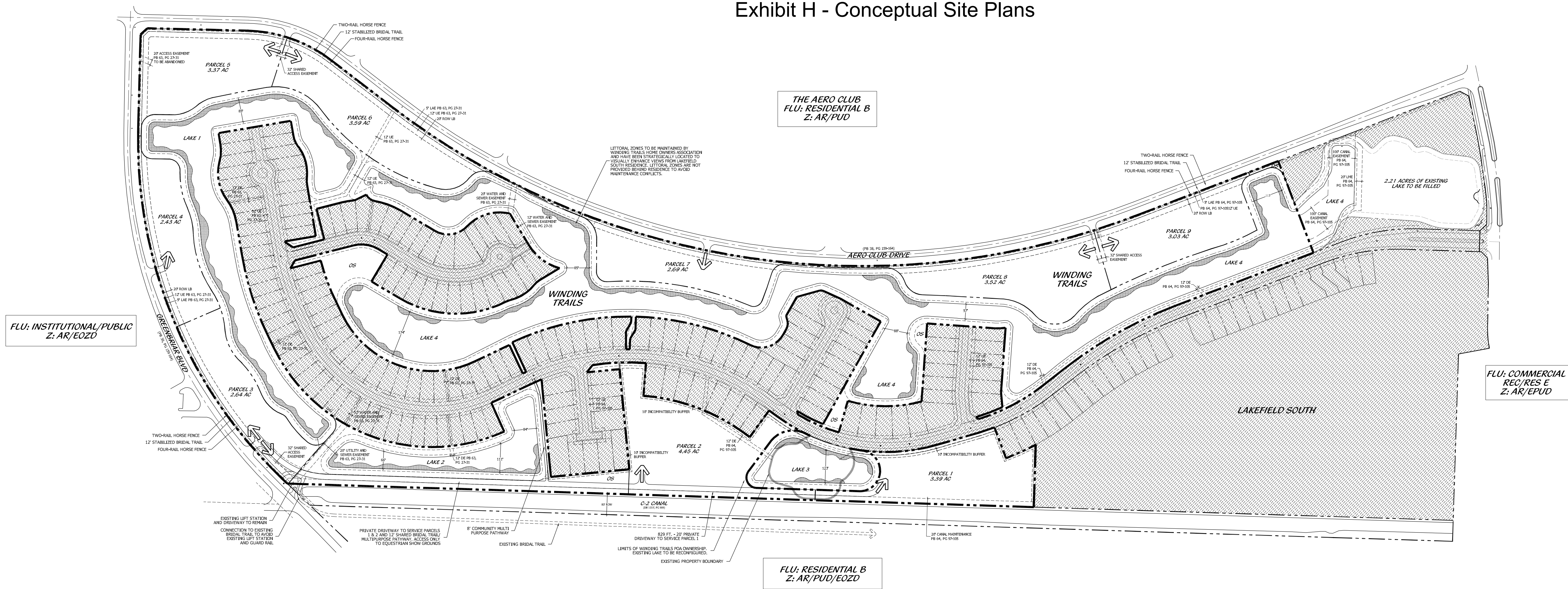
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DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16



Scale: 1" = 600'  
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Drawing: 15-0201\_MP\_DWG



Exhibit H - Conceptual Site Plans



SITE DATA

PROJECT NAME	WINDING TRAILS	
RANGE 41, TOWNSHIP 44, SECTION 18/07		
PROPERTY CONTROL NUMBERS	73-41-44-18-03-004-0000 73-41-44-18-03-005-0000 73-41-44-07-007-0005-0010 73-41-44-18-03-004-0010 73-41-44-07-07-010-0020	
PETITION NUMBER	16-61 (2016-016 SP6)	
FUTURE LAND USE ZONING	RESIDENTIAL B / EPA AR / PUD / EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)	
SUBAREA	SUBAREA F	
SITE AREA	SF 2,851,182.54	AC 65.45
PARCEL DATA	SF	AC
PARCEL 1	147,615	3.39
PARCEL 2	194,038	4.45
PARCEL 3	114,929	2.64
PARCEL 4	105,761	2.43
PARCEL 5	146,788	3.37
PARCEL 6	156,174	3.59
PARCEL 7	117,175	2.69
PARCEL 8	153,339	3.52
PARCEL 9	132,150	3.03
SUBTOTAL	1,267,969	29.11
LAKE 1	201,901	4.64
LAKE 2	77,608	1.78
LAKE 3	53,300	1.22
LAKE 4	630,407	14.47
LAKE SUBTOTAL	963,216	22.11
GREENSPACE/LME	619,998	14.23
SUBTOTAL	619,998	14.23
TOTAL	2,851,183	65.45
BUILDING DATA	2	STORIES
NUMBER OF STORIES	35	FEET
MAXIMUM BUILDING HEIGHT	4 STALLS / AC	MAX 12 STALLS
TYPICAL BARN	9	UNITS
GROOM'S QUARTERS		
DWELLING UNITS	9	UNITS
PROPOSED DWELLING UNITS		
PARKING DATA	NO. STALLS	REQ.*
PARCEL 1	12	17
PARCEL 2	12	24
PARCEL 3	11	11
PARCEL 4	10	26
PARCEL 5	12	28
PARCEL 6	12	18
PARCEL 7	11	22
PARCEL 8	12	29
PARCEL 9	12	29

PROPERTY DEVELOPMENT REGULATIONS

SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	N/A	N/A	N/A	N/A
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

\* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 12 STALLS PER LOT

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS ON AERO CLUB DRIVE AND GREENBRIAR BOULEVARD PER FDOT REQUIREMENTS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTD DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

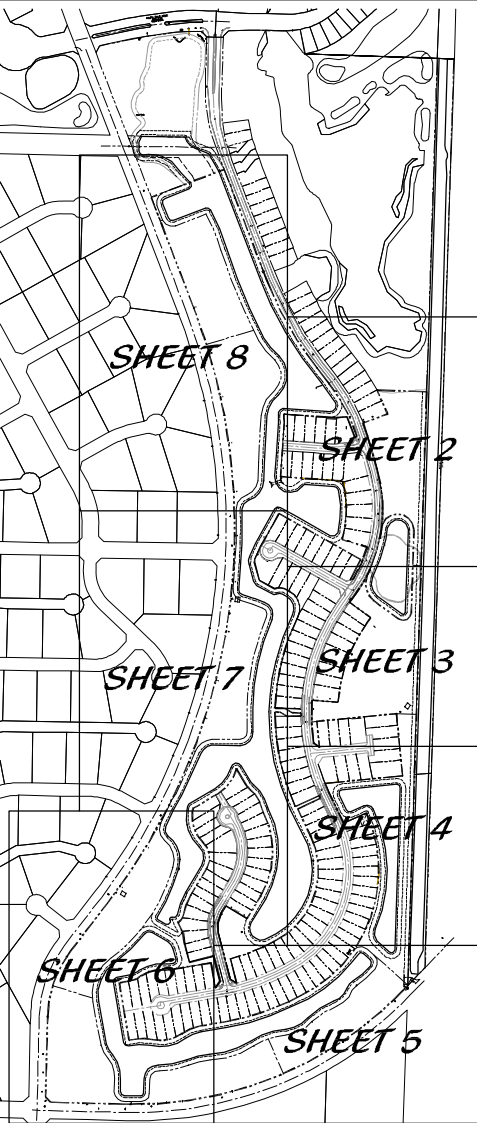
ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON CODE.

STREET LIGHTS TO BE FPL COACH LIGHTS. LIGHT LEVELS SHALL NOT EXCEED THE MAXIMUM TO MINIMUM ESTABLISHED IN TABLE 1 OF ORDINANCE NO. 66-98.

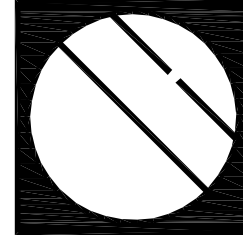
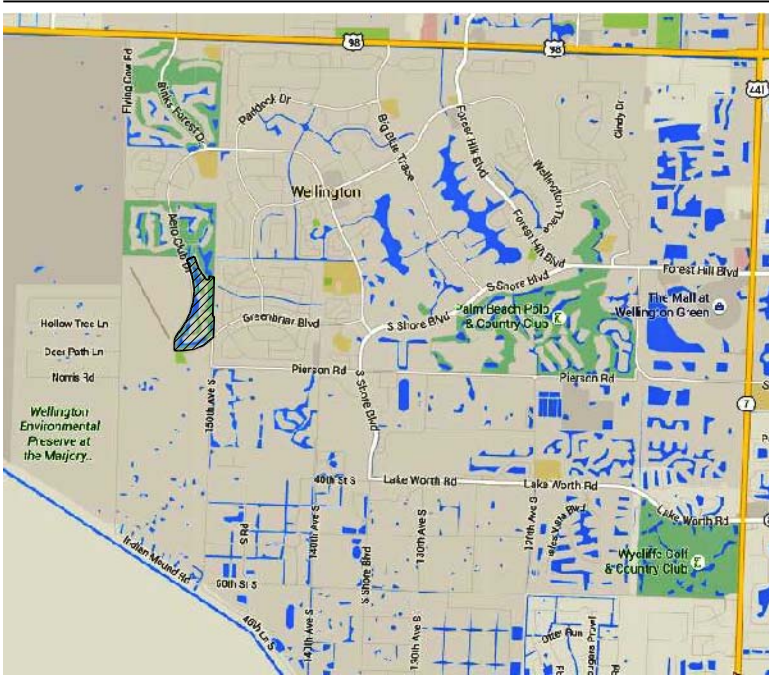
PROJECT TEAM

OWNER/CLIENT: W&W EQUESTRIAN CLUB LLC 12180 S. SHORE BLVD 104 WELLINGTON FL 33414	ARCHITECT: RICHARD BARNES ARCH. DESIGN SERVICES LLC 1807 EAST TERRACE DRIVE LAKE WORTH, FL 33460	TRAFFIC CONSULTANT: KIMLEY HORN & ASSOCIATES 1920 WEKIVA WAY, SUITE 200 WEST PALM BEACH, FL 33411 561.845.0665
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336	LEGAL: LEWIS LONGMAN & WALKER 515 NORTH FLAGLER DRIVE, SUITE 1500 WEST PALM BEACH, FL 33401 561.640.8202	LEGAL: DEREK A. SCHWARTZ, ESQ. 4755 TECHNOLOGY WAY, SUITE 205 BOCA RATON, FL 33431 561.961.8089
SURVEYOR/ENGINEER: MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BOULEVARD, SUITE 206 WEST PALM BEACH, FL 33406 561.968.0080		

KEY MAP



LOCATION MAP

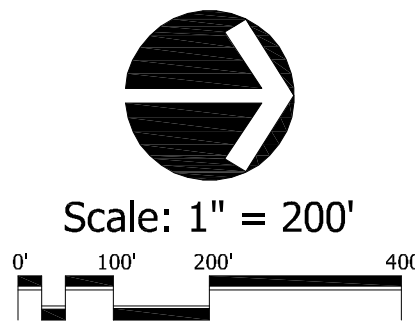


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1934 Commerce Lane  
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Winding Trails  
Conceptual Site Plan

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16 07-06-16 08-03-16 08-24-16



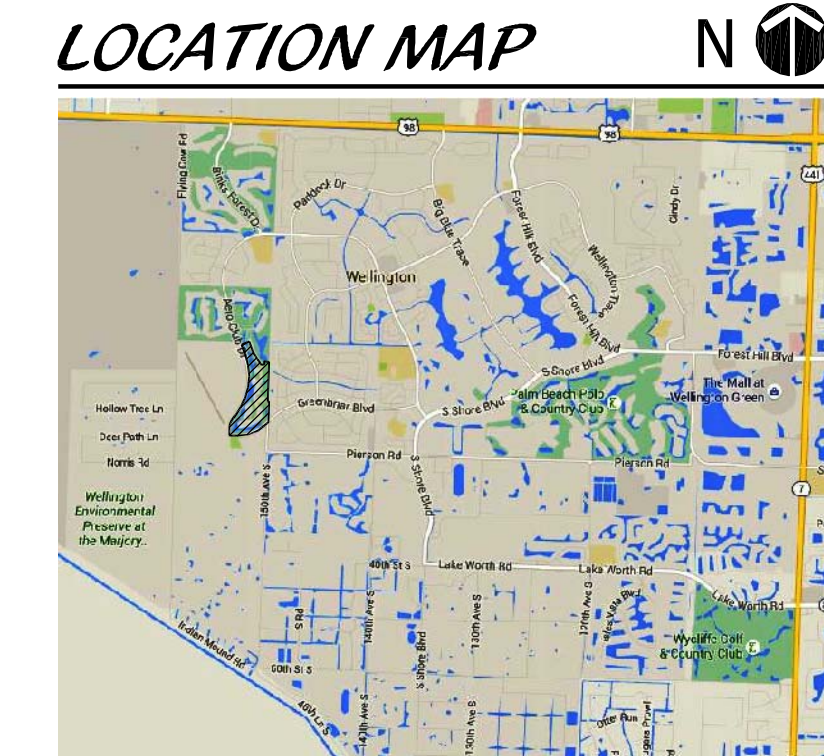
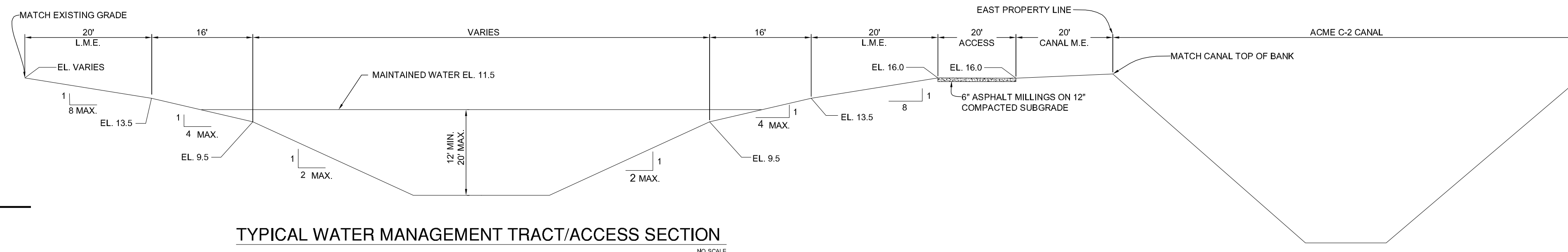
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Drawing: 15-0201\_MP.DWG

SHEET 1 OF 11

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\*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS





## SITE DATA

PROJECT NAME  
RANGE 41, TOWNSHIP 44, SECTION 18/07  
PROPERTY CONTROL NUMBERS

WINDING TRAILS  
73-41-44-18-03-004-0020  
73-41-44-18-03-006-0000  
73-41-44-07-07-005-0010  
73-41-44-18-03-004-0010  
73-41-44-07-07-010-0020

PETITION NUMBER

16-61 (2016-016 SP6)

FUTURE LAND USE  
ZONING

RESIDENTIAL B / EPA  
AR / PUD / EQUESTRIAN OVERLAY ZONING  
DISTRICT (EOZD)  
SUBAREA F

SUBAREA

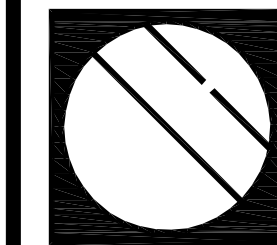
SITE AREA

SF AC  
2,851,182.54 65.45

LAKES

LAKE 1  
LAKE 2  
LAKE 3  
LAKE 4  
TOTAL

PROPOSED		EXISTING	
SF	AC	SF	AC
201,901	4.64	281,889	6.47
77,608	1.78	N/A	N/A
53,300	1.22	25,422	0.58
630,407	14.47	620,993	14.26
963,216	22.11	840,708	21.31



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1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
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# Winding Trails

## Conceptual Lake Relocation Plan

DESIGNED DEH  
DRAWN RW  
APPROVED DEH  
JOB NUMBER 15-0201  
DATE 05-04-16  
REVISIONS 08-02-16  
07-06-16  
08-03-16  
08-24-16



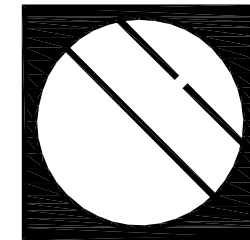
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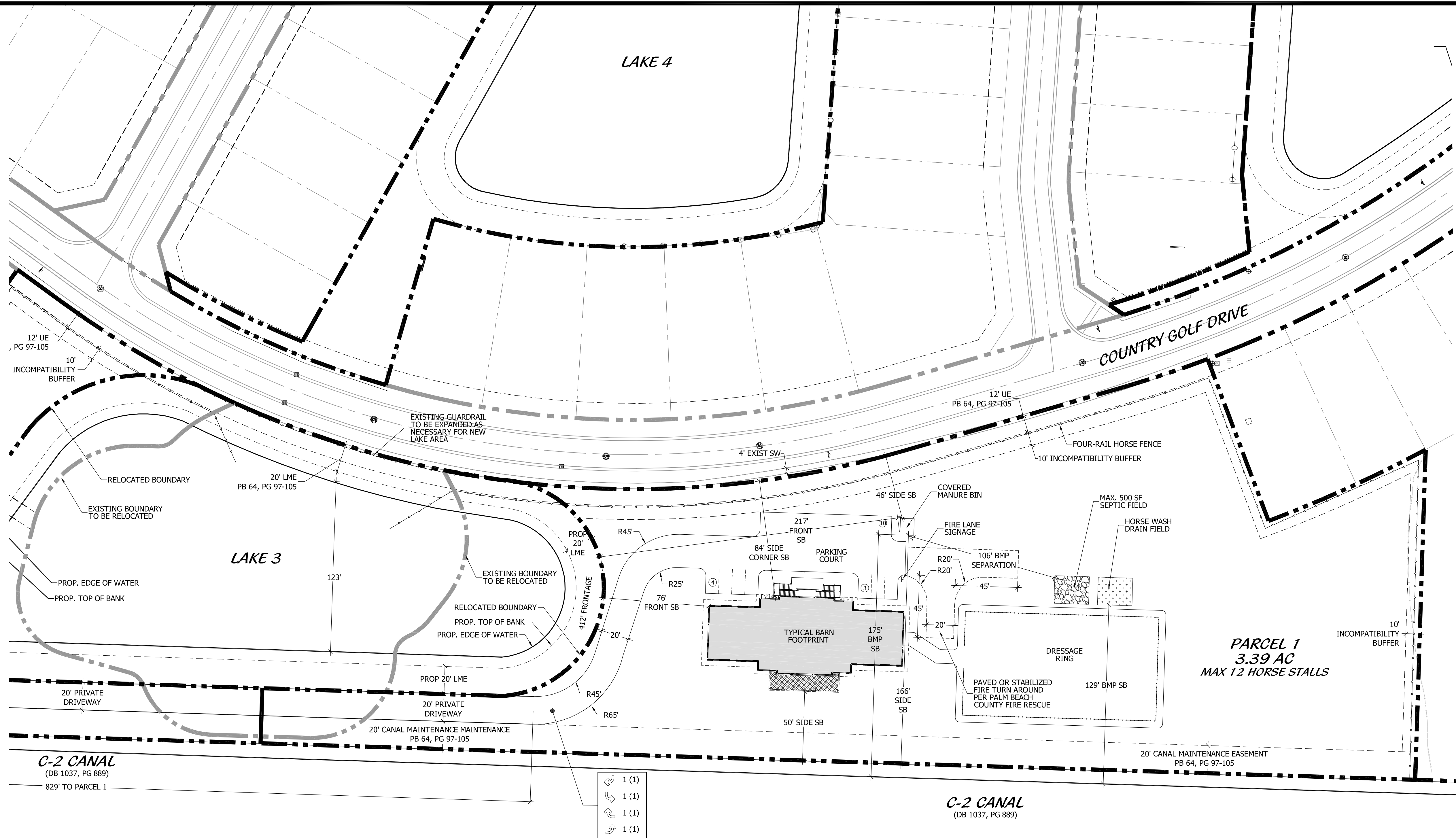




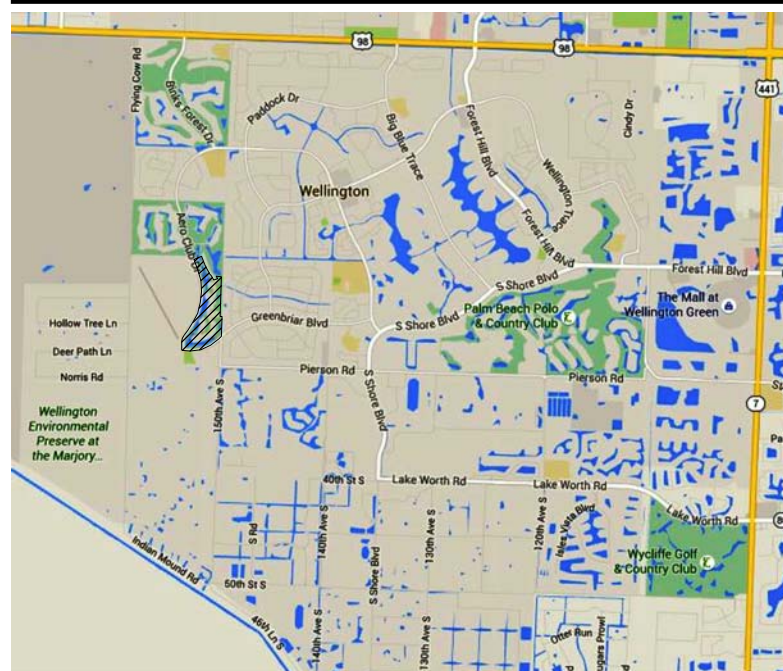
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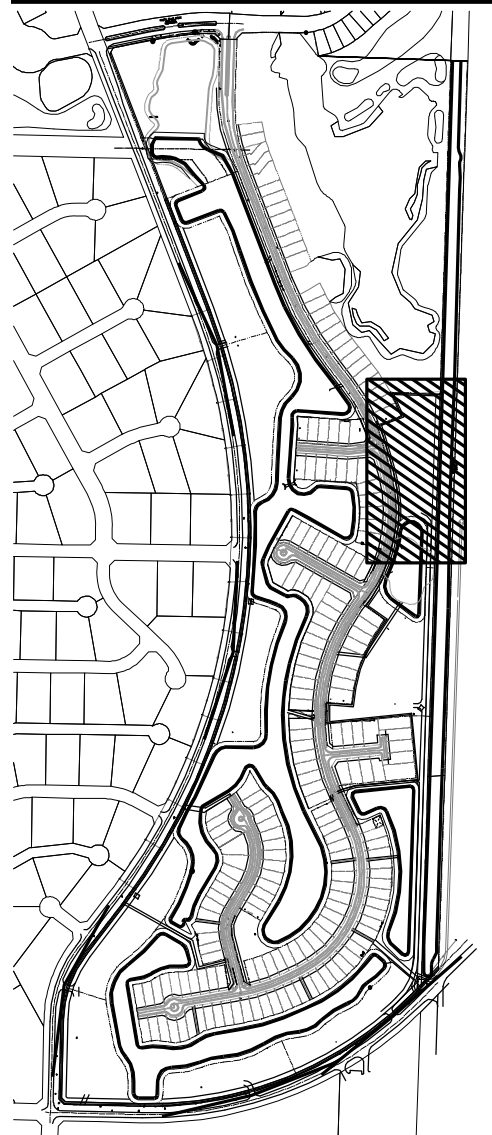
## Winding Trails Conceptual Site Plan Parcel 1



### LOCATION MAP



### KEY MAP



### LEGEND

	BARN 4 STALLS/AC MAX 12 STALLS
	COVERED MANURE BIN
	MAXIMUM 500 SF SEPTIC FIELD
	HORSE WASH DRAIN FIELD
	LANDSCAPE BUFFER
	EXISTING
	MAXIMUM
	MINIMUM
	OPEN SPACE
	PROPOSED
	RIGHT OF WAY
	SETBACK

### PROPERTY DEVELOPMENT REGULATIONS

SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

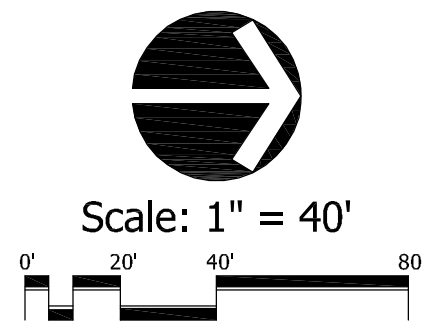
\* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 12 STALLS PER LOT

PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 1	12	7.0	17

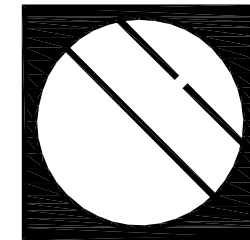
\*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16



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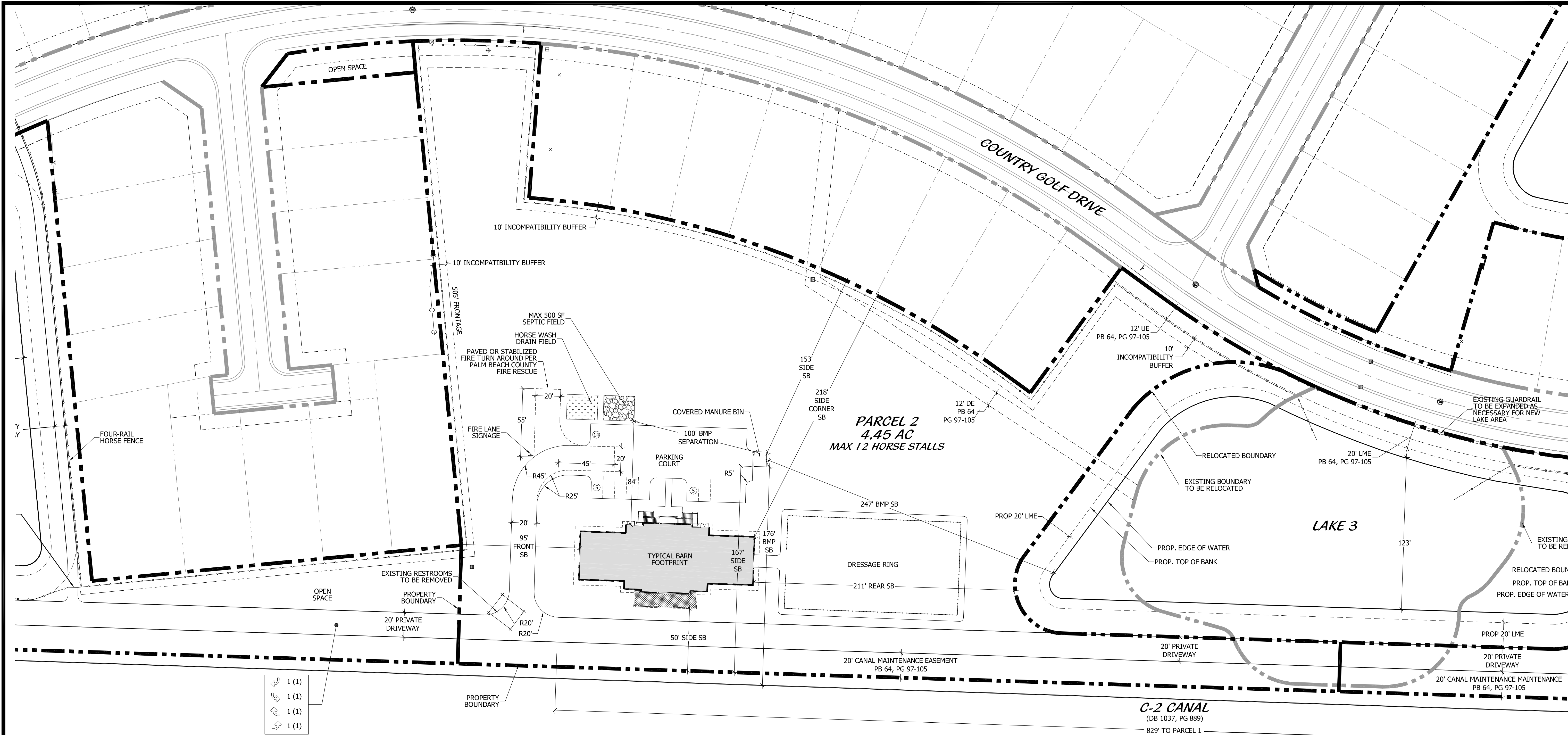




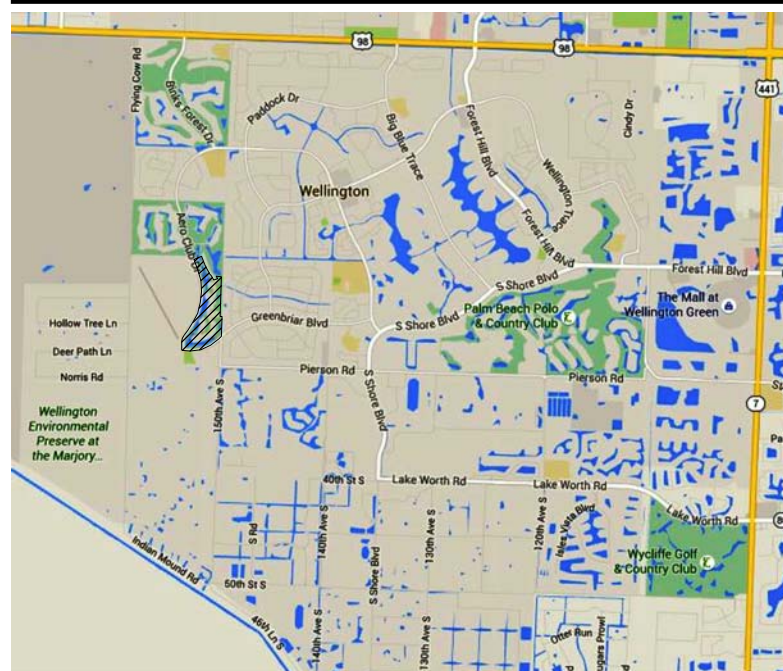
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## Winding Trails Conceptual Site Plan Parcel 2



### LOCATION MAP



### KEY MAP



### LEGEND



### PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

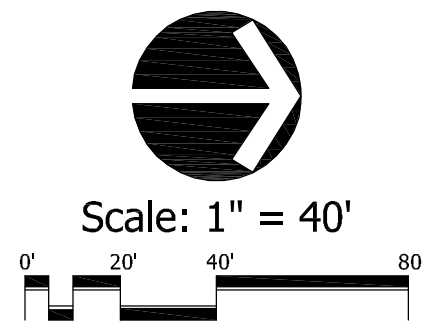
\* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 12 STALLS PER LOT

PARKING DATA	NO. STALLS	REQ. *	PROV.
PARCEL 2	12	7.0	24

\*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16

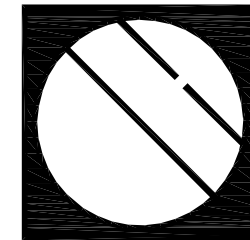


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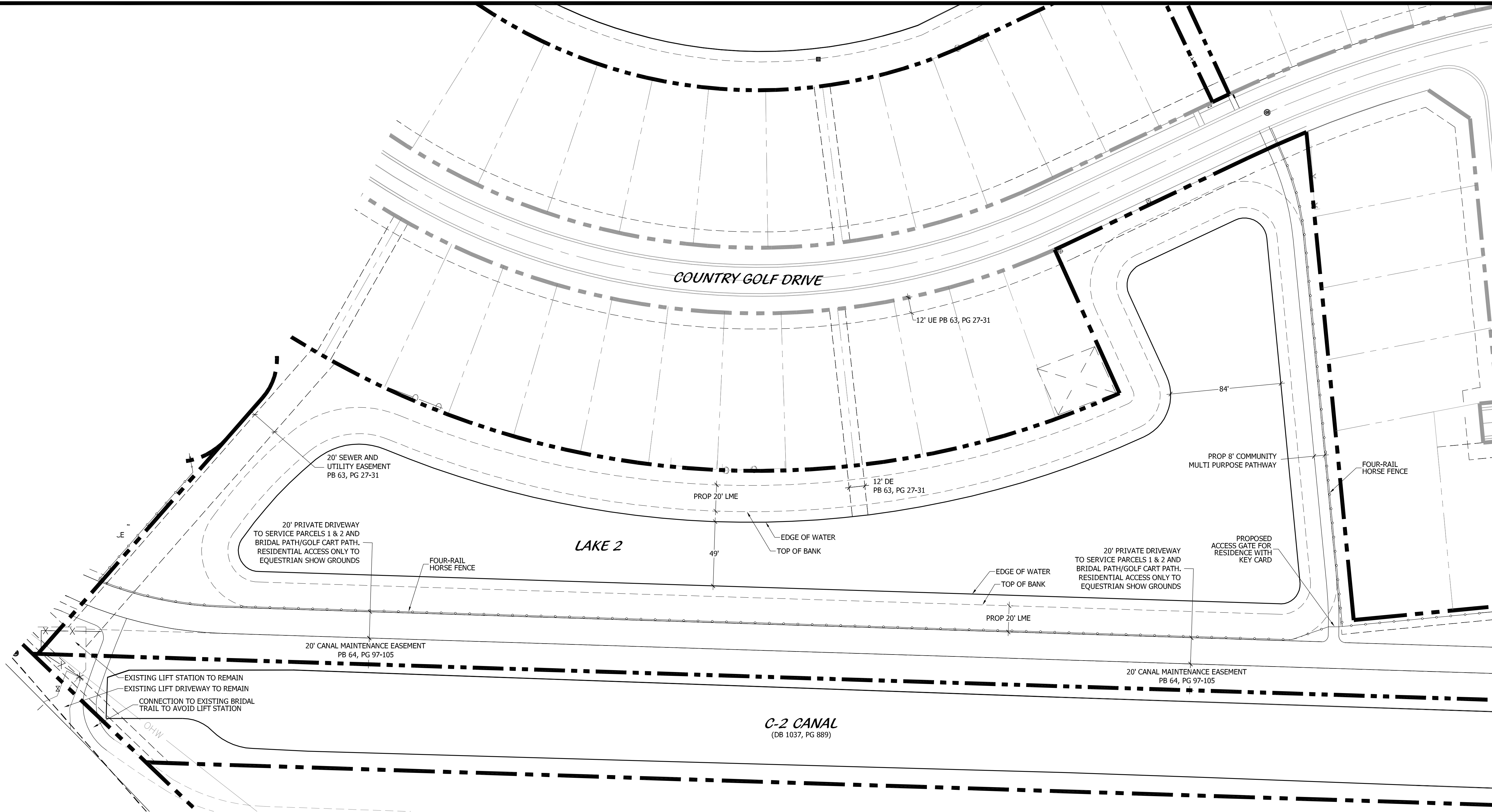




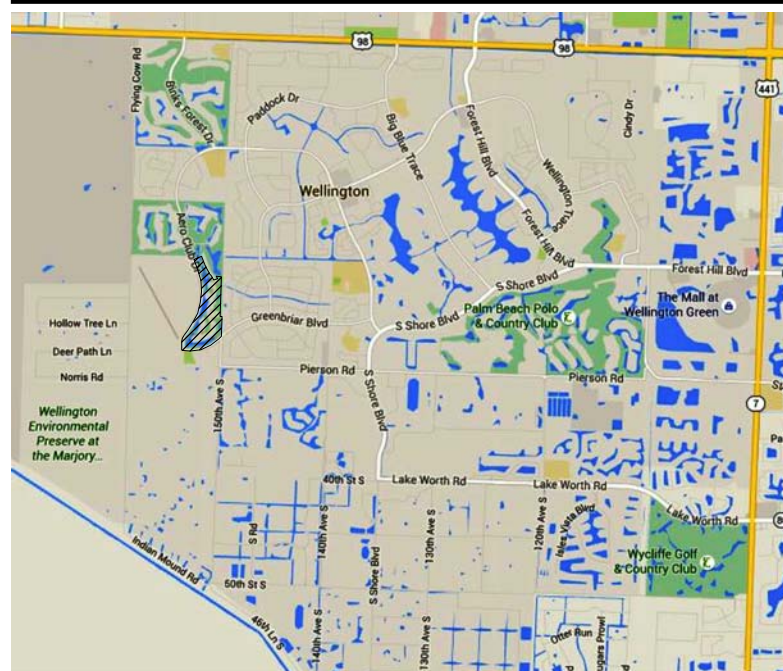
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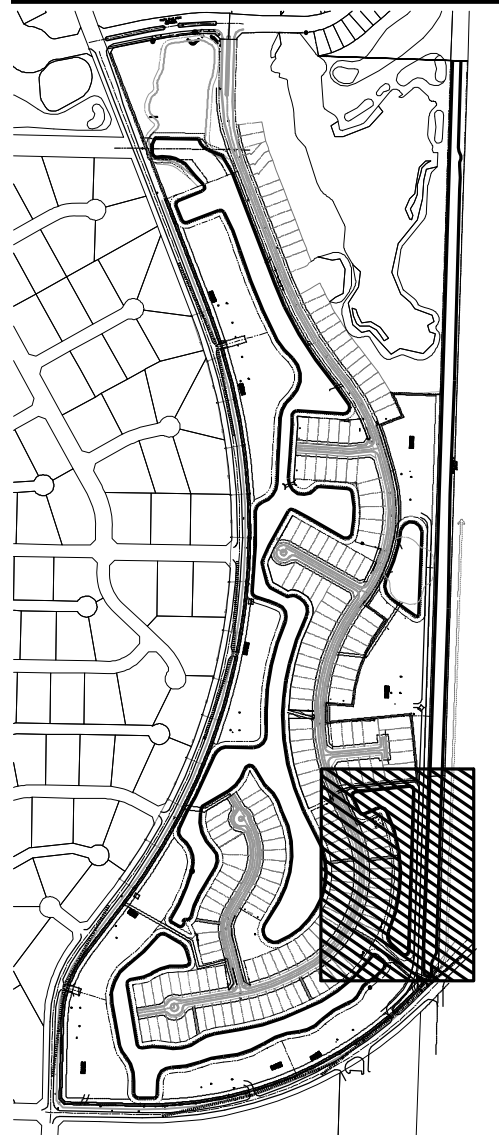
## Winding Trails Conceptual Site Plan Lake 2



### LOCATION MAP



### KEY MAP



### LEGEND

	BARN 4 STALLS/AC MAX 12 STALLS
	COVERED MANURE BIN
	MAXIMUM 500 SF SEPTIC FIELD
	HORSE WASH DRAIN FIELD
LB	LANDSCAPE BUFFER
EX, EXIST	EXISTING
MAX	MAXIMUM
MIN	MINIMUM
OS	OPEN SPACE
PROP	PROPOSED
ROW, R/W	RIGHT OF WAY
SB	SETBACK

### PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

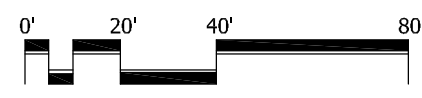
\* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 12 STALLS PER LOT

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16



Scale: 1" = 40'

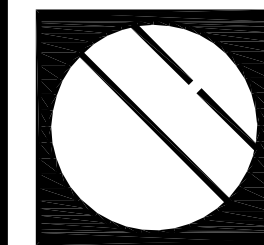
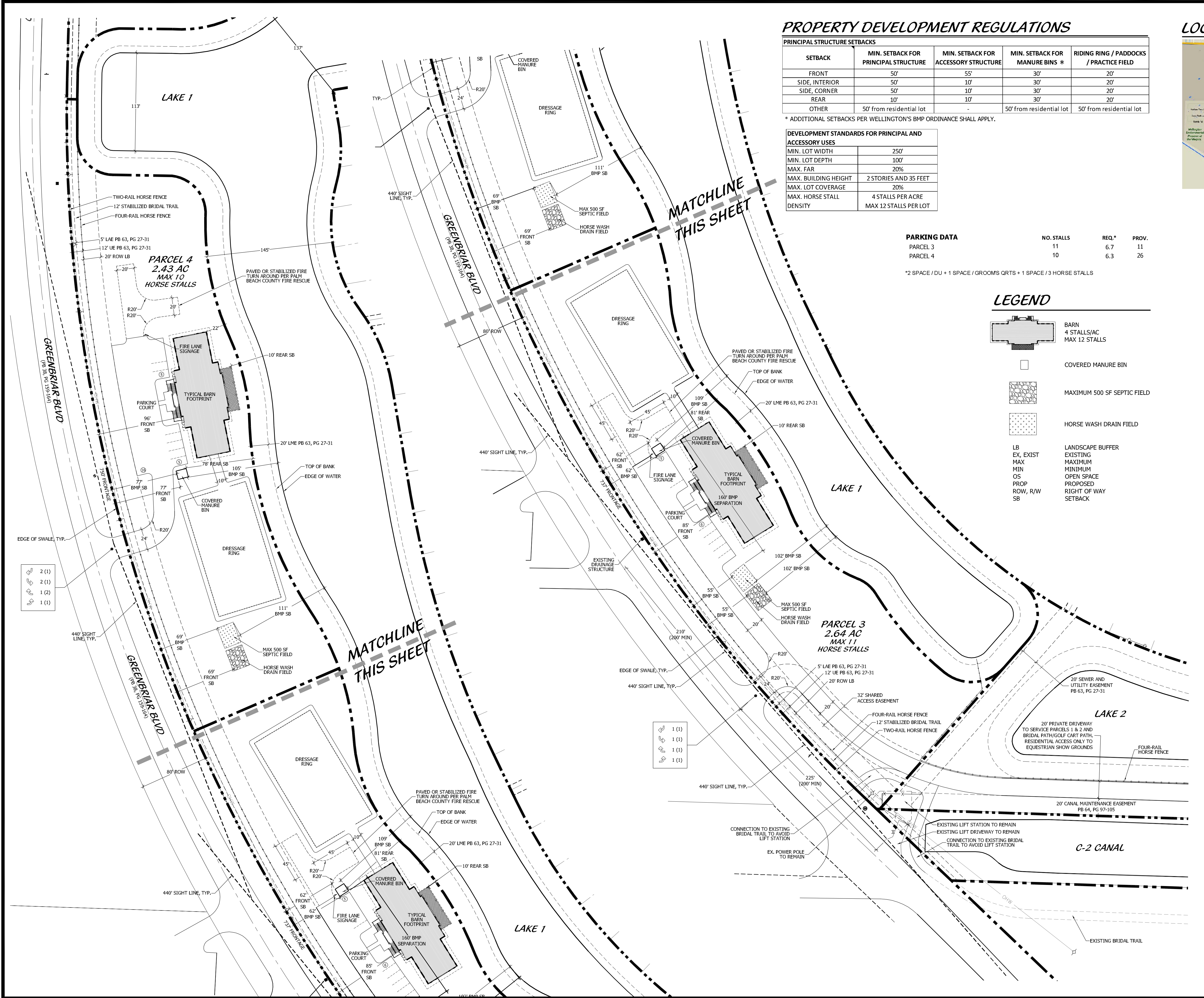


August 01, 2016 2:36:00 p.m.  
Drawing: 15-0201\_SP.DWG

SHEET 4 OF 11

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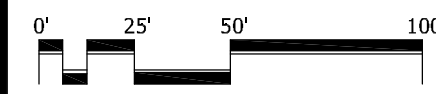
Lic# LC-C000239

**Winding Trails**  
Conceptual Site Plan Parcels 3 & 4

DESIGNED DEH  
DRAWN RW  
APPROVED DEH  
JOB NUMBER 15-0201  
DATE 05-04-16  
REVISIONS 06-02-16  
07-06-16  
08-03-16  
08-24-16



Scale: 1" = 50'

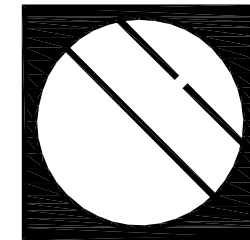


August 24, 2016 8:27:19 a.m.  
Drawing: 15-0201\_SP.DWG

SHEET 5 OF 11

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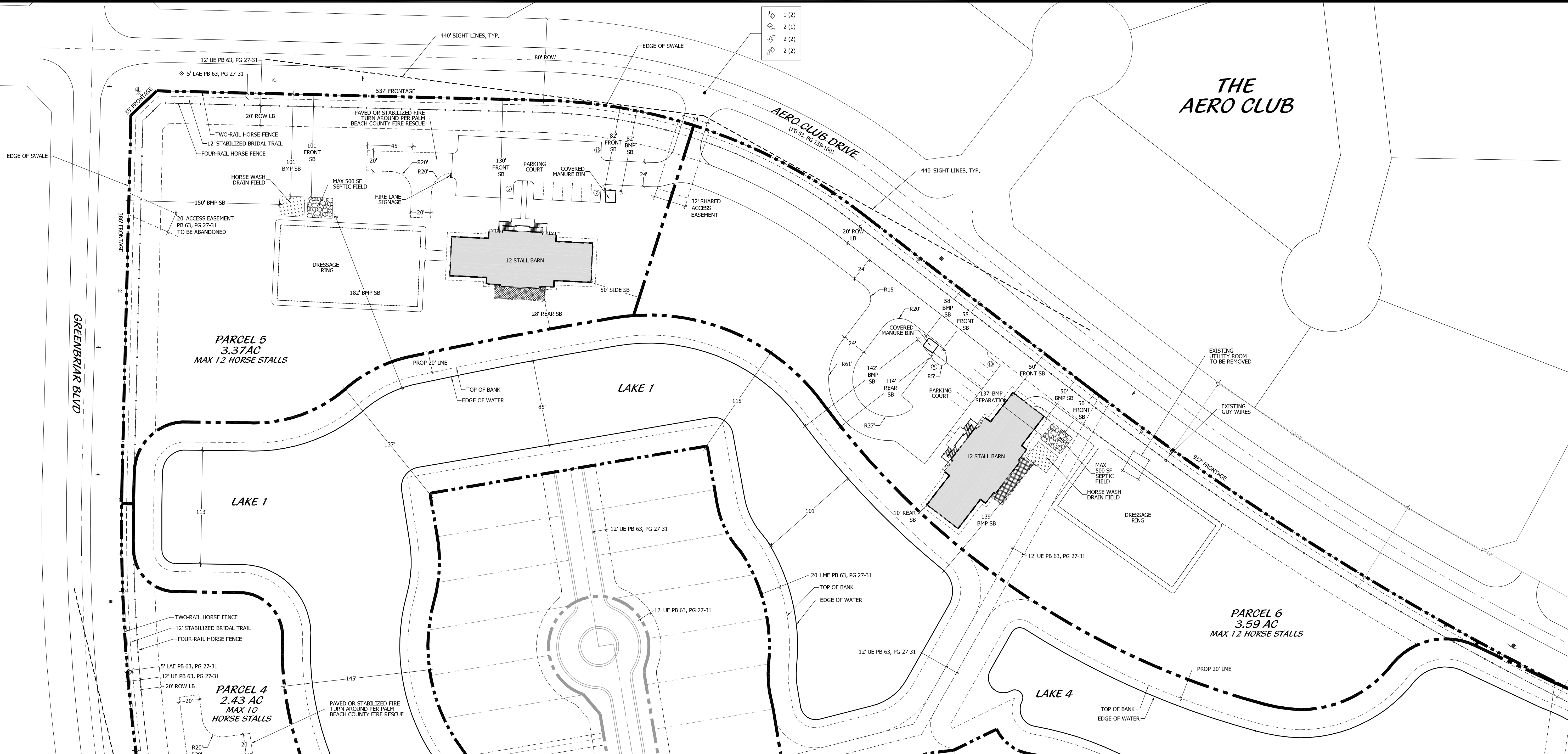


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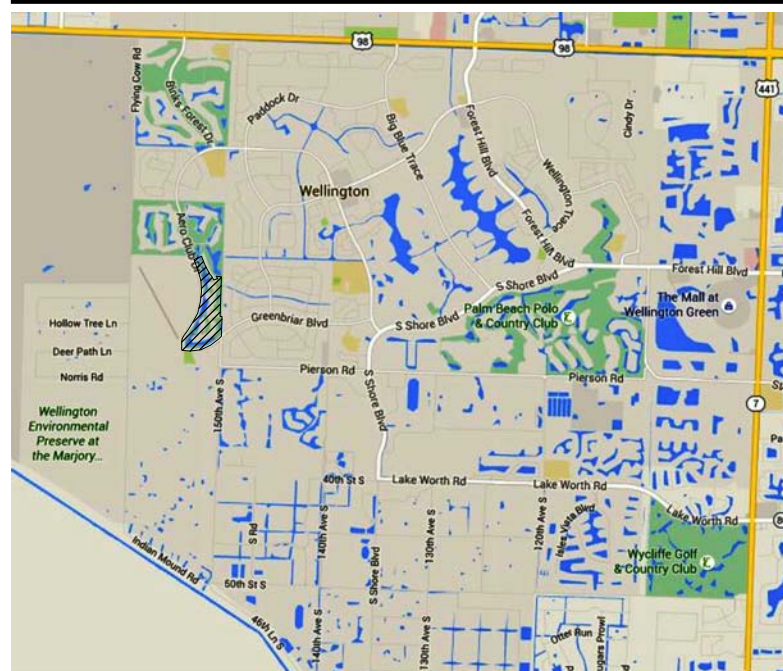
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## Winding Trails Conceptual Site Plan Parcels 5 & 6



### LOCATION MAP



### KEY MAP



### LEGEND

	BARN 4 STALLS/AC MAX 12 STALLS
	COVERED MANURE BIN
	MAXIMUM 500 SF SEPTIC FIELD
	HORSE WASH DRAIN FIELD
	LANDSCAPE BUFFER
	EXISTING
	MAXIMUM
	MINIMUM
	OPEN SPACE
	PROPOSED
	RIGHT OF WAY
	SETBACK

### PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

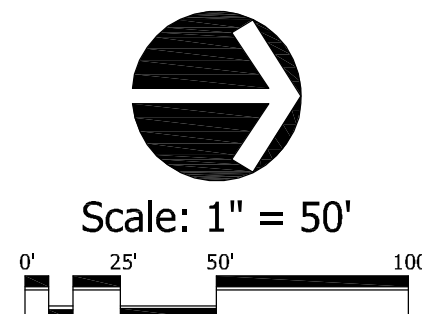
\* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 12 STALLS PER LOT

PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 5	12	7.0	28
PARCEL 6	12	7.0	18

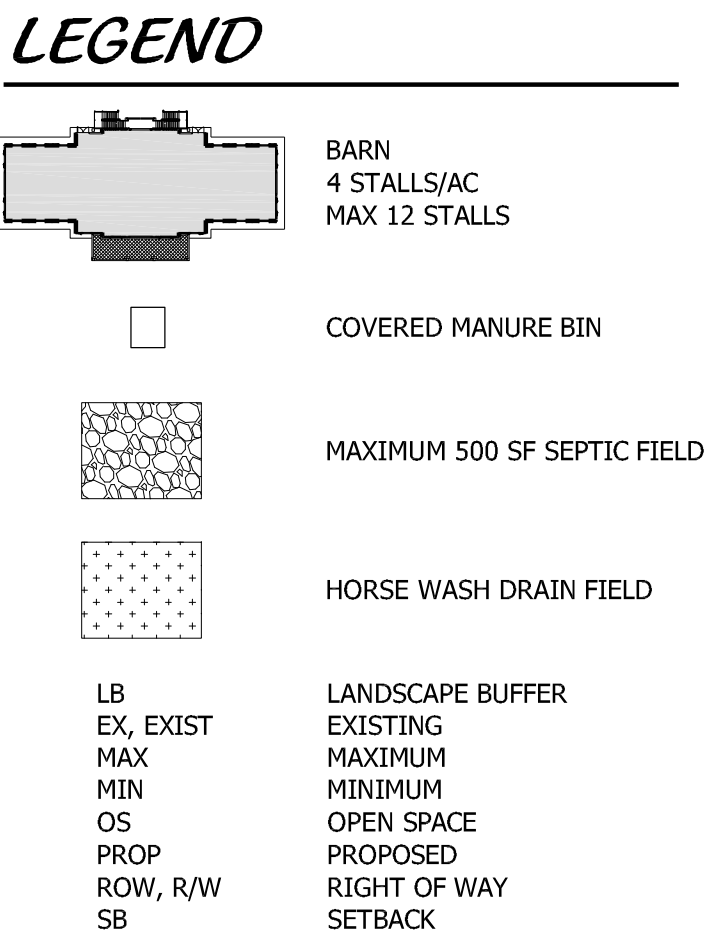
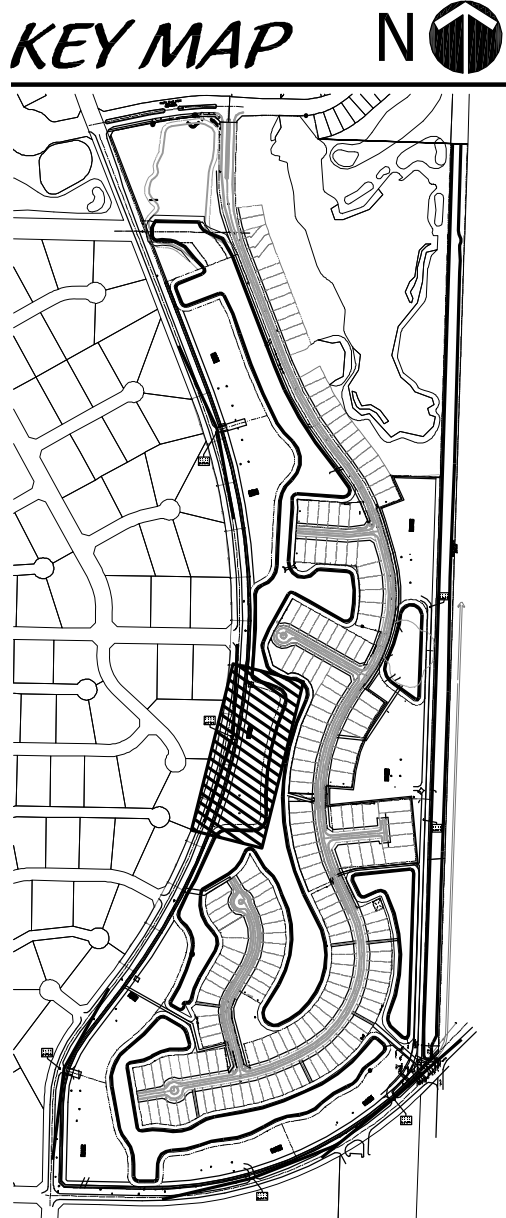
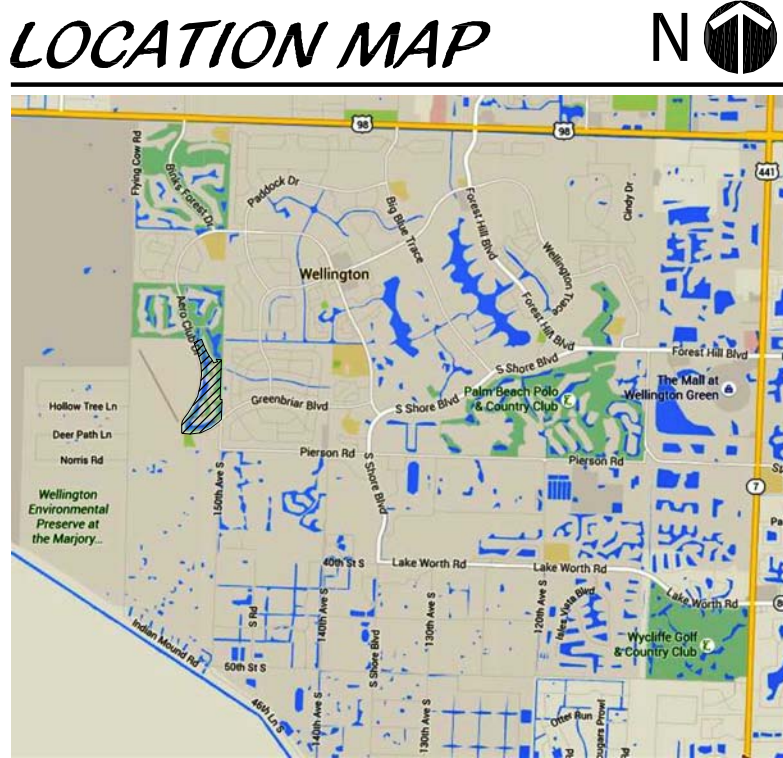
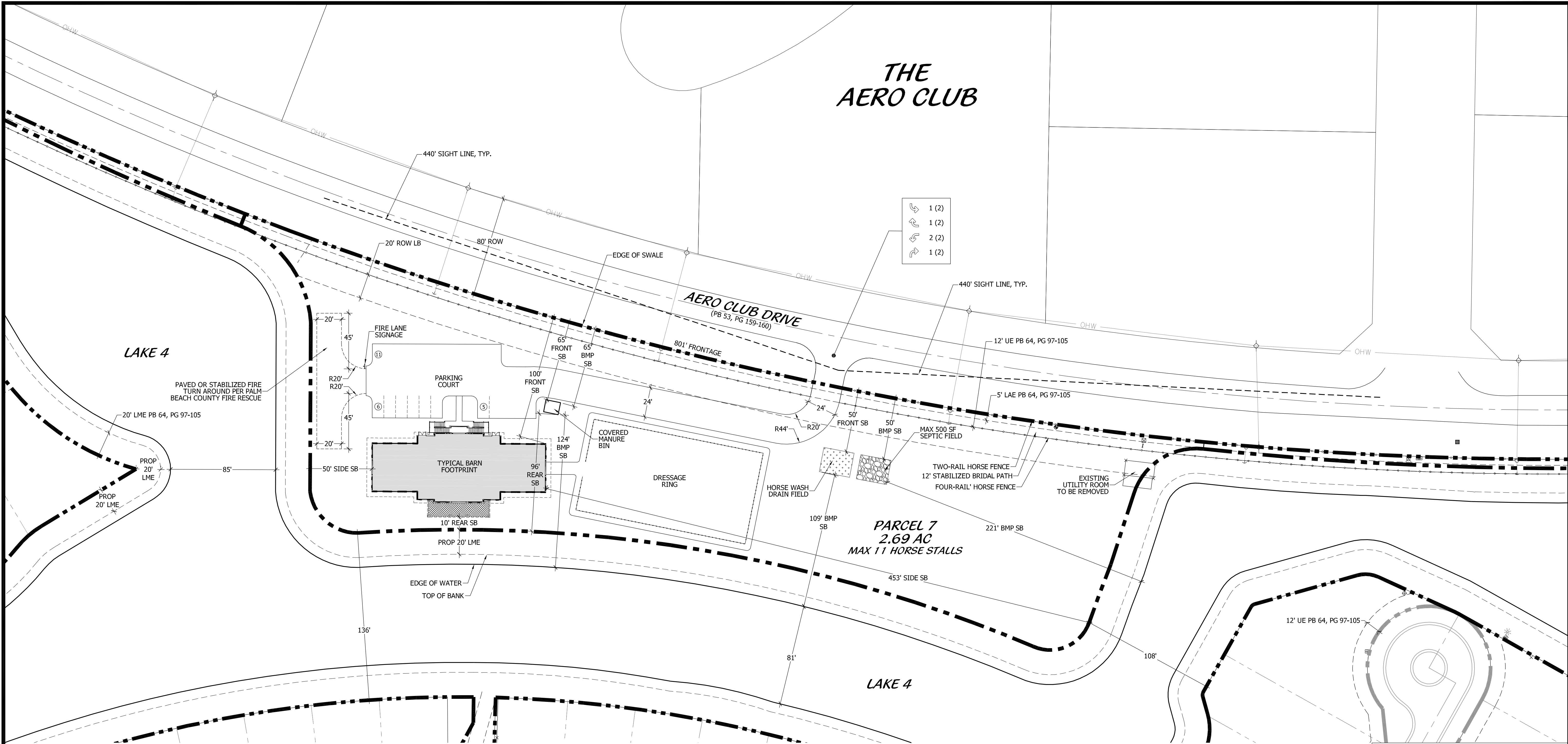
\*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16



August 24, 2016 8:27:19 a.m.  
Drawing: 15-0201\_SP.DWG





PROPERTY DEVELOPMENT REGULATIONS

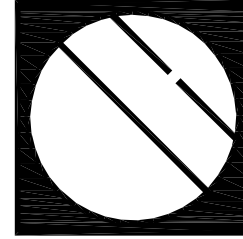
PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

\* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 12 STALLS PER LOT

PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 7	11	6.7	22

\*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

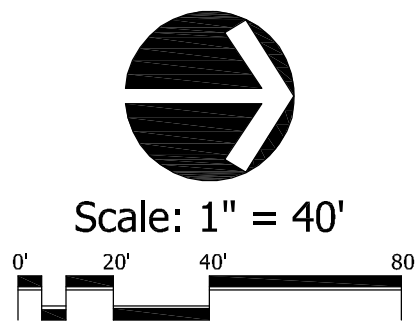


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1934 Commerce Lane  
Suite 1  
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Winding Trails  
Conceptual Site Plan Parcel 7

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16

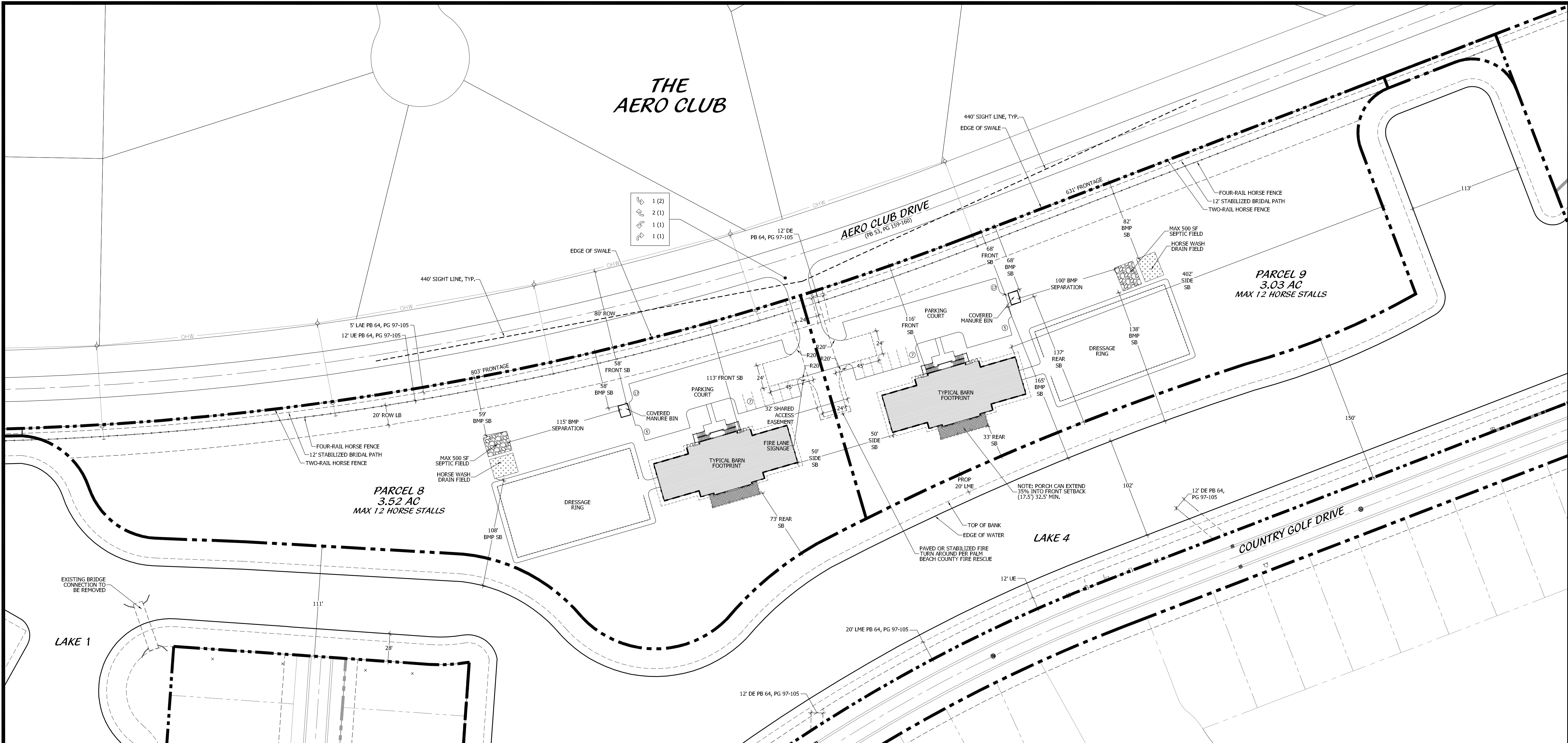


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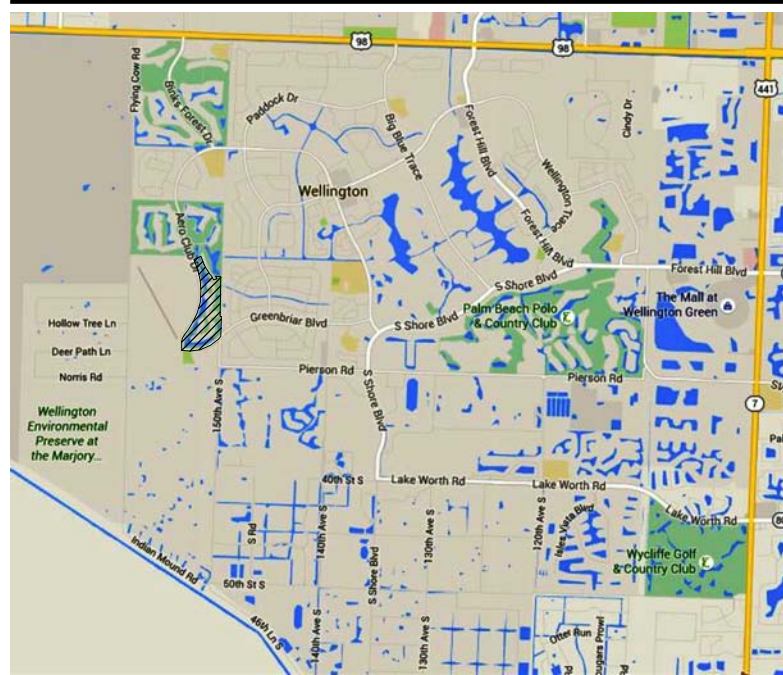
SHEET 7 OF 11

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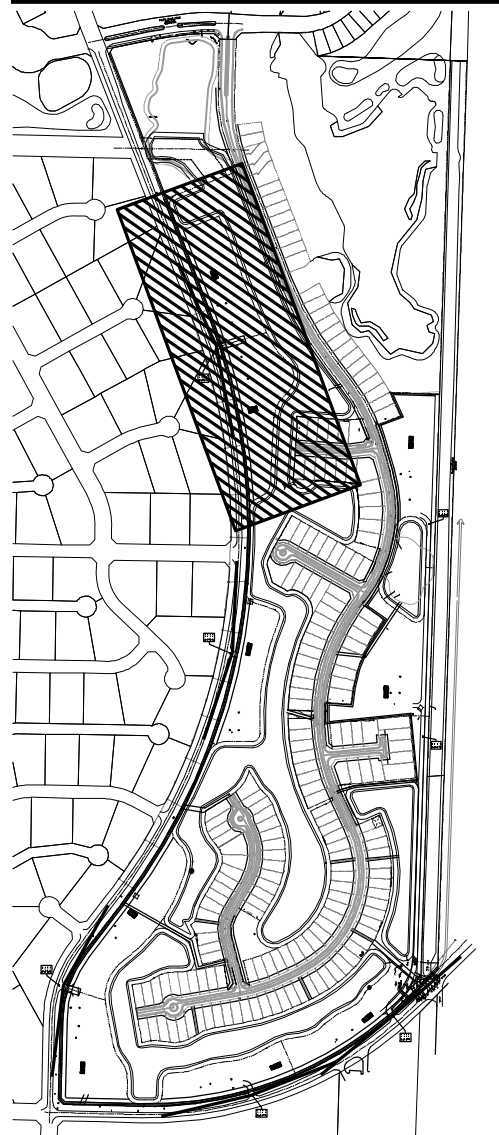




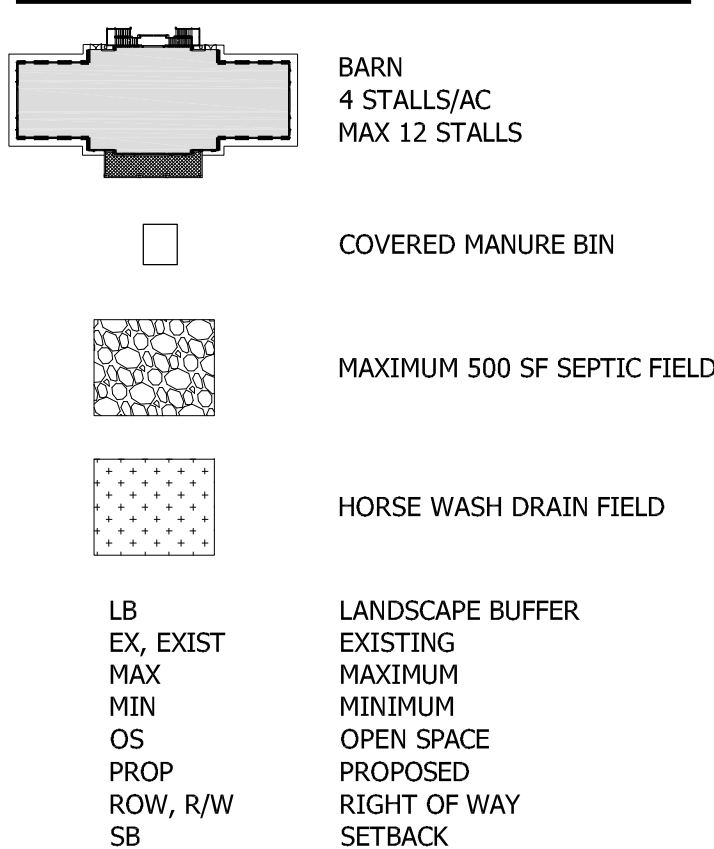
LOCATION MAP



KEY MAP



LEGEND



PROPERTY DEVELOPMENT REGULATIONS

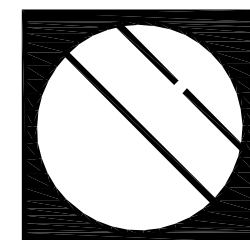
PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

\* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 12 STALLS PER LOT

PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 8	12	7.0	29
PARCEL 9	12	7.0	29

\*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS



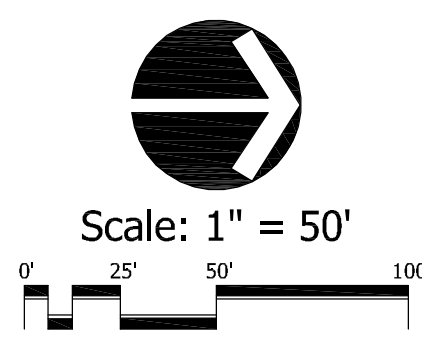
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# Winding Trails

## Conceptual Site Plan Parcels 8 & 9

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16



August 24, 2016 8:27:19 a.m.  
Drawing: 15-0201\_SP.DWG

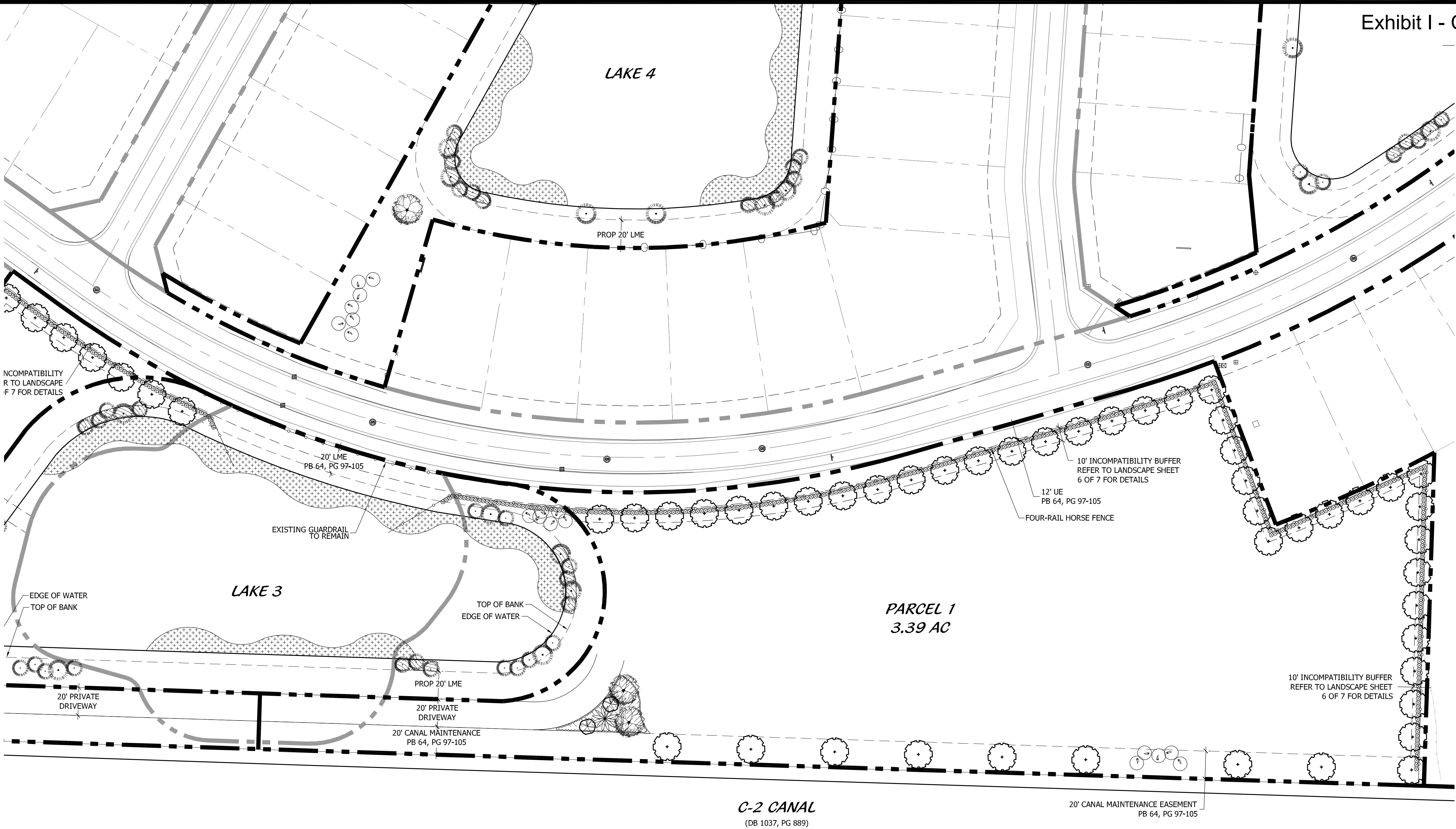
SHEET 8 OF 11

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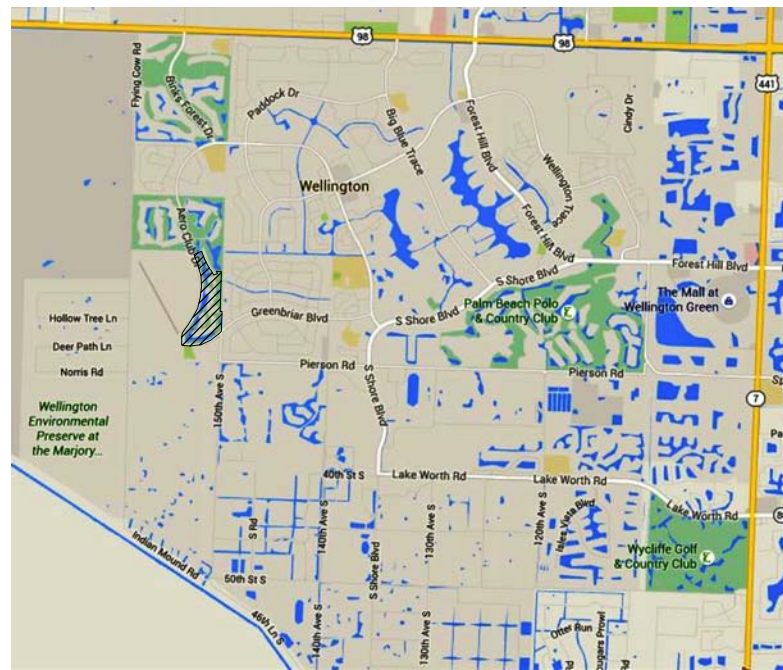




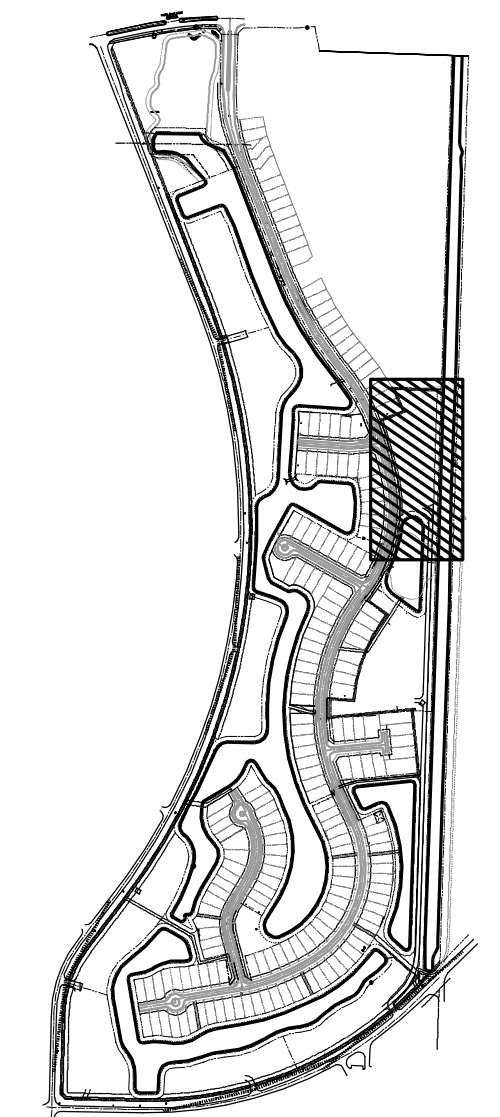




LOCATION MAP

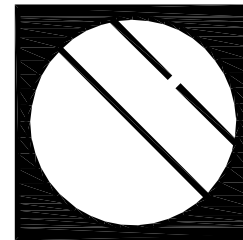


KEY MAP



SYMBOL LEGEND

TREES	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	LJS	25	LIGUSTRUM JAPONICUM
	PE2	111	PINUS ELLIOTTI 'DENKA'
	PE1	9	PINUS ELLIOTTI 'DENKA'
	QV	290	QUERCUS VIRGINIANA
	QVS	54	QUERCUS VIRGINIANA
	TD2	421	TAXODIUM DISTICHUM
	TD1	209	TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMAEDOREA HUMILIS
	PHS	11	PHOENIX SYLVESTRIS
	SPC	120	SABAL PALMETTO
	SP	54	SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
	CLG30	310	CLUSIA GUTTIPERA
	CLG	2,597	CLUSIA GUTTIPERA
	MC	24	MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
	IV	154	SCLERIA VORTIORIA 'STONES DWARF'
	SB	7,228	SPARTINA BAKERI
	TF	142	TRIPSACUM FLORIDANA
LITTORALS	CODE	QTY	BOTANICAL NAME
	LIT	139,267	LITTORAL MIX

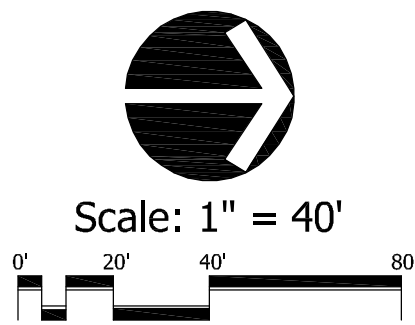


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Winding Trails  
Conceptual Landscape Plan Parcel 1

DESIGNED DEH  
DRAWN RW  
APPROVED DEH  
JOB NUMBER 15-0201  
DATE 05-09-15  
REVISIONS 06-02-16  
07-06-16  
08-03-16  
08-24-16



August 22, 2016 2:09:43 p.m.  
Drawing: 15-0201\_LP.DWG



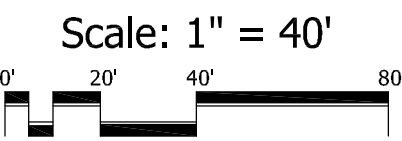


Lic# LC-C000239

# *Winding Trails*

## Conceptual Landscape Plan Parcel 2

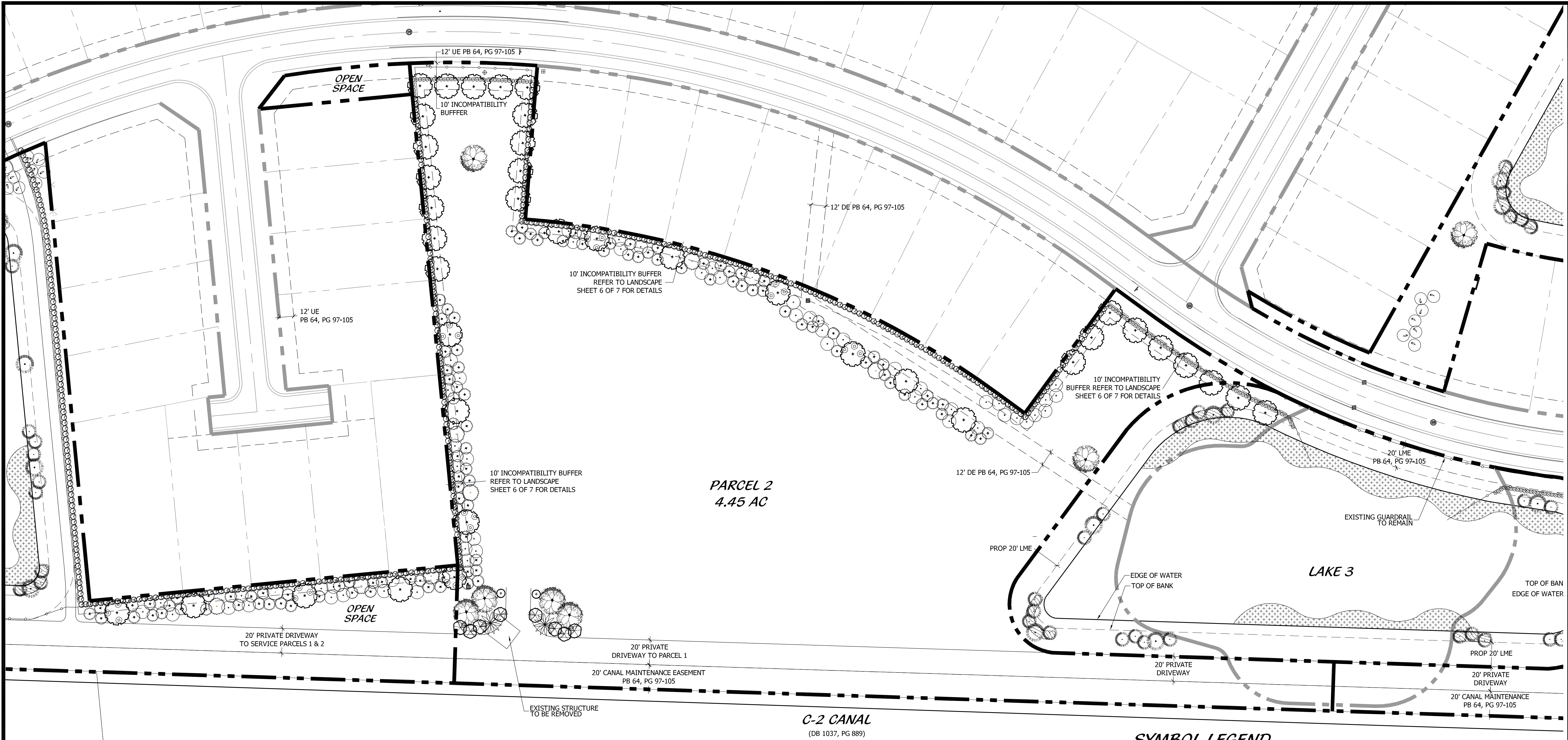
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DRAWN _____	RW
APPROVED _____	DEH
JOB NUMBER _____	15-0201
DATE _____	05-09-15
REVISIONS _____	06-02-16
	07-06-16
	08-03-16
	08-24-16














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SHEET 2 OF 8

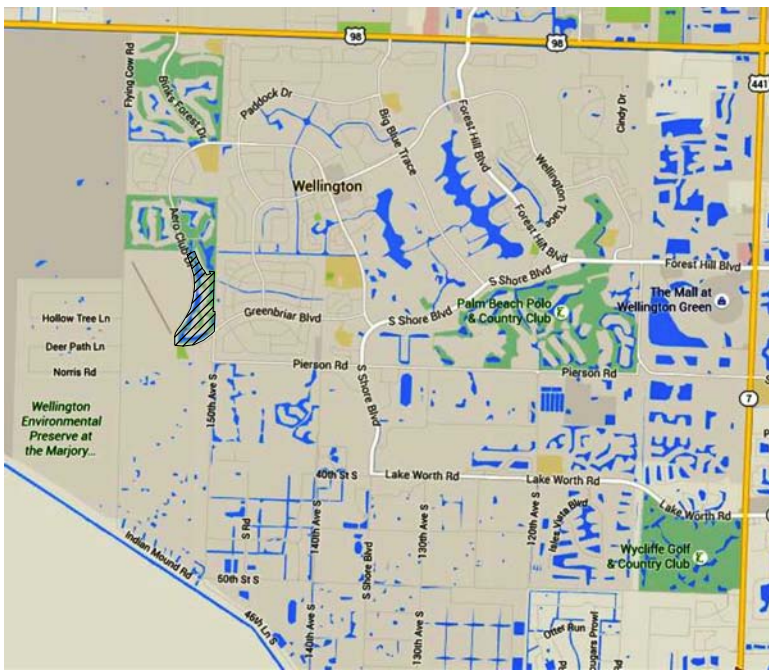
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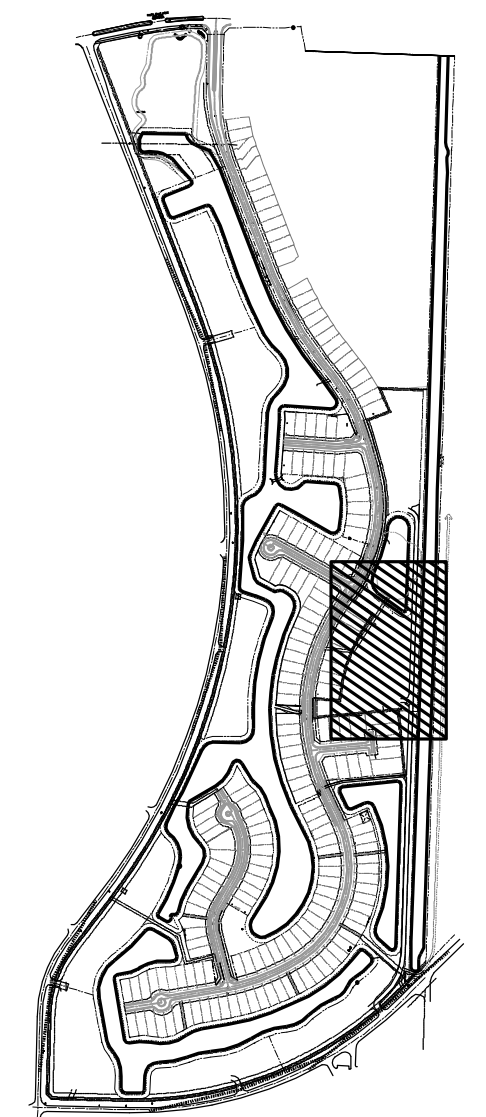
### SYMBOL LEGEND

TREES	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	L365	26	LIGUSTRUM JAPONICUM
	PE2	111	PINUS ELLIOTTI 'DINCA'
	PE1	9	PINUS ELLIOTTI 'DINCA'
	QV	290	QUERCUS VIRGINIANA
	QV5	54	QUERCUS VIRGINIANA
	TD2	421	TAXODIUM DISTICHUM
	TD1	209	TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMAECYPARIS HUMILIS
	PH5	11	PHOENIX SYLVESTRIS
	SPC	120	SABAL PALMETTO
	SP	54	SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
	CLG30	396	CLUSIA GUTTIFERA
	CLG	2,597	CLUSIA GUTTIFERA
	MC	24	MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
	IV	154	ILEX VOMITORIA 'STONE'
	SB	7,228	SPARTINA BAERI
	TF	142	TRIFOLIUM FLORIDANA
LITTORALS	CODE	QTY	BOTANICAL NAME
	LIT	123,473	LITTORAL MIX

### LOCATION MAP



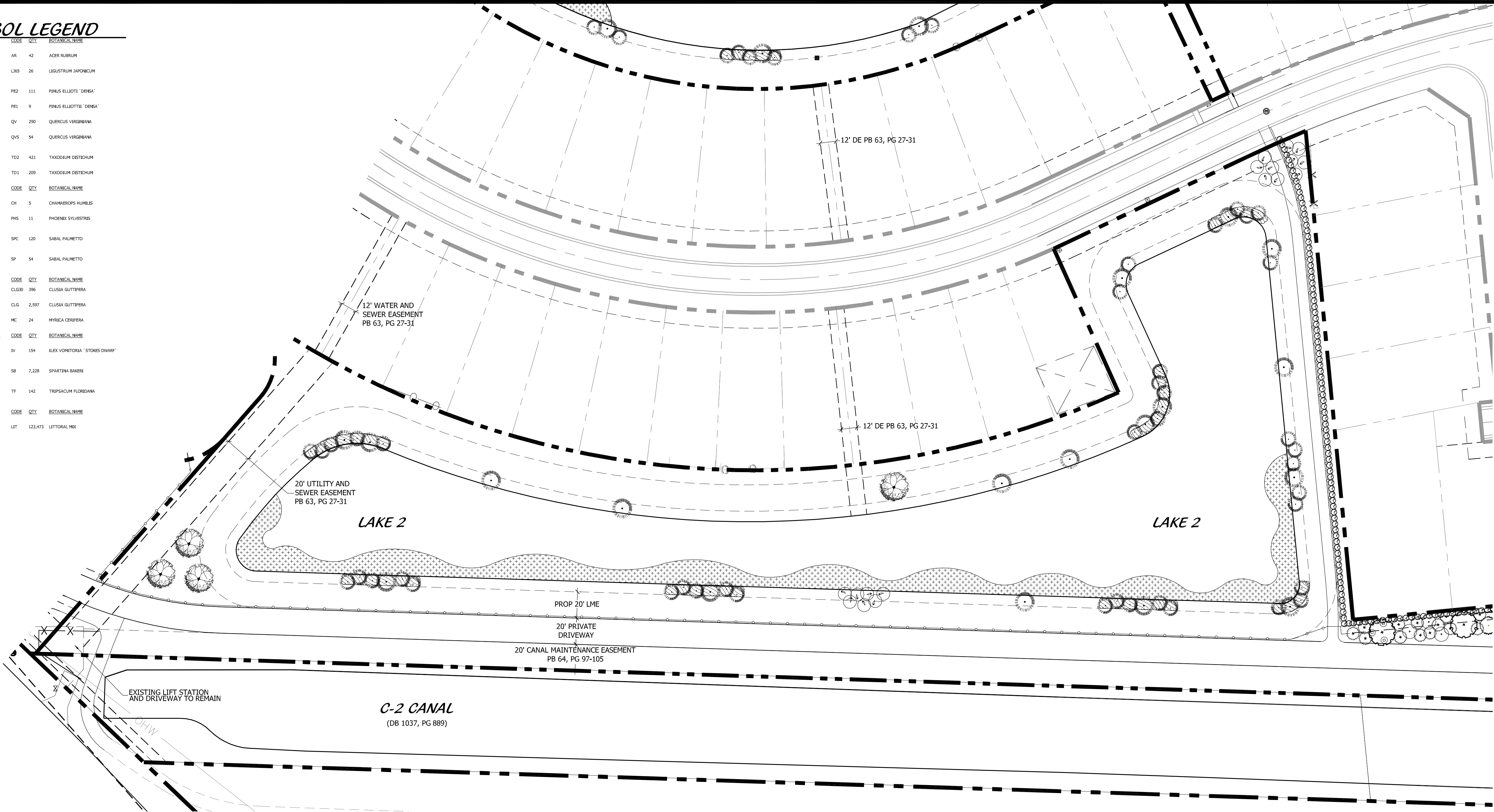
## KEY MAP



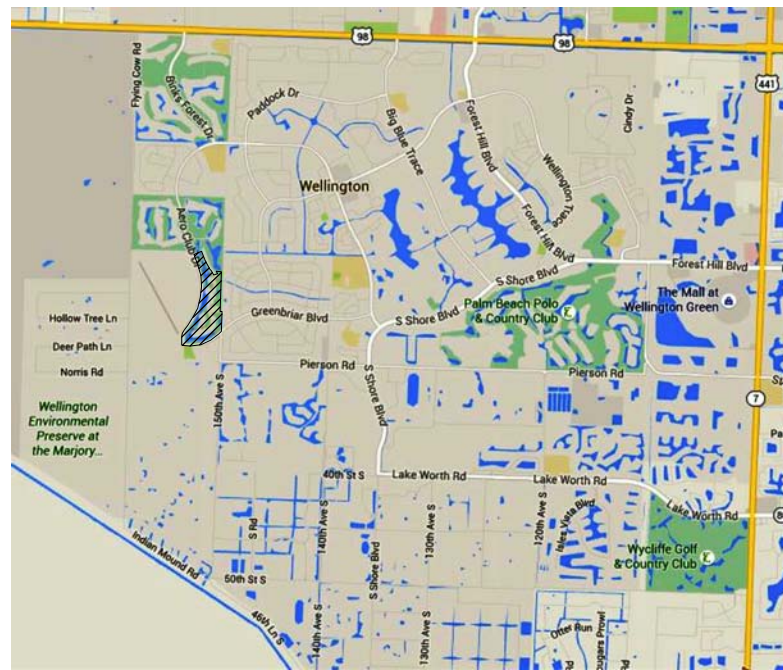


SYMBOL LEGEND

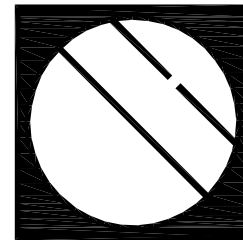
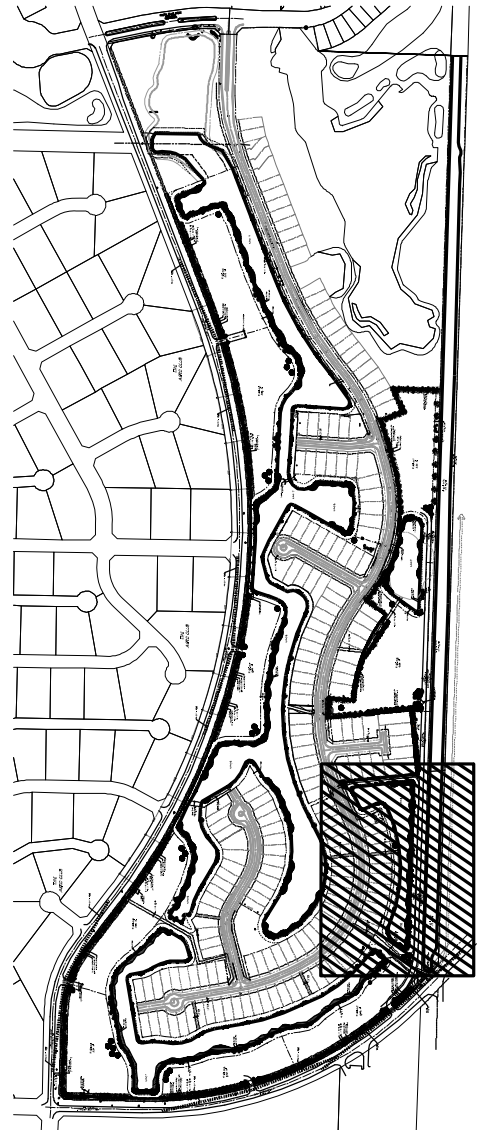
TREES	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	LJ65	26	LIGUSTRUM JAPONICUM
	PE2	111	PINUS ELLIOTTII 'DENA'
	PE1	9	PINUS ELLIOTTII 'DENA'
	QV	290	QUERCUS VIRGINIANA
	QV5	54	QUERCUS VIRGINIANA
	TD2	421	TAXODIUM DISTICHUM
	TD1	209	TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMAECYPARIS HUMILIS
	PH5	11	PHOENIX SYLVESTRES
	SPC	120	SABAL PALMETTO
	SP	54	SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
	CLG30	396	CLUSIA GUTTIFERA
	CLG	2,597	CLUSIA GUTTIFERA
	MC	24	MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
	IV	154	ILEX VOMITORIA 'STOKES DWARF'
	SB	7,228	SPARTINA BAKERI
	TF	142	TRIPSACUM DOREANA
LITTORALS	CODE	QTY	BOTANICAL NAME
	LIT	123,473	LITTORAL MIX



LOCATION MAP



KEY MAP

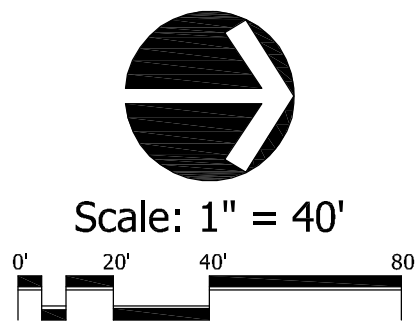


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Suite 1  
Jupiter, Florida 33458  
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Lic# LC-C000239

Winding Trails  
Conceptual Landscape Plan Lake 2

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16

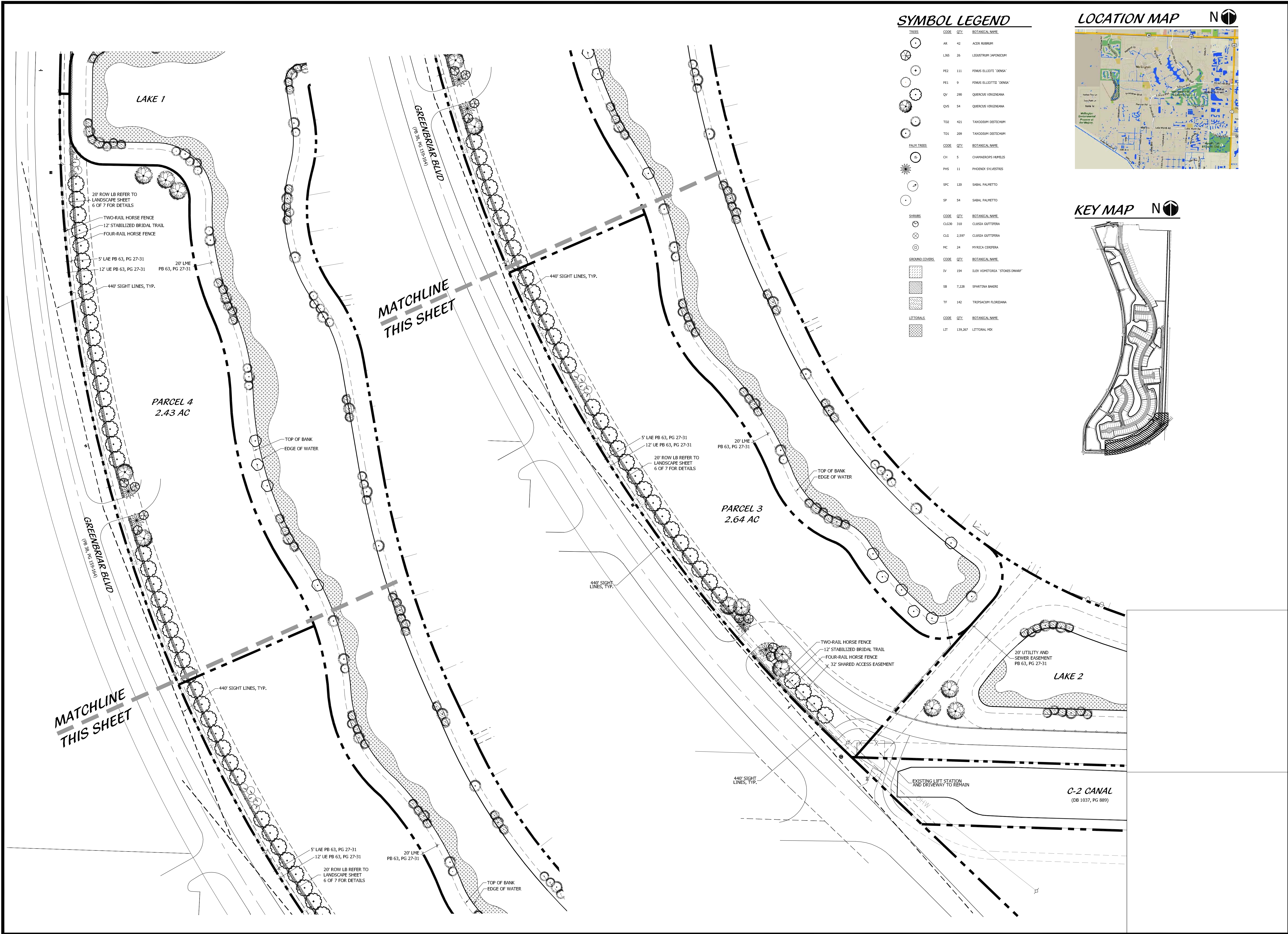


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Drawing: 15-0201\_LP.DWG




















SHEET 3 OF 8

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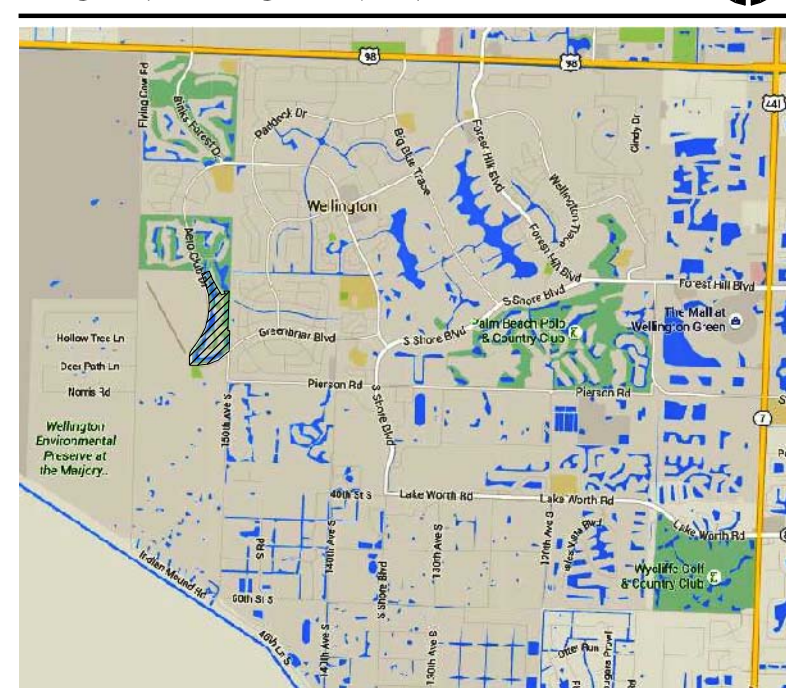




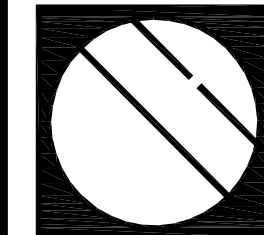
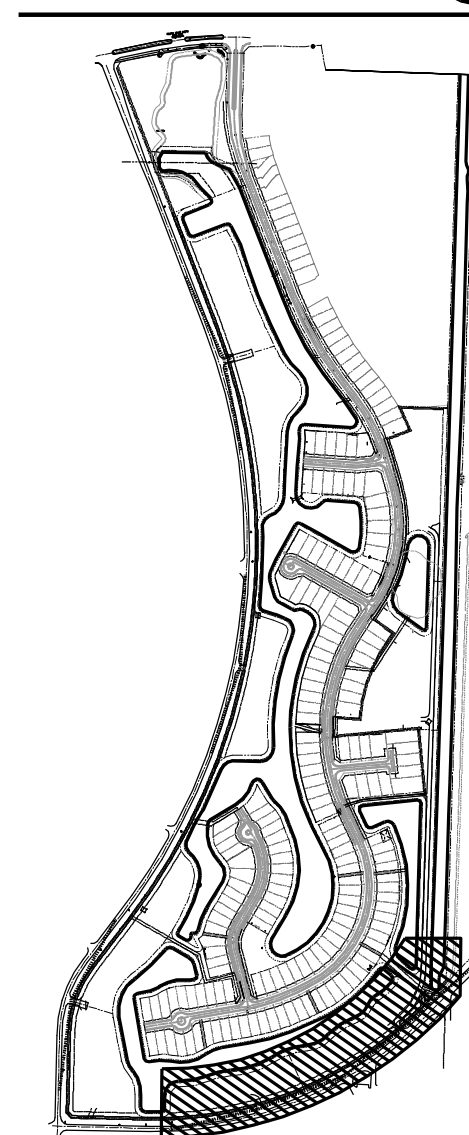
**SYMBOL LEGEND**

TREES		CODE	QTY	BOTANICAL NAME
		AR	42	ACER RUBRUM
		LJ65	26	LIGUSTRUM JAPONICUM
		PE2	111	PINUS ELLIOTTI 'DENSE'
		PE1	9	PINUS ELLIOTTI 'DENSE'
		QV	290	QUERCUS VIRGINIANA
		QV5	54	QUERCUS VIRGINIANA
		T02	421	TAXODIUM DISTICHUM
		T01	209	TAXODIUM DISTICHUM
PALM TREES		CODE	QTY	BOTANICAL NAME
		CH	5	CHAMAECYPARIS HUMILIS
		PHS	11	PHOENIX SYLVESTRIS
		SPC	120	SABAL PALMETTO
		SP	54	SABAL PALMETTO
SHRUBS		CODE	QTY	BOTANICAL NAME
		CLG30	310	CLUSIA GUTTIFERA
		CLG	2,597	CLUSIA GUTTIFERA
		MC	24	MYRTICA CERIFERA
GROUND COVERS		CODE	QTY	BOTANICAL NAME
		IV	154	ILEX VOMITORIA 'STOKES DWARF'
		SB	7,228	SPARTINA BAKERS
		TF	142	TRIPSACUM FLORIDANA
LITTORALS		CODE	QTY	BOTANICAL NAME
		LIT	139,267	LITTORAL PDX

**LOCATION MAP**



**KEY MAP**



**Cotleur & Hearing**

Landscape Architects  
Land Planners  
Environmental Consultants

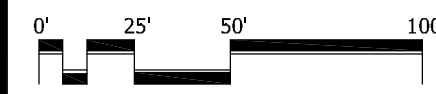
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 • Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-C000239

**Winding Trails**  
Conceptual Landscape Plan Parcels 3 & 4

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	06-09-15
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16



Scale: 1" = 50'

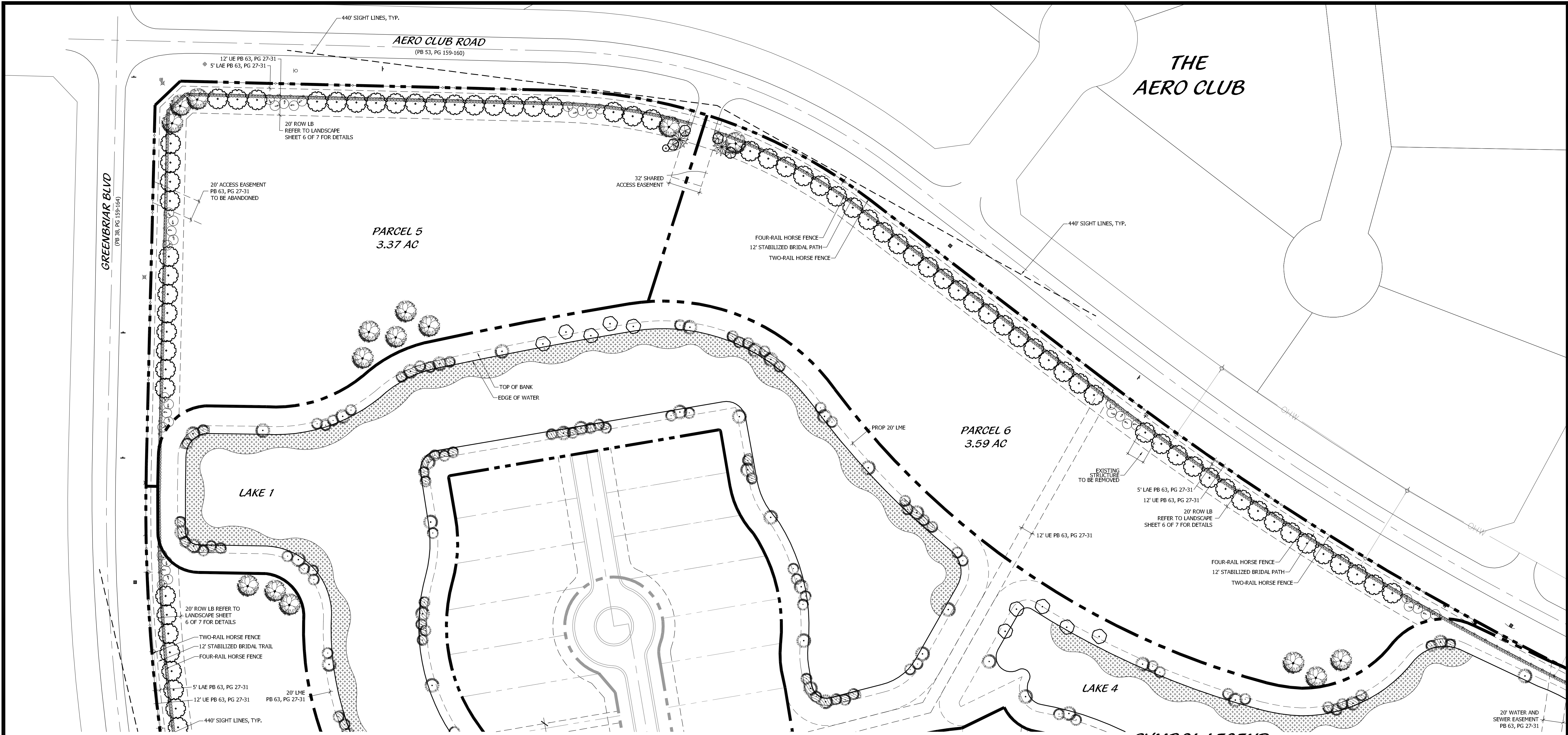


August 22, 2016 2:09:43 p.m.  
Drawing: 15-0201\_LP.DWG

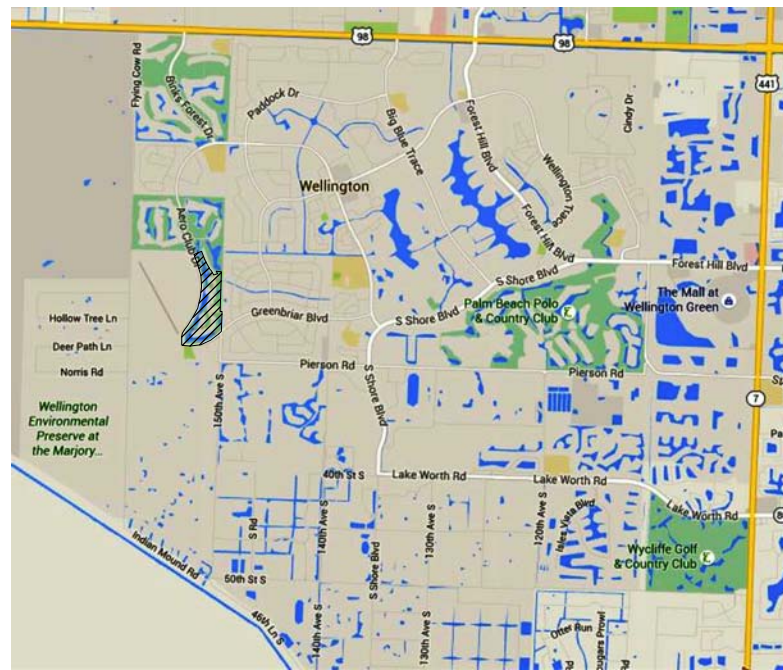
SHEET 4 OF 8

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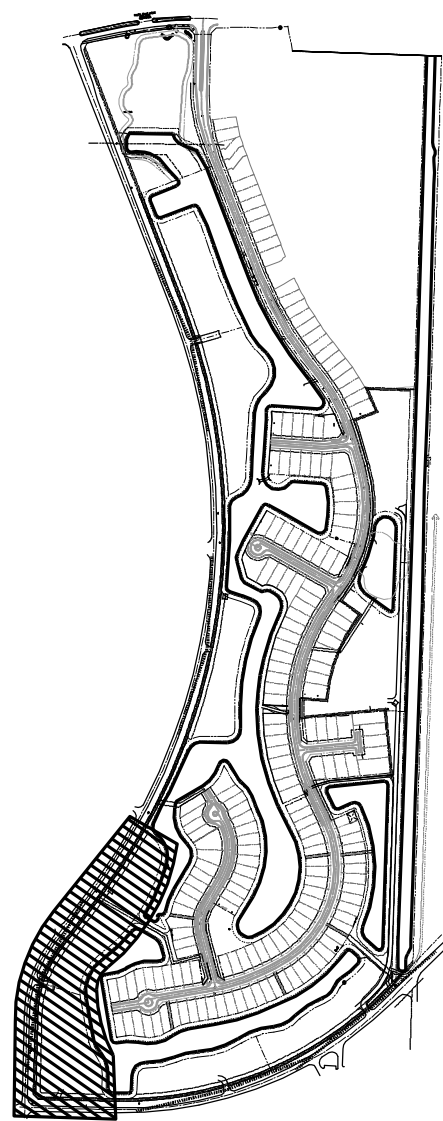




LOCATION MAP

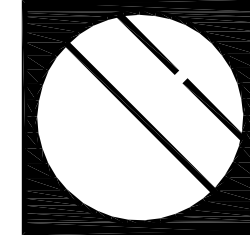


KEY MAP



SYMBOL LEGEND

TREES	CODE	QTY	BOTANICAL NAME
AR	42		ACER RUBRUM
LMS	25		LIGUSTRUM JAPONICUM
PE2	111		PRUNUS ELLIOTTI 'DENGA'
PE1	9		PRUNUS ELLIOTTI 'DENGA'
QV	290		QUERCUS VIRGINIANA
QVS	54		QUERCUS VIRGINIANA
TD2	421		TAXODIUM DISTICHAM
TD1	209		TAXODIUM DISTICHAM
PALM TREES	CODE	QTY	BOTANICAL NAME
CH	5		CHAMPAEROPS HUMILIS
PHS	11		PHOENIX SYLVESTRIS
SPC	120		SABAL PALMETTO
SP	54		SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
CLG30	310		CLUSIA GUTTIFERA
CLG	2,597		CLUSIA GUTTIFERA
MC	24		MYRSCE CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
IV	154		ILEX VOMITORIA 'STONES OWAN'
SB	7,228		SPARTINA BAKERS
TF	142		TRIPSACUM FLORIDANA
LITTORALS	CODE	QTY	BOTANICAL NAME
LIT	139,267		LITTORAL MDX

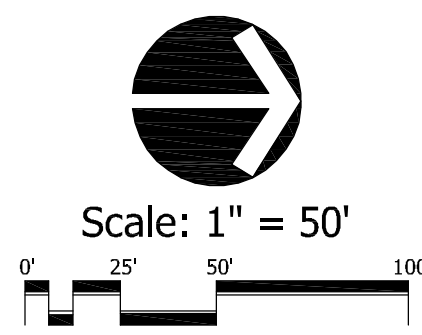


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Environmental Consultants  
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Suite 1  
Jupiter, Florida 33458  
561.747.6336 • Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-C000239

Winding Trails  
Conceptual Landscape Plan Parcels 5 & 6

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	06-09-15
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16

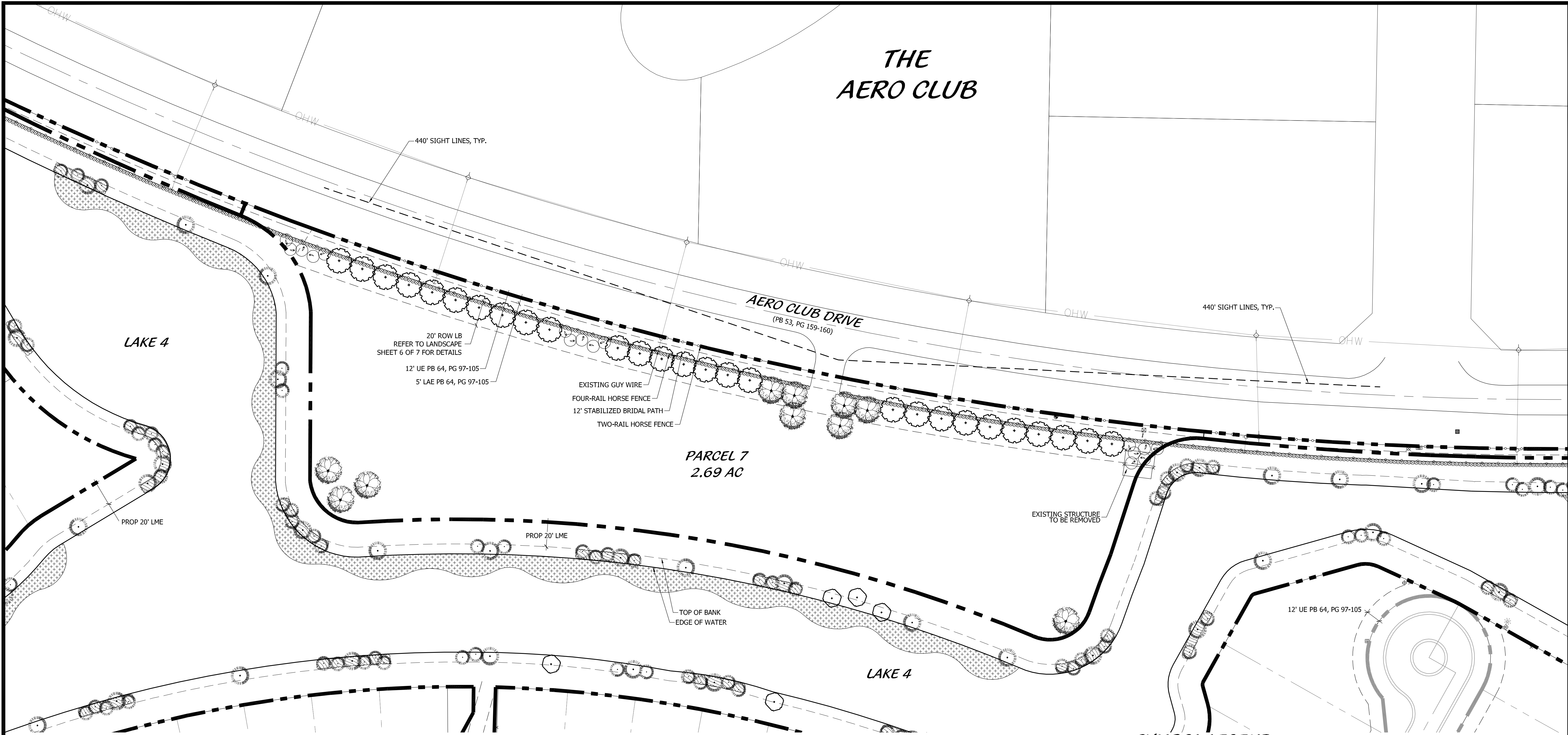


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Drawing: 15-0201\_LP.DWG

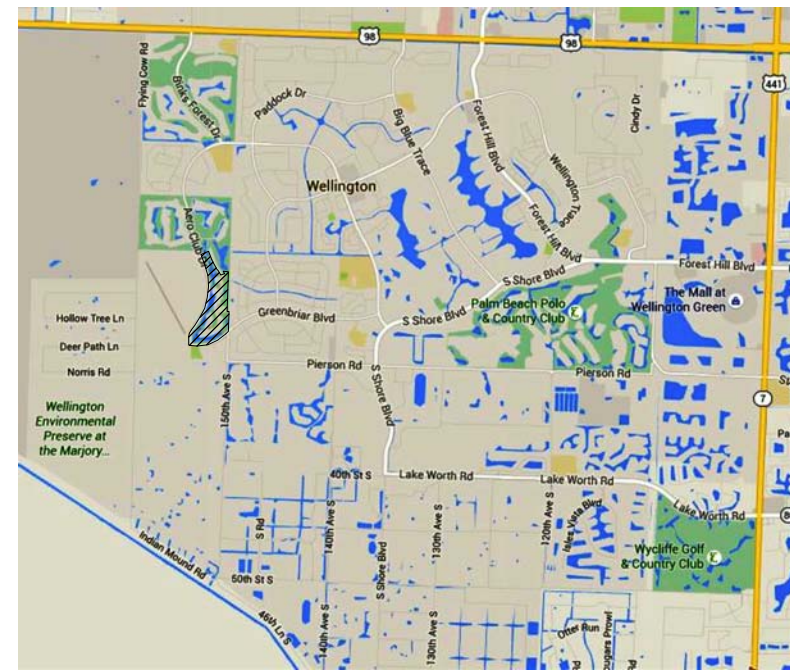
SHEET 5 OF 8

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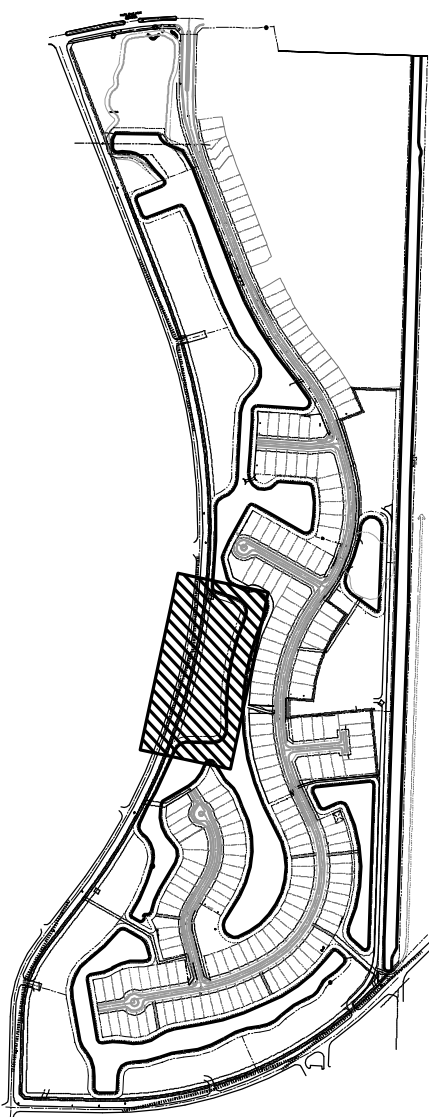




LOCATION MAP

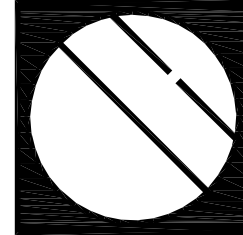


KEY MAP



**SYMBOL LEGEND**

TREES	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	LJS	25	LIGUSTRUM JAPONICUM
	PE2	111	PINUS ELLIOTII 'DENG'
	PE1	9	PINUS ELLIOTII 'DENG'
	QV	290	QUERCUS VIRGINIANA
	QVS	54	QUERCUS VIRGINIANA
	TD2	421	TAXODIUM DISTICHUM
	TD1	209	TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMAEROPS HUMILIS
	PHS	11	PHOENIX SYLVESTRIS
	SPC	120	SABAL PALMETTO
	SP	54	SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
	CLG30	310	CLUSIA GUTTIPERA
	CLG	2,597	CLUSIA GUTTIPERA
	MC	24	MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
	IV	154	SCLERIA VORTIORIA 'STONES DNANF'
	SB	7,228	SPARTINA BAKERI
	TF	142	TRIPSACUM FLORIDANA
LITTORALS	CODE	QTY	BOTANICAL NAME
	LIT	139,267	LITTORAL MIX

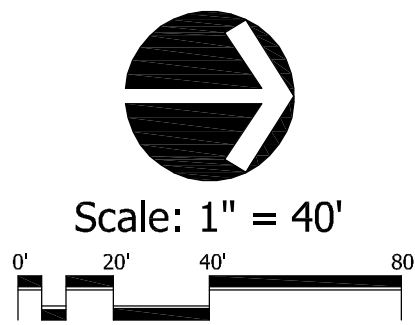


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Environmental Consultants  
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www.cotleurhearing.com  
Lic# LC-C000239

*Winding Trails*  
Conceptual Landscape Plan Parcel 7

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	06-09-15
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16

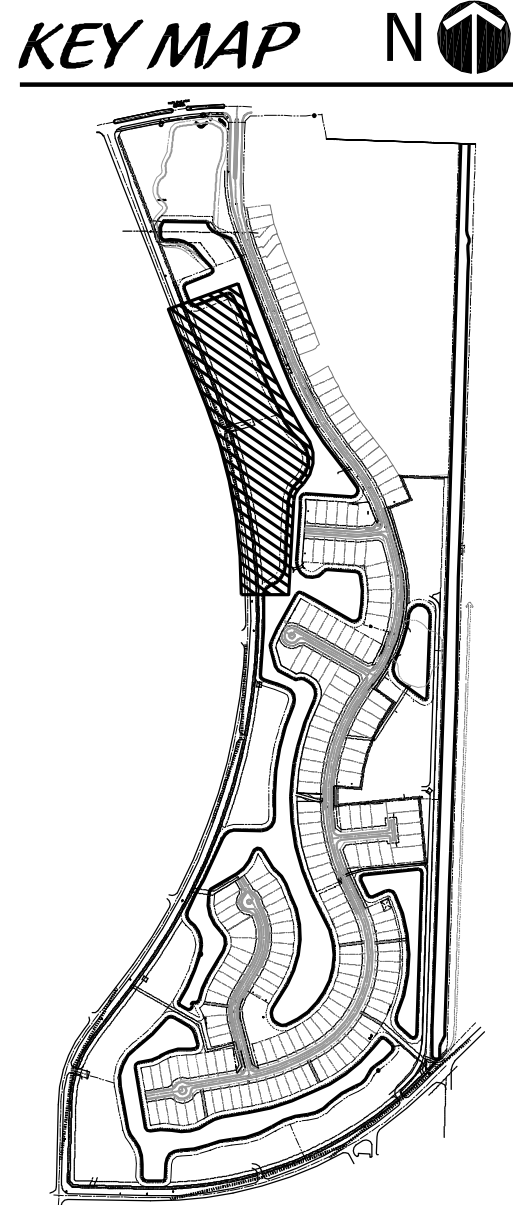
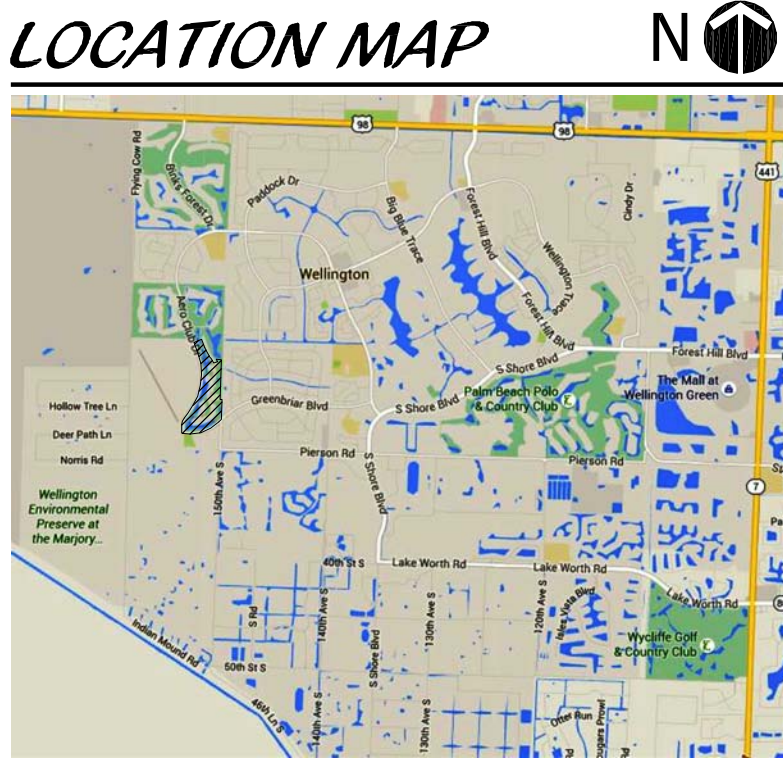
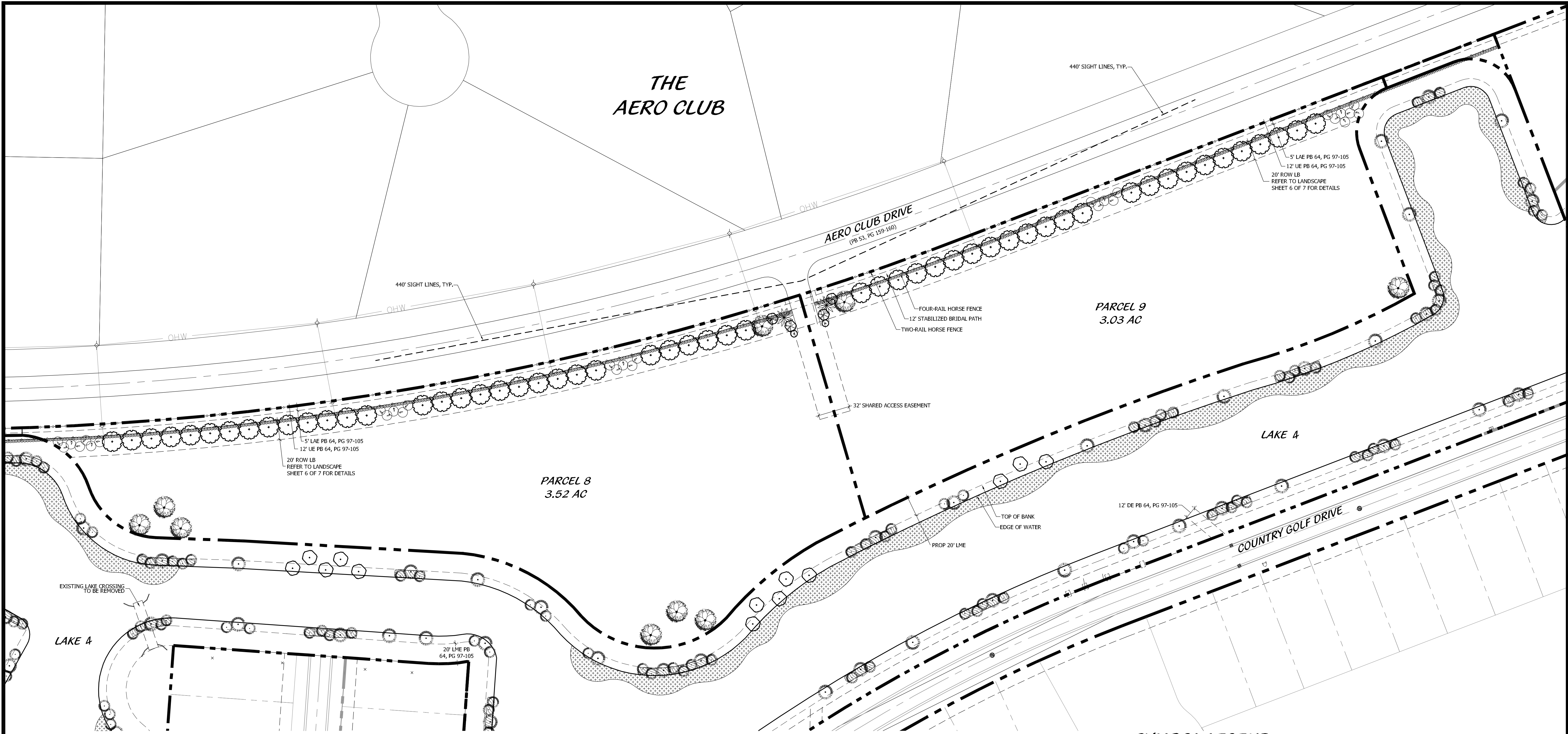


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SHEET 6 OF 8

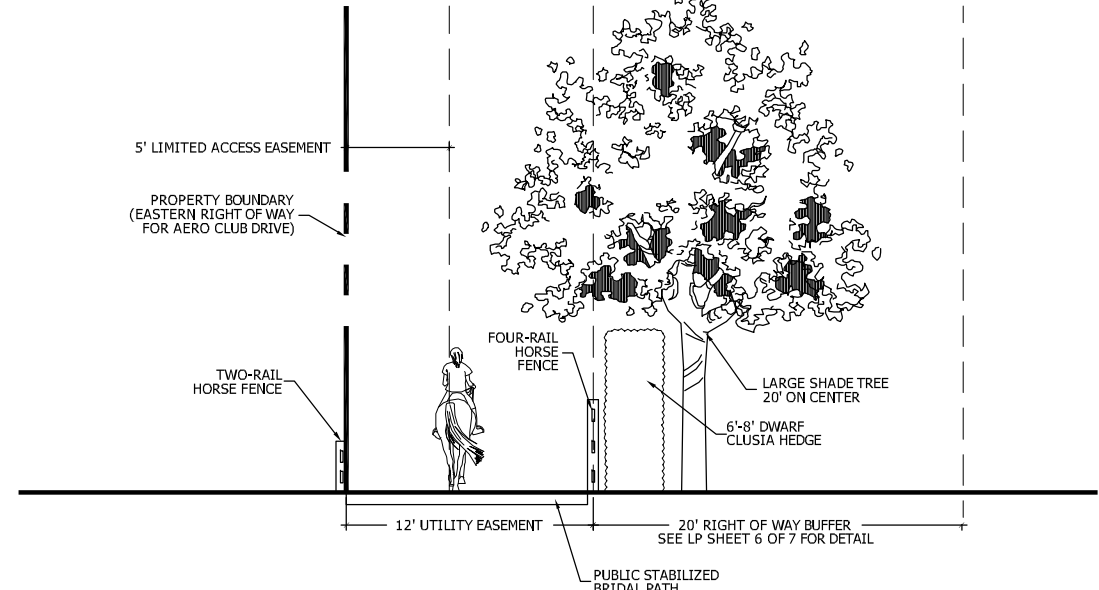
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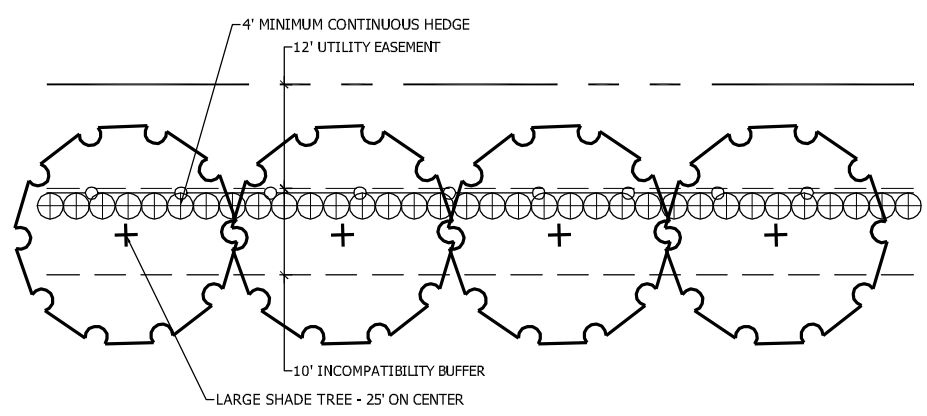
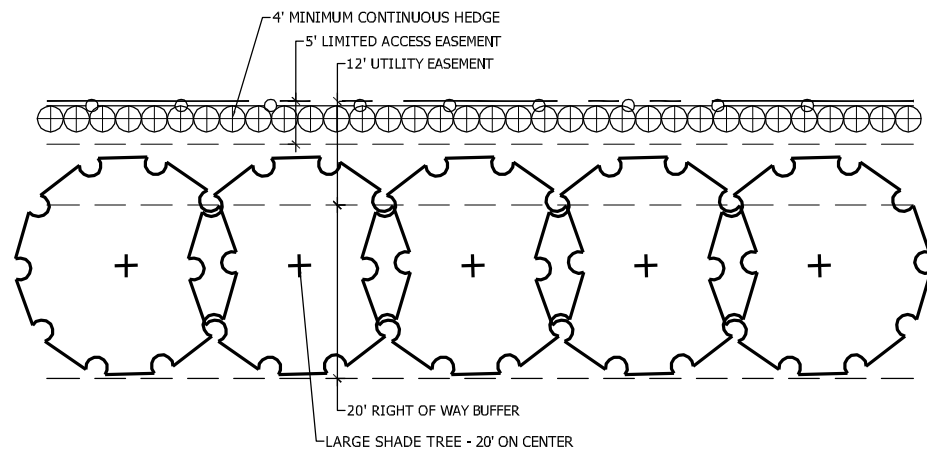
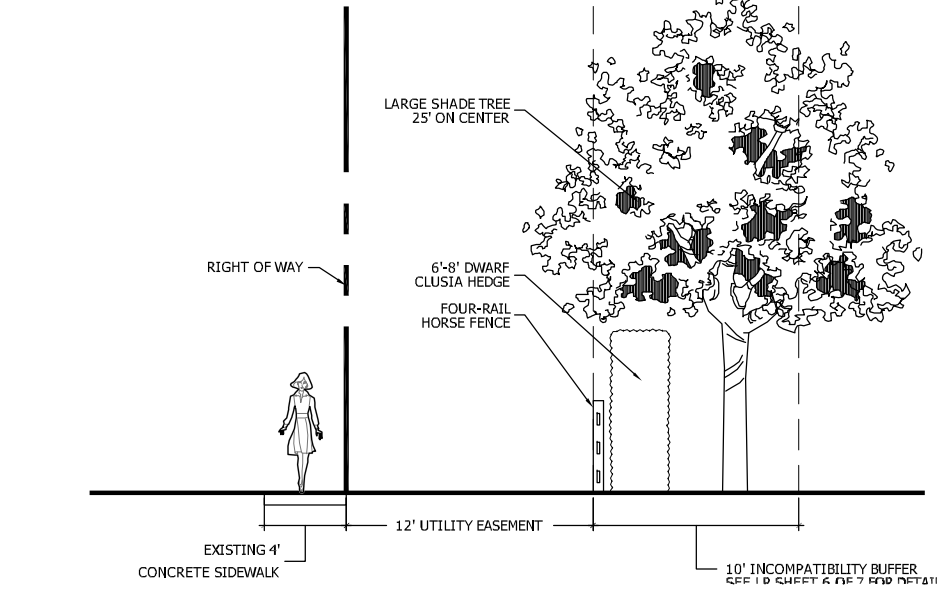


### LANDSCAPE BUFFER DETAILS

TYPICAL 20' RIGHT OF WAY BUFFER  
LDR SECTION 7.3-7

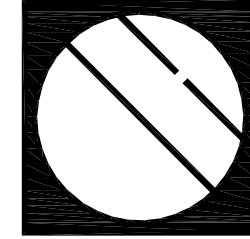


TYPICAL 10' INCOMPATIBILITY BUFFER  
LDR SECTION 7.3-8



### SYMBOL LEGEND

TREES	CODE	QTY	BOTANICAL NAME
AR	42		ACER RUBRUM
LMS	25		LEUCOSTRUM JAPONICUM
PE2	111		PERSEA ELLIOTTI 'DENGA'
PE1	9		PERSEA ELLIOTTI 'DENGA'
QV	290		QUERCUS VIRGINIANA
QVS	54		QUERCUS VIRGINIANA
TD2	421		TAXODIUM DISTICHAM
TD1	209		TAXODIUM DISTICHAM
PALM TREES	CODE	QTY	BOTANICAL NAME
CH	5		CHAMPAEOPS HUMILIS
PHS	11		PHOENIX DOLYSTRIS
SPC	120		SABAL PALMETTO
SP	54		SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
CLG30	310		CLUSIA GUTTIFERA
CLG	2,597		CLUSIA GUTTIFERA
MC	24		MYRSCE CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
IV	154		ILEX VOMITORIA 'STONES DAWG'
SB	7,228		SPARTINA BAKERI
TF	142		TRIPSACUM FLORIDANA
LITTORALS	CODE	QTY	BOTANICAL NAME
LIT	139,267		LITTORAL MDX



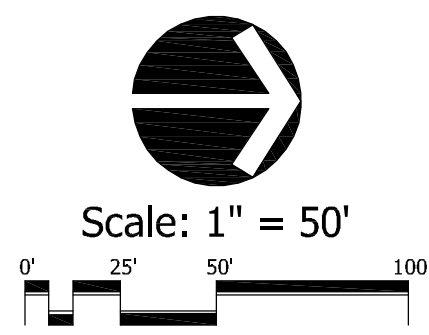
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Suite 1  
Jupiter, Florida 33458  
561.747.6336 • Fax 747.1377  
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Lic# LC-C000239

## Winding Trails

### Conceptual Landscape Plan Parcels 8 & 9

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	06-09-15
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16



August 22, 2016 2:09:43 p.m.  
Drawing: 15-0201\_LP.DWG

SHEET 7 OF 8

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**WINDING TRAILS**  
*Wellington, Florida*





**WINDING TRAILS**  
*Wellington, Florida*







ENTRY ELEVATION  
SCALE: 1/8" = 1'-0"

1  
A7



RING ELEVATION  
SCALE: 1/8" = 1'-0"

2  
A2

CODE  
■ FLORIDA BLDG  
CODE 2014  
W/ SUPPLEMENTS  
■ FLORIDA EXIST.  
BLDG CODE 2014

■ NEC 2011

PROJECT  
PROPOSED 6 STALL STABLE  
OWNERS APARTMENT  
WELLINGTON, FL

Revisions:

ALL IDEAS, DESIGNS,  
ARRANGEMENTS AND PLANS  
INDICATED OR REPRESENTED BY  
THIS DRAWING ARE OWNED BY  
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PROPERTY OF THIS OFFICE AND  
WERE CREATED, EVOLVED AND  
DEVELOPED FOR USE ON, AND IN  
CONNECTION WITH THE SPECIFIED  
PROJECT. NONE OF SUCH IDEAS,  
DESIGNS, AND ARRANGEMENTS OR  
PLANS SHALL BE USED BY OR  
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OR CORPORATION FOR ANY  
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WRITTEN PERMISSION OF RICHARD  
BARNES.  
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DRAWINGS SHALL HAVE  
PRECEDENCE OVER SCALE  
DIMENSIONS.  
CONTRACTOR SHALL VERIFY AND  
BE RESPONSIBLE FOR ALL  
DIMENSIONS AND CONDITIONS ON  
THE JOB AND THIS OFFICE MUST  
BE NOTIFIED OF ANY VARIATIONS  
FROM THE DIMENSIONS AND  
CONDITIONS AS SHOWN ON THESE  
DRAWINGS.

RICHARD BARNES  
ARCHITECTURAL  
DESIGN SERVICES LLC  
1807 E. TER. DR.  
LAKE WORTH, FL  
33460  
(561) 574-1027

DRAWN  
RB  
CHECKED  
RB  
DATE  
5-4-16  
SCALE  
AS NOTED  
FOR PERMIT

SHEET  
A-2  
OF SHEETS



■ NEC 2011

Revisions:

Page 10 of 10

DRAWN  
RB

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CHECKED  
RB

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DATE  
5-4-16

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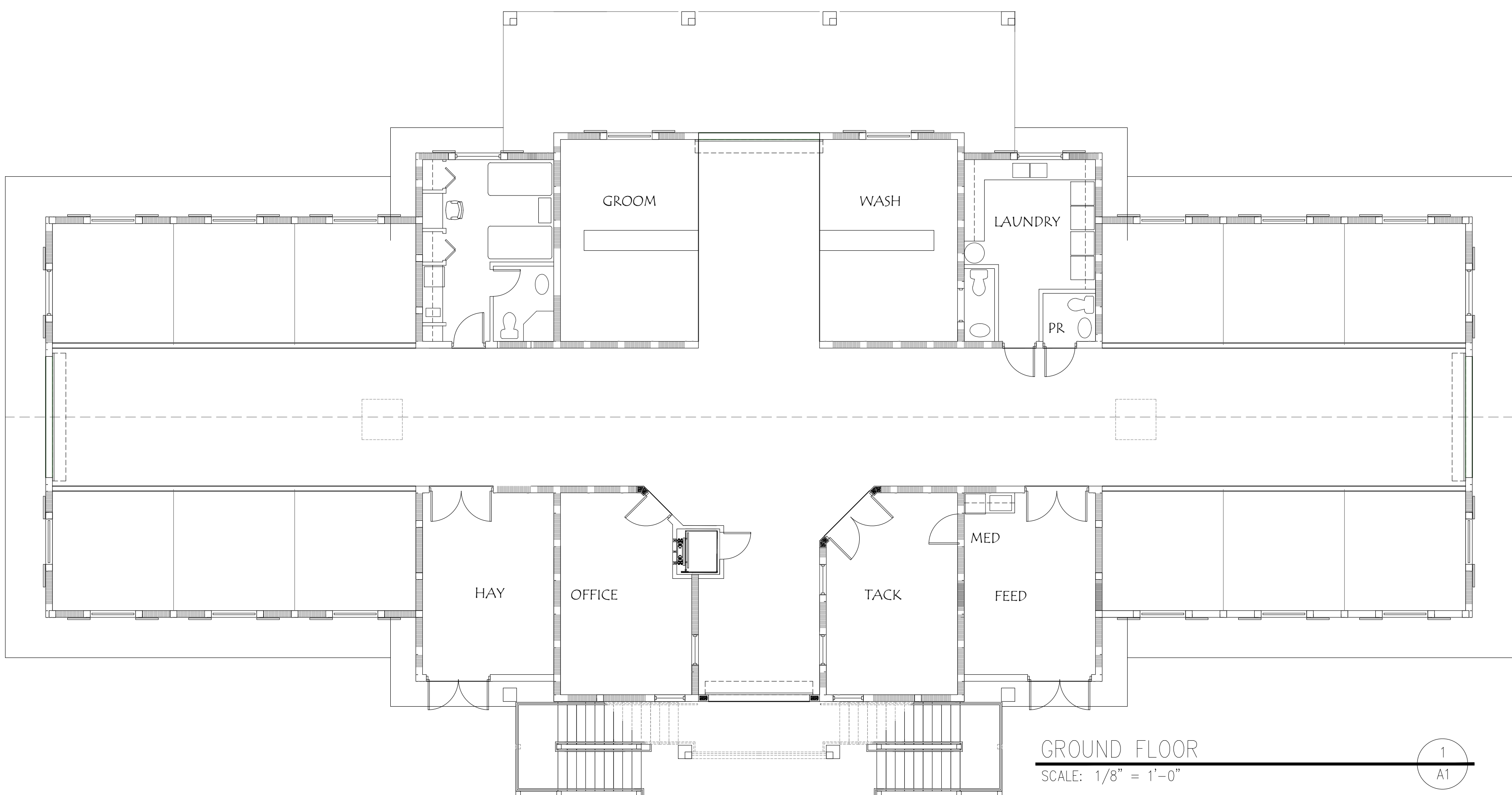
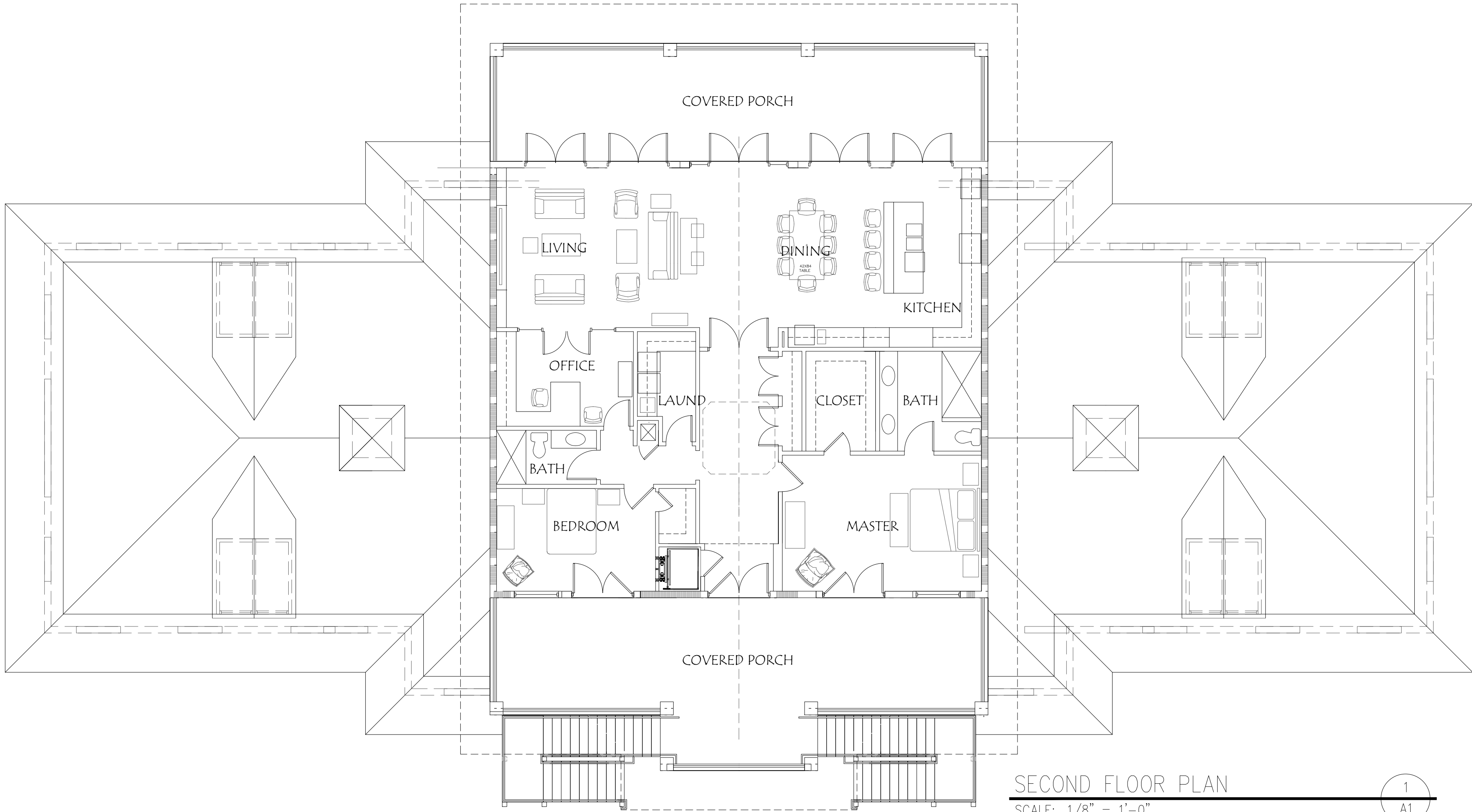
SCALE  
AS NOTED

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FOR PERMIT

OF	SHEETS
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CODE  
■ FLORIDA BLDG  
CODE 2014  
W/ SUPPLEMENTS  
■ FLORIDA EXIST.  
BLDG CODE 2014

■ NEC 2011

PROJECT

PROPOSED 6 STALL STABLE  
OWNERS APARTMENT  
WELLINGTON, FL

Revisions:

ALL IDEAS, DESIGNS,  
ARRANGEMENTS AND PLANS  
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DRAWINGS.

RICHARD BARNES  
ARCHITECTURAL  
DESIGN SERVICES LLC  
1807 E. TER. DR.  
LAKE WORTH, FL  
33460  
(561) 574-1027

Seal:

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CHECKED  
RB  
DATE  
5-4-16  
SCALE  
AS NOTED  
FOR PERMIT

SHEET  
A-1  
OF SHEETS





Transportation Consultants

# Exhibit K - Wellington's Traffic Consultant's Letter

2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411-6700  
(561) 296-9698 Fax (561) 684-6336  
Certificate of Authorization Number: 7989

August 12, 2016  
Revised August 29, 2016

Ms. Kelly Ferraiolo  
Wellington  
Planning, Zoning & Building Department  
12300 W. Forest Hill Boulevard  
Wellington, FL 33414

**Re: EOZD Subarea F (Wanderer's Club) - #PTC16-001E**  
**16-053 (2016-002 ZTA)**  
**16-058 (2016-021 CPA3)**  
**16-060 (2016-023 MPA3)**  
**16-059 (2016-022 REZ)**  
**16-061 (2016-061 SP 6)**

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the resubmittal for Zoning Text Amendment, Comprehensive Plan Amendment, Master Plan Amendment, Rezoning and Site Plan applications received by Wellington on August 24, 2016. The resubmittal responded to our Master Plan Amendment comment. We have the following recommended condition of approval:

**Zoning Text Amendment**

No Comments.

**Comprehensive Plan Amendment**

No Comments.

**Master Plan Amendment**

No Comments.

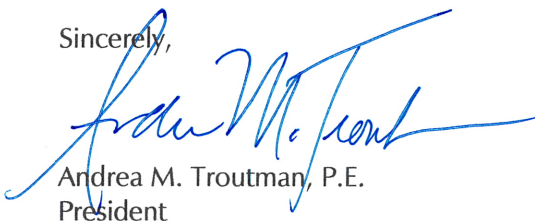
**Rezoning**

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request. **CONDITION OF APPROVAL.**

**Site Plan**

No Comments.

Sincerely,



Andrea M. Troutman, P.E.  
President

cc: Cory Lyn Cramer  
Patrick Barthelemy

**Pinder Troutman Consulting, Inc.**



## Exhibit L - Public Comments Received as of August 30, 2016

Kelly Ferraiolo

---

**From:** Jim Caton <jim\_caton@yahoo.com>  
**Sent:** Tuesday, August 30, 2016 10:38 AM  
**To:** Kelly Ferraiolo; Cory Cramer; Robert Basehart  
**Subject:** Winding Trails

Sirs,

My wife and I have decided to support the winding trails project near Lakefield South.

We feel it is the best type of development for this area.

Jim Caton

Santa Ana International  
10448 Trianon Place  
Wellington Florida 33449  
Cell +1 561 603 7009 Office +1 561 283 3527  
Skype: jameswcaton



## Kelly Ferraiolo

---

**From:** Susan Jacobs <sjacobs@gegorekcpas.com>  
**Sent:** Monday, August 08, 2016 9:19 PM  
**To:** Paul Schofield; rbasehart@wellington.gov; Kelly Ferraiolo; Cory Cramer; Anne Gerwig; John McGovern; Michael J. Napoleone; Michael J. Drahos; tsisking@wellingtonfl.gov  
**Subject:** Lakefield South - Executive golf course change

Hello,

Thank you for taking the time to read my e-mail.

I call Lakefield South my home 6 months out of the year. It is my happy place when the north gets cold and when I want to get away from the stress of the DC area during the summer. I absolutely love Wellington and I applaud the care and consideration the Village of Wellington takes when they consider permits and zoning changes.

The proposal I was presented is simply not acceptable. Per their proposal my house will back one of their biggest lots - #2. As a horse owner myself, I choose to board my horse and not have them in my back yard for various reasons, i.e. manure storage, dumpsters, run off, flies and their related diseases and the dust from horses being ridden in the dirt arenas. Farms also require large trucks to pick up manure, trash, and the delivery of hay and grain and of course horse trailers/ vans and possibly semi-tractor trailers.

When I purchased my home two years ago, I was told the zoning on the property behind my house would be suitable for a park or something similar and that the Village of Wellington was considering purchasing the property. It is my understanding that the proposed development is not allowed under current zoning and would require a zoning change and be added to the Equestrian Preserve. The questions that keeps coming to mind is why would someone purchase a property that proposes to directly abut horses and an existing residential subdivision with zero lot lines and assume that they could push this through the Village without the support of the neighborhood?

Further, it is my understanding that lots 1 and 2 are proposed to be the biggest lots with the most number of horses and people to support them and will not have a water buffer like the smaller lots. At the very least, all lots - especially the larger lots, should have a water buffer.

I also inquired about the proposed sales prices of the developed lots and was told that they didn't have a ballpark number. As a business person, I find that absurd and hard to believe. Are they talking about a \$100,000 lot or a \$2,000,000 lot?

I reject the zoning change request and the concept of adding the property to the Equestrian Preserve.

Thank you for your time and consideration.

Susan Jacobs  
2410 Country Golf Drive  
Wellington, FL 33414

443-388-3197



## Kelly Ferraiolo

---

**From:** Kelly Ferraiolo  
**Sent:** Monday, July 25, 2016 7:14 AM  
**To:** 'shelby8666@aol.com'  
**Subject:** RE: Winding Trails Development proposal for Lakefield South

Ms. Logan:

Thank you for your email regarding the proposed Winding Trails project. Your email will be made part of the record for the Winding Trails petitions.

## Kelly Ferraiolo

Planner | Wellington  
12300 Forest Hill Boulevard | Wellington FL 33414  
Tel: 561-753-5268 | [kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov) | [www.wellingtonfl.gov](http://www.wellingtonfl.gov)  
Office Hours: 7:00 am. to 6:00 pm. Monday through Thursday



**From:** shelby8666@aol.com [mailto:shelby8666@aol.com]  
**Sent:** Thursday, July 21, 2016 9:06 PM  
**To:** Kelly Ferraiolo; Paul Schofield  
**Subject:** Winding Trails Development proposal for Lakefield South

I am writing in response to the questionnaire and the request to change the zoning for the Winding Trails development for the property surrounding the Lakefield South community which is owned by W & W Equestrian Club, LLC.

I am concerned by the way that this questionnaire was presented to us especially for two reasons--for the questions that are answered yes by the owners it appears that we are agreeing with changes that are to be made and if we answer no makes it sound like we do not care about our development, both of which could not be further from the truth.

To say that Winding Trails will "transform an overgrown, abandoned par 3 golf course" is a reflection of the past and present owners of the property and also the Village of Wellington departments inability to enforce the property to be kept to the standards that were prior to the closing of the executive golf course. The fact that the property owners have allowed people to park on their property and and fish and ride dirt bikes also shows a lack of respect to us as the people that live in Lakefield South and to the property they purchased, both of which have gone on for years.

I have read the articles written in the Wellington Town Crier and to the residents of the surrounding areas that are not familiar with the Lakefield South community the description of what our development looks like now and what it will look like are incorrect. Once again reinforcing that the purchased property has been "let go" by the owners and so that anything that is printed in the articles makes it sound like a *wonderful* idea.

To compare the Equestrian Estates development and the Lakefield South development as far as the increasing of our property values is like comparing apples and oranges. As nice as the



the Lakefield South community is, we are not million dollar homes and to say that adding landscaping, etc., and stacking 9 barns along the purchased property will increase our property values would be minimal at best.

To think that the "multi use trail" that will be built in close enough proximity to our homes and the effects of the manure and urine that are left by the horses using this trail will not affect our property values is also an issue, not to mention health standards. If this trail is meant to be used by pedestrians and equestrians alike, the thought of having to negotiate piles of manure, etc., is unappealing to say the least, and could potentially pose health issues for those that decide to use the multi use path.

The Winding Trails development will not only affect our development, but also the multitude of people that walk, run, bike in the areas surrounding our development, use the dog park, the volleyball courts, etc., on a daily basis with increased traffic and the safety issues included with that, not to mention the sanitation and other issues that building this development would bring if the area is rezoned for this project.

Also, I would be interested as to the opinions of the players using the Wanderer's golf course and to be playing not on a relaxing, visually appealing course, but one butted against horse barns, the noise of the tenants in those barns, trucks carrying things to and from the barns with their paddocks, etc., one could assume that membership would be affected. To be playing while construction would be going on for quite some time would not be conducive to what the game of golf is all about and for an exclusive club such as the Wanderer's, one would expect some unhappy members.

Attempting to rezone the property that was not meant be rezoned will have no affect on the people that are involved with this project as they do not live in our community, but are making decisions that have wide reaching effects, which is abundantly clear to the Lakefield South community.

I agree wholeheartedly with my neighbors who feel that it is extremely hard to understand with all the thousands of acres in the Equestrian Preserve that the Village would approve a zoning change that surrounds a long-standing existing community of 200 homes with zero lot lines and that would dramatically and negatively impact our lives.

By sending this message I am asking that the Zoning Department and Village Council reject the request and the concept of adding additional Equestrian Preserve property on top of and in the middle of existing residential neighborhoods.

Thank you for your time.

Mary Logan



## Kelly Ferraiolo

---

**From:** Kelly Ferraiolo  
**Sent:** Monday, July 25, 2016 7:15 AM  
**To:** 'MDN1@aol.com'  
**Subject:** RE: Lakefield South Resident

Mr. and Mrs. Newcomer:

Thank you for your email regarding the proposed Winding Trails project. Your email will be made part of the record for the Winding Trails petitions.

## Kelly Ferraiolo

Planner | Wellington  
12300 Forest Hill Boulevard | Wellington FL 33414  
Tel: 561-753-5268 | [kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov) | [www.wellingtonfl.gov](http://www.wellingtonfl.gov)  
Office Hours: 7:00 am. to 6:00 pm. Monday through Thursday



**From:** [MDN1@aol.com](mailto:MDN1@aol.com) [<mailto:MDN1@aol.com>]  
**Sent:** Sunday, July 24, 2016 9:15 AM  
**To:** [info@windingtrailswellington.com](mailto:info@windingtrailswellington.com); [sharon@merchantstrategy.com](mailto:sharon@merchantstrategy.com); Kelly Ferraiolo  
**Cc:** [hslifkin@propertymgmtresources.com](mailto:hslifkin@propertymgmtresources.com); [abarbutolaw.com](mailto:abarbutolaw.com)  
**Subject:** Lakefield South Resident

I currently reside in Lakefield South, 2429 Country Golf Dr. The lake behind our home, though not very large is a good size for the location, and supports an increased value. Our lot is a premium lot mainly due to the proximity of the lake. Your preliminary drawings show a dramatic change to the width of the lake behind our home and appear to now become a canal, instead of a generous lake view. Can you explain, in detail, how this will effect, or devalue, the current appraised value of our home? Most home purchasers, when looking for a more serene setting, are looking for a lake behind there home, not a canal. You continually state that this project would increase home values and I am personally concerned that you will reduce the value of my property due to this possible changes from a lake to a canal.

Please supply detailed thoughts and plans on how this will not personally affect my homes value.

Michael & Jacqueline Newcomer



## Kelly Ferraiolo

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**From:** Kelly Ferraiolo  
**Sent:** Monday, July 25, 2016 4:14 PM  
**To:** 'polofamily4'  
**Subject:** RE: Lakefield south proposal

Ms. Echezarreta:

Thank you for your email regarding the proposed Winding Trails project. Your email will be made part of the record for the Winding Trails petitions.

Thanks,

*Kelly Ferraiolo*

Planner | Wellington  
12300 Forest Hill Boulevard | Wellington FL 33414  
Tel: 561-753-5268 | [kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov) | [www.wellingtonfl.gov](http://www.wellingtonfl.gov)  
Office Hours: 7:00 am. to 6:00 pm. Monday through Thursday



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**From:** polofamily4 [<mailto:polofamily4@gmail.com>]  
**Sent:** Monday, July 25, 2016 3:01 PM  
**To:** Kelly Ferraiolo  
**Subject:** Lakefield south proposal

Good afternoon Ms. Ferraiolo,

I am a resident of Lakefield South and have been for the past 8 years. I have just been informed that there is a proposed development for the land adjacent to our community, Lakefield South. We were truly disheartened to learn of this possible zone change in order for 9-10 barns to be built behind our homes.

We are equestrians ourselves, own 7 horses, and compete in polo every season in Wellington. We purchased our home in Lakefield South in 2008 because we do not want to live on a farm and all that is entailed with that. I specifically remember asking our realtor if anything could ever be built in the golf course behind our home and her answer was, "no. It is zoned as a golf course, it's not going to be possible for it to be anything other than a golf course." So we went forward with our purchase and enjoy having our residence away from the horses and stables. We love the view of the open golf course, which is why we purchased that home in the first place. We definitely do not want barns to be built behind our home. Not only for the fact that it will devalue the price of our home and community but it is **not** going to enhance the property in any way. Filling those lots



with horses, grooms and all the other chaos that come with barns will be unsightly, overcrowded and undesirable for all residents in our community.

Please keep in mind we are Equestrians, love our horses, love our barns, but not in a tiny gated community. I have reached out to others in our community and all other equestrians living here in Lakefield South, do not want the barns. We are considering selling our home if this zoning plan moves forward. No one will want to buy a home with crowded barns, horse poop and flies, 50 feet from there back yard.

I ask you to please deny the proposed zone change to allow Ward Realty to develop the lands behind our homes. It will devalue our home prices, it will drive out many of our residents and it will be crowding an already over-crowded barn development in Wellington.

I appreciate your understanding with this matter and hearing out the voices of the residents which whom this development with effect. It is my most sincerest hope that this proposal will not move forward. We love our home and our view and enjoy the open space behind our home, and all other residents we have spoken with feel the same as us.

Thank you for your time,  
Regards,  
Carrie Echezarreta  
561-267-1037



## Kelly Ferraiolo

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**From:** Cory Cramer  
**Sent:** Friday, July 15, 2016 3:44 PM  
**To:** Michael J. Napoleone; Robert Basehart  
**Cc:** Anne Gerwig; Michael J. Drahos; Tanya Siskind; John McGovern; Kelly Ferraiolo; Paul Schofield  
**Subject:** RE: Winding Trails  
**Attachments:** 1 - 15-0201\_SP.pdf; 2 - 15-0201\_SP\_1.pdf; 3 - 15-0201\_SP\_2.pdf; 4 - 15-0201\_SP\_3 & 4.pdf; 5 - 15-0201\_SP\_5 & 6.pdf; 6 - 15-0201\_SP\_7.pdf; 8 - 15-0201\_SD.pdf; 7 - 15-0201\_SP\_8 & 9.pdf

Mr. Napoleone:

Per your request, attached is a copy of the proposed site plan for Winding Trails. Should you have any questions regarding this project, please do not hesitate to contact Bob Basehart or myself. The agent and applicant are still in the process of addressing staff comments so there may be minor changes to the plan but nothing substantial.

Sincerely,

**Cory Lyn Cramer, AICP**  
*Development Review Coordinator*  
12300 Forest Hill Boulevard | Wellington, Florida 33414  
Tel: (561) 791-4012 | Fax: (561) 904-5957

[ccramer@wellingtonfl.gov](mailto:ccramer@wellingtonfl.gov)  
[www.wellingtonfl.gov](http://www.wellingtonfl.gov)



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**From:** Michael J. Napoleone  
**Sent:** Friday, July 15, 2016 3:04 PM  
**To:** Robert Basehart; Cory Cramer  
**Subject:** RE: Winding Trails

Bob or Cory,

Can you please email me a copy of the proposed site plan for this development? I want to see how it is proposed to fit within the existing community. Thanks.

**From:** Don Barth [<mailto:donaldraybarth@gmail.com>]  
**Sent:** Friday, July 15, 2016 2:00 PM  
**To:** Robert Basehart; Kelly Ferraiolo; Cory Cramer; Paul Schofield; Anne Gerwig; John McGovern;  
[mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov); Michael J. Drahos; Tanya Siskind  
**Cc:** [billpaquin@aol.com](mailto:billpaquin@aol.com)  
**Subject:** Winding Trails



My name is Donald R. Barth and my address is 2248 Country Golf Drive, Wellington, FL (Lakefield North)

I want to express my opinion on the proposed Winding Trails development.

If this project is approved, I would not only be disappointed but I feel that our quality of life would take a "considerable hit".

We moved here in 2000. We purchased our home to enjoy the joys of residential living and the diversity of neighborhoods, including the active equestrian properties that were a comfortable distance from us.

We were surrounded by golf course and we loved it. Even after the short course was closed it still was green space and compatible to what we had expected when we purchased our home.

I was even fine with the VOW's discussion to purchase the land and make it a passive park but this latest proposed development is NOT acceptable or compatible with our neighborhood.

If this would be approved, which I understand requires several zoning and land use changes, would result in our being "**surrounded** by stables, riding rings, riding trails, manure bins and all the other related horse amenities". No matter how conscientious they may be with manure disposal, the rings and the trails will produce plenty of manure. I don't think there is another situation in Wellington where the equestrian overlay creates an enclave like this would. This proposed development weaves throughout our neighborhood. Practically speaking, we would become unwillingly, part of the equestrian overlay. It also requires the removal of dozens of mature trees. Our neighborhood would then have fences along our right of ways, resulting in even more lessening of our expectations when we purchased.

Today, we have equestrian properties behind us, approximately 250' away and even at that distance we have the resulting occasional horse manure smell and flies, depending on the wind. But we knew that when we purchased. This proposed development would put at least 2 manure bins within 100' of us virtually surrounding our home. No matter which way the wind blows we will experience the smell. Unacceptable.

I urge you to do the right thing and to reject these proposed changes and keep the residential and the equestrian overlay separate.

I appreciate the equestrian element in Wellington and DO NOT want it to go away but I did not buy in the equestrian overlay and do not want a developer to make that decision for me and my neighbors.

Respectfully,

**don barth**  
**561-324-6779**



## Kelly Ferraiolo

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**From:** Patrick Barthelemy  
**Sent:** Wednesday, July 13, 2016 10:21 AM  
**To:** Cory Cramer; Kelly Ferraiolo  
**Subject:** Winding Trails - Resubmittal Comments  
**Attachments:** Winding Trails\_DRC Comments\_Engineering\_07-13-2016.docx

Cory,

Please see attached comments from Engineering.

Sincerely,  
Patrick Barthelemy, P.E.  
Senior Engineer | Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, FL 33414  
Tel: (561) 753-2419 | Fax: (561) 904-5935  
[pbarthelemy@wellingtonfl.gov](mailto:pbarthelemy@wellingtonfl.gov) | [www.wellingtonfl.gov](http://www.wellingtonfl.gov)





## Kelly Ferraiolo

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**From:** Carol O'Brien <partners@carolobrien.com>  
**Sent:** Monday, July 11, 2016 5:11 PM  
**To:** Kelly Ferraiolo  
**Cc:** billpaquin@aol.com; Howard Slifkin  
**Subject:** Carol O'Brien - 2675 COUNTRY GOLF DE LAKEFIELD SOUTH  
**Attachments:** Lakefield narrative.doc

Kelly,

My name is Carol O'Brien and I have lived at 2675 Country Golf Dr in Lakefield South for 15 years.

Please see my attached remarks that I sent in the survey to our HOA, this is my feedback. I did not mention the septic tank system they plan to install and the grate on the wash racks to catch the horse hair. They also plan to have a trail that will leave our community and lead to the show grounds. Who will pick up the horse manure along the horse trail around our community to take to the manure bin? Is twice a week to empty the bin enough with that many horses permitted?

Thank you for letting me voice my objections and opinion.

**Carol O'Brien**  
**Keller Williams Realty**  
**12008 South Shore Blvd., Suite 201**  
**Wellington, FL 33414**  
**[www.carolobrien.com](http://www.carolobrien.com)**  
**(c) 561-758-8593**  
**(f) 561-354-6036**



## Kelly Ferraiolo

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**From:** Kelly Ferraiolo  
**Sent:** Monday, July 11, 2016 7:58 AM  
**To:** 'patrick mcintosh'  
**Subject:** RE: Winding Trails Proposed Development at Lakefield South

Dear Mr. and Mrs. McIntosh:

Thank you for your email regarding the proposed Winding Trails project. Your email will be made part of the record for the Winding Trails petitions.

*Kelly Ferraiolo*

Planner | Wellington  
12300 Forest Hill Boulevard | Wellington FL 33414  
Tel: 561-753-5268 | [kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov) | [www.wellingtonfl.gov](http://www.wellingtonfl.gov)  
Office Hours: 7:00 am. to 6:00 pm. Monday through Thursday



**From:** patrick mcintosh [<mailto:patmcintosh2003@gmail.com>]  
**Sent:** Thursday, July 07, 2016 9:39 PM  
**To:** Robert Basehart; Kelly Ferraiolo; Cory Cramer; Paul Schofield; Anne Gerwig; John McGovern; Michael J. Napoleone; Michael J. Drahos; Tanya Siskind  
**Cc:** [faymcint@gmail.com](mailto:faymcint@gmail.com); Howard Slifkin; [billpaquin@aol.com](mailto:billpaquin@aol.com); Patrick McIntosh  
**Subject:** Winding Trails Proposed Development at Lakefield South

Folks

We, Patrick & Fay McIntosh, are the owners of  
2580 Neaton Court,  
Lakefield South,  
Wellington, FL 33414

We are extremely concerned about the proposed development described as Winding Trails which we understand is being proposed for the Lakefield South Community. We have looked at the drawings showing planned reconfiguration and reclamation of the lakes. Part of the newly configured lake would be right up against our house. Additionally we do not think it reasonable to build horse barns/farms in such close proximity to residences. Our understanding is that the current residential zoning in Wellington does not allow new construction of barns or horses on the property.

Our objection is more fulsomely and completely described in the attached correspondence which we draw to your attention and with which we are in full agreement.

We are asking that the Zoning Department and Village Council reject the request and concept of adding additional Equestrian Preserve property within an existing residential neighborhood.

Regards



## Kelly Ferraiolo

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**From:** patrick mcintosh <patmcintosh2003@gmail.com>  
**Sent:** Thursday, July 07, 2016 9:39 PM  
**To:** Robert Basehart; Kelly Ferraiolo; Cory Cramer; Paul Schofield; Anne Gerwig; John McGovern; Michael J. Napoleone; Michael J. Drahos; Tanya Siskind  
**Cc:** faymcint@gmail.com; Howard Slifkin; billpaquin@aol.com; Patrick McIntosh  
**Subject:** Winding Trails Proposed Development at Lakefield South  
**Attachments:** Lakefield South - Winding Trail Proposed Development.pdf

Folks

We, Patrick & Fay McIntosh, are the owners of  
2580 Neaton Court,  
Lakefield South,  
Wellington, FL 33414

We are extremely concerned about the proposed development described as Winding Trails which we understand is being proposed for the Lakefield South Community. We have looked at the drawings showing planned reconfiguration and reclamation of the lakes. Part of the newly configured lake would be right up against our house. Additionally we do not think it reasonable to build horse barns/farms in such close proximity to residences. Our understanding is that the current residential zoning in Wellington does not allow new construction of barns or horses on the property.

Our objection is more fulsomely and completely described in the attached correspondence which we draw to your attention and with which we are in full agreement.

We are asking that the Zoning Department and Village Council reject the request and concept of adding additional Equestrian Preserve property within an existing residential neighborhood.

Regards

Patrick & Fay McIntosh  
2580 Neaton Court  
Wellington, FL 33414



## Kelly Ferraiolo

---

**From:** Abdy Hejazi <abdyhejazi@yahoo.com>  
**Sent:** Wednesday, July 06, 2016 9:25 PM  
**To:** Kelly Ferraiolo  
**Subject:** No Zonning Change

Below please find a summary of the zoning change requested by the new owners of the property surrounding Lakefield South. As you can see, this will dramatically change our lives in Lakefield South. We will need a significant % of owners to object if we are to convince the Village to reject this zoning change request

To our owners:

On June 6, the buyers of the executive golf course filed a request to change the zoning for the property to include it in the Equestrian Preserve as equestrian residential, a change from existing recreational zoning. Their plan would create nine plots ranging from 2 acres to almost four acres and would allow four horses and stalls per acre, for a total of more than 100 horse stalls and horses on the property. Each structure would have an upstairs owner residence and groom apartment. Access to the plots would be on Aero Club Drive and Greenbriar with an access road (unpaved?) for two plots off Country Golf Drive.

The current residential zoning in Wellington proper does not allow barns or horses on the property, except for the Paddock Park and Saddle Trails subdivisions, which allow 2 stalls/horses.

There are multiple zoning categories within the Equestrian Preserve. The residential zoning rule applied for allows 4 stalls per acre up to a maximum of 12 stalls/horses on each parcel. Each parcel may have a barn which must contain an owner's residence on the second floor, and may contain a groom's quarters. Paddock(s) and practice ring are permitted and are included in the current zoning request.

The Equestrian Preserve currently consists of more than 9000 acres. The acquired former golf course is less than 70 acres (including lakes), of which nearly 40 acres have been proposed for residential plots including the barn/residences, paddocks and practice rings. These proposed facilities would surround Lakefield South, a gated subdivision of 200 zero lot line homes. Each of the nine parcels would be located in close proximity to the homes in Lakefield South, after a substantial movement of dirt and water.

Allowing this zoning change will impact Lakefield South owners as follows:

Access to 7 of the properties would be from Aero Club Drive and Greenbriar. This would include owners and grooms, horse waste removal and horse transport vehicles.

Access to 2 of the parcels would be via a new road along the canal, probably unpaved, which would be very near properties on Corby Court and parts of Country Golf Drive. Horse flies, odors and dust from access would also be close.

Having personally experienced groom parties in the past from neighboring rental properties, we can expect late night noise.

All of the parcels will be in close proximity to Lakefield South residents.



Finally, with more than 9000 acres in the existing Equestrian Preserve, it is difficult to understand why the Village would look positively on a zoning change that would surround an existing community of 200 zero lot line homes and so dramatically and negatively impact our lives.

By way of this message we are asking that the Zoning Department and Village Council reject the request and the concept of adding additional Equestrian Preserve property on top of and in the middle of existing residential neighborhoods

William and Carolee Paquin  
2581 Neaton Court  
Wellington  
(P) 561 333 0422

Email addresses:

co

Village Manager            Paul Schofield            [pschofield@wellingtonfl.gov](mailto:pschofield@wellingtonfl.gov)

Zoning Board            Robert Basehart            [rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)  
                                 Kelly Ferraiolo            [kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov)  
                                 C Cramer            [ccramer@wellingtonfl.gov](mailto:ccramer@wellingtonfl.gov)

Mayor and Council            Ann Gerwig            [agerwig@wellingtonfl.gov](mailto:agerwig@wellingtonfl.gov)  
   [jmcgovern@wellingtonfl.gov](mailto:jmcgovern@wellingtonfl.gov)  
   [mnapoleone@wellingtonfl.gov](mailto:mnapoleone@wellingtonfl.gov)  
   [mdrahos@wellingtonfl.gov](mailto:mdrahos@wellingtonfl.gov)  
   [tsiskind@wellingtonfl.gov](mailto:tsiskind@wellingtonfl.gov)

Please email all of the above with your objections (you can copy and paste the above letter) at your earliest convenience.

Meeting dates and agendas for the Zoning Department and Village Council will be posted at Wellington [FL.gov](http://FL.gov). Please do attend if you can.

Our community's future depends on your help.

Thanks,  
Abdy Hejazi  
2441 Country Golf Dr.  
Wellington, FL 33414

Sent from my iPhone



## Kelly Ferraiolo

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**From:** Cory Cramer  
**Sent:** Wednesday, July 06, 2016 10:49 AM  
**To:** Kelly Ferraiolo  
**Subject:** FW: Proposed Winding Trails development  
**Attachments:** RESPONSE TO WINDING TRAILS QUESTIONNAIRE.docx

***Cory Lyn Cramer, AICP***

*Development Review Coordinator*

12300 Forest Hill Boulevard | Wellington, Florida 33414

Tel: (561) 791-4012 | Fax: (561) 904-5957

[ccramer@wellingtonfl.gov](mailto:ccramer@wellingtonfl.gov)

[www.wellingtonfl.gov](http://www.wellingtonfl.gov)



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**From:** Pat Keeler [<mailto:plk2001@yahoo.com>]

**Sent:** Tuesday, July 05, 2016 4:20 PM

**To:** [sharon@merchantstrategy.com](mailto:sharon@merchantstrategy.com); [kferrailo@wellingtonfl.gov](mailto:kferrailo@wellingtonfl.gov); Cory Cramer; Robert Basehart; Paul Schofield; Anne Gerwig; John McGovern; Michael J. Napoleone; Michael J. Drahos; Tanya Siskind

**Subject:** Proposed Winding Trails development

Please find attached my responses to a survey recently sent out to Lakefield South homeowners to determine their feelings about Jim Ward's proposed development in our backyards. I am going to assume you have already seen the letter by Mr. Frusciante in the Town Crier 7/1/16.

I hope you will read and consider the enclosed as the project moves through the various phases of consideration.

Thank you.



## RESPONSE TO WINDING TRAILS QUESTIONNAIRE

Pat Keeler  
2560 Country Golf Drive  
561-793-8103  
[Plk2001@yahoo.com](mailto:Plk2001@yahoo.com)

Thank you for the opportunity to respond.

Let me begin by stating that I strongly object to the wording/design of the survey. The language is blatantly designed to elicit responses in favor of the project, rather like the question "Have you stopped beating your wife yet?" It is unfair and biased, which I suspect is deliberate. I urge everyone to take into serious consideration the fact that results will be skewed.

I am also enclosing a letter from the 7/1/16 Wellington Town Crier by Mr. Peter Frusciante. I agree with most if not all of his sentiments. I want to raise one important additional point, which is inclusion of Lakefield South in the Equestrian Preserve. I see no advantage to that for our residents, and everyone I have spoken with opposes this. It will do nothing but add another unneeded layer of governance.

With all that being said, here are my responses to the survey:

Yes I live in Lakefield South full time and do not rent my unit out.

I have never felt unsafe with what the survey calls (improperly) unsecured boundaries. I have lived here since 1993 and had only one issue, and that was with the teenage son of another LFS resident.

There will be less security under Ward's plan. Clearly the owners are not going to live in these tiny structures, they will rent or share them out to their employees such as barn managers and other staff, most of which I suspect will never have seen a social security card or green card in their lives. There will be partying going on directly behind our homes.

Yes I am aware that the golf course has been sold, and I am aware of the proposed development.

I WOULD enjoy living on waterfront property, but I will not be. According to the site plan, I will look at nothing but a noisy, dusty access road designed for the sole benefit of TWO owners (one of which I understand will be a member of Ward's family (Lot 1).

Yes I have received the Barbuto letter.

I access the HOA website and Wellington websites occasionally to frequently. I attended the HOA meeting where the project was discussed, WHICH WAS EXTREMELY LIMITED IN TIME by our Board who stated "school said we had to be out." This should have been corrected.

Yes I would like additional information.

YES I HAVE MANY CONCERNS, CHIEF AMONG THEM BEING:

No access road behind our homes. It runs way to close to our backyards, and will generate noise with horse trailers, tractors and other maintenance equipment.



Manure bins should be kept IN the barns to limit flies. We will not be able to use our back yards.

Which elements of the project benefit the community most – NONE!!!

Why am I not in agreement with proposed development:

I oppose any type of redevelopment that would require rezoning.

I oppose any equestrian features (already Wellington caters to equestrians to be neglect of the rest of us). AND I STRONGLY OPPOSE BEING ADDED TO EQUESTRIAN PRESERVE. This benefits no one but Ward.

I would prefer a golf course community but I understand golf courses are struggling. I would prefer some type of passive park.

As a compromise, I could live with Ward building one estate home on each of parcels 3 through 9, without equestrian features, since these lots can be accessed by existing roads. In return and to give something back to the community whose way of life he is destroying lots one and two should become parkland or other recreational use (no massive parking, accessed by walking or biking only).

If you would like the HOA to consider any other information:

Oppose equestrian preserve.

With the smell of manure and dust/traffic from access roads, property values will drop.

This development is adversely affecting the quality of life for 100-200 families to benefit one greedy developer and nine homeowners. This is so wrong on so many levels.





Sent from my iPhone



## **Kelly Ferraiolo**

---

**From:** Billpaquin@aol.com  
**Sent:** Saturday, July 02, 2016 10:20 AM  
**To:** Robert Basehart; Kelly Ferraiolo; Cory Cramer; Paul Schofield; Anne Gerwig; John McGovern; mnapoleone@wellingtonfl.gov; Michael J. Drahos; Tanya Siskind  
**Subject:** (no subject)

***William A. Paquin  
2581 Neaton Court  
Wellington, Florida 33414***

### **Our understanding**

On June 6, the buyers of the executive golf course filed a request to change the zoning for the property to include it in the Equestrian Preserve as equestrian residential, a change from existing recreational zoning. Their plan would create nine plots ranging from 2 acres to almost four acres and would allow four horses and stalls per acre, for a total of more than 100 horse stalls and horses on the property. Each structure would have an upstairs owner residence and groom apartment. Access to the plots would be on Aero Club Drive and Greenbriar with an access road (unpaved?) for two plots off Country Golf Drive.

The current residential zoning in Wellington proper does not allow barns or horses on the property, except for the Paddock Park and Saddle Trails subdivisions, which allow 2 stalls/horses.

There are multiple zoning categories within the Equestrian Preserve. The residential zoning rule applied for allows 4 stalls per acre up to a maximum of 12 stalls/horses on each parcel. Each parcel may have a barn which must contain an owner's residence on the second floor, and may contain a groom's quarters. Paddock(s) and practice ring are permitted and are included in the current zoning request.

The Equestrian Preserve currently consists of more than 9000 acres. The acquired former golf course is less than 70 acres (including lakes), of which nearly 40 acres have been proposed for residential plots including the barn/residences, paddocks and practice rings. These proposed facilities would surround Lakefield South, a gated subdivision of 200 zero lot line homes. Each of the nine parcels would be located in close proximity to the homes in Lakefield South, after a substantial movement of dirt and water.

### **Our views and request**

Allowing this zoning change will impact Lakefield South owners as follows:

Access to 7 of the properties would be from Aero Club Drive and Greenbriar. This would include owners and grooms, horse waste removal and horse transport vehicles.

Access to 2 of the parcels would be via a new road along the canal, probably unpaved, which would be very near properties on Corby Court and parts of Country Golf Drive. Horse flies, odors and dust from access would also be close.

Having personally experienced groom parties in the past from neighboring rental properties, we can expect late night noise.

All of the parcels will be in close proximity to Lakefield South residents.



Finally, with more than 9000 acres in the existing Equestrian Preserve, it is difficult to understand why the Village would look positively on a zoning change that would surround an existing community of **200 zero lot line homes** and so, dramatically and negatively impact our lives.

By way of this message we are asking that the Zoning Department and Village Council reject the request and the concept of adding additional Equestrian Preserve property on top of and in the middle of an existing residential neighborhood.

William and Carolee Paquin  
2581 Neaton Court  
Wellington  
(P) 561 333 0422



## Kelly Ferraiolo

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**From:** Frank Utermehle <[frankthegood@gmail.com](mailto:frankthegood@gmail.com)>  
**Sent:** Saturday, July 02, 2016 12:21 PM  
**To:** Kelly Ferraiolo  
**Subject:** Fwd: 6/30/16 Bill Paquin letter

Sent from my iPhone

Begin forwarded message:

**From:** Frank Utermehle <[frankthegood@gmail.com](mailto:frankthegood@gmail.com)>  
**Date:** July 2, 2016 at 12:15:31 PM EDT  
**To:** [pschofield@wellingtonfl.gov](mailto:pschofield@wellingtonfl.gov)  
**Subject:** 6/30/16 Bill Paquin letter

This view from our home at 2611 Neaton Court would be negatively effected as would the value of our property.



## Kelly Ferraiolo

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**From:** margpete@comcast.net  
**Sent:** Friday, July 01, 2016 1:17 PM  
**To:** info@windingtrailswellington.com  
**Cc:** Kelly Ferraiolo; secretary@barbutolaw.com; a.barbuto@barbutolaw.com  
**Subject:** Response to Developer's Letter

Questions in the provided survey regarding non-boundaries are clearly meant to support the plan of the Wards, as the argument will be that they will create boundaries around Lakefield where there currently are none, but those so-called boundaries will come with far more security issues that are not being addressed by this survey or the developer's letter. Currently, there have been little to no incidents to report that have in any fundamental way violated our space or safety, beyond the norm for any community. The golf course, furthermore, is neither overgrown nor is it truly abandoned, as the developer misleadingly attempts to suggest. It is valued by the residents of Lakefield for its aesthetic properties, and the developer suggesting that dirt bike riders and fisher people, who have never bothered the residents of Lakefield, somehow compromise the resident's safety is clearly an attempt to sway the people of Lakefield towards this plan with a clear exaggeration. From the sounds of the letter, Lakefield is akin to the Wild West, risking all of its residents' lives, which is far from the truth and represents a complete misunderstanding on the part of those who claim to want to help Lakefield of what the community is truly about and experiencing. Misleading and false wording will not be enough to garner support for this plan. Additionally, where is there the acknowledgement in the letter that the barns will bring far more unfamiliar people into the area on a consistent basis? As for this "multiuse path," that is a road, but the writer is trying not to use incendiary terminology, and is, instead, euphemistically referring to it as a "path." Language-wise, however, paths are not used, as a rule, for trucks, trailers, or moving vehicles, in general. The very definition of a path, itself, clearly states that its intended purpose is for walking: "a way or track laid down for walking." Is there assurance from the Wards that walking will be the primary use of this path? If not, please refer to it in its proper way, as a road meant to accommodate vehicles, which will lead to safety issues beyond what we need to concern ourselves with now, for a road will be far less safe than the picturesque environment we have now. Finally, beauty is in the eye of the beholder, and if that beauty is blocking your currently beautiful, non-restricted view, it's not so beautiful. Hence, the "beautiful" barns that are referenced in the letter will not prove so beautiful to those who are losing their view and experiencing a lowered property value due to the presence of water, which not everyone values, and a "multi-use path" directly behind them. We also currently have only one way of officially entering into Lakefield, yet the letter suggests there will be three entries, also a change that will increase access and decrease safety. There are many points in the letter, with its wording and phrasing, that are attempting to lure the residents of Lakefield into supporting a plan that will only lead to increased dangers for the many hard-working families who call Lakefield home.



## Kelly Ferraiolo

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**From:** Jim Caton <jim\_caton@yahoo.com>  
**Sent:** Thursday, June 30, 2016 3:34 PM  
**To:** Kelly Ferraiolo  
**Subject:** Lakefield South

### Zoning Board member, Kelly Ferraiolo

On June 6, the buyers of the executive golf course filed a request to change the zoning for the property to include it in the Equestrian Preserve as equestrian residential, a change from existing recreational zoning. Their plan would create nine plots ranging from 2 acres to almost four acres and would allow four horses and stalls per acre, for a total of more than 100 horse stalls and horses on the property. Each structure would have an upstairs owner residence and groom apartment. Access to the plots would be on Aero Club Drive and Greenbriar with an access road (unpaved?) for two plots off Country Golf Drive.

The current residential zoning in Wellington proper does not allow barns or horses on the property, except for the Paddock Park and Saddle Trails subdivisions, which allow 2 stalls/horses.

There are multiple zoning categories within the Equestrian Preserve. The residential zoning rule applied for allows 4 stalls per acre up to a maximum of 12 stalls/horses on each parcel. Each parcel may have a barn which must contain an owner's residence on the second floor, and may contain a groom's quarters. Paddock(s) and practice ring are permitted and are included in the current zoning request.

The Equestrian Preserve currently consists of more than 9000 acres. The acquired former golf course is less than 70 acres (including lakes), of which nearly 40 acres have been proposed for residential plots including the barn/residences, paddocks and practice rings. These proposed facilities would surround Lakefield South, a gated subdivision of 200 zero lot line homes. Each of the nine parcels would be located in close proximity to the homes in Lakefield South, after a substantial movement of dirt and water.

Allowing this zoning change will impact Lakefield South owners as follows:

Access to 7 of the properties would be from Aero Club Drive and Greenbriar. This would include owners and grooms, horse waste removal and horse transport vehicles.

Access to 2 of the parcels would be via a new road along the canal, probably unpaved, which would be very near properties on Corby Court and parts of Country Golf Drive. Horse flies, odors and dust from access would also be close.

Having personally experienced groom parties in the past from neighboring rental properties, we can expect late night noise.

All of the parcels will be in close proximity to Lakefield South residents.

Finally, with more than 9000 acres in the existing Equestrian Preserve, it is difficult to understand why the Village would look positively on a zoning change that would surround an existing community of 200 zero lot line homes and so dramatically and negatively impact our lives.



By way of this message we are asking that the Zoning Department and Village Council reject the request and the concept of adding additional Equestrian Preserve property on top of and in the middle of existing residential neighborhoods

James and Marina Caton

15162 Newquay Court

Wellington, FL, 33449

561 603 7009

Jim Caton

Santa Ana International

10448 Trianon Place

Wellington Florida 33449

Cell +1 561 603 7009 Office +1 561 283 3527

Skype: jameswcaton



## Kelly Ferraiolo

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**From:** Jim Caton <jim\_caton@yahoo.com>  
**Sent:** Thursday, June 30, 2016 9:36 PM  
**To:** Robert Basehart  
**Cc:** Cory Cramer; Kelly Ferraiolo  
**Subject:** Re: Lake field South

Robert,  
Thank you for the prompt response.  
We are currently out of the country, but will contact you on our return.  
Regards  
Jim Caton

Sent from my iPhone

On Jun 30, 2016, at 7:15 PM, Robert Basehart <[rbasehart@wellingtonfl.gov](mailto:rbasehart@wellingtonfl.gov)> wrote:

Mr. Caton,

Thank for the email that you sent me this afternoon. Please be aware that I am not a member of the Planning, Zoning and Adjustment Board (PZAB) and I will not have a vote on the applications that have been made. That being said, I do happen to be a Village staff member and am participating in the review of the project and will be part of the group that will be making a recommendation to the PZAB and the Village Council. We will certainly consider your comments in formulating our recommendation. We are also available to discuss the issues personally with you, should you so desire.

Robert Basehart, AICP  
Planning, Zoning and Building Director  
Village of Wellington  
12300 Forest Hill Blvd  
561-753-2578

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**From:** Jim Caton [[mailto:jim\\_caton@yahoo.com](mailto:jim_caton@yahoo.com)]  
**Sent:** Thursday, June 30, 2016 3:30 PM  
**To:** Robert Basehart  
**Subject:** Lake field South

## Zoning Board Member, Robert Basehart,

On June 6, the buyers of the executive golf course filed a request to change the zoning for the property to include it in the Equestrian Preserve as equestrian residential, a change from existing recreational zoning. Their plan would create nine plots ranging from 2 acres to almost four acres and would allow four horses and stalls per acre, for a total of more than 100 horse stalls and horses on the property. Each structure would have an upstairs owner residence and groom apartment. Access to the plots would be on Aero Club Drive and Greenbriar with an access road (unpaved?) for two plots off Country Golf Drive.



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By way of this message we are asking that the Zoning Department and Village Council reject the request and the concept of adding additional Equestrian Preserve property on top of and in the middle of existing residential neighborhoods

James and Marina Caton

Owner of the property on:

15162 Newquay Court

Wellington, FL, 33449

561 603 7009



Jim Caton

Santa Ana International

10448 Trianon Place

Wellington Florida 33449

Cell +1 561 603 7009 Office +1 561 283 3527

Skype: jameswcaton

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.



## Kelly Ferraiolo

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**From:** MERRY MORRIS <morris.merry@gmail.com>  
**Sent:** Thursday, June 30, 2016 2:30 PM  
**To:** Kelly Ferraiolo  
**Subject:** Lakefield South

Please stop the proposed development  
Thank you  
Merry Morris



## Kelly Ferraiolo

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**From:** margpete@comcast.net  
**Sent:** Wednesday, June 22, 2016 11:55 AM  
**To:** Kelly Ferraiolo  
**Subject:** Lakefield Resident Letter

To Whom It May Concern:

I am a thirty-eight year resident of Wellington. For twenty-one of those thirty-eight years, I have lived in a pastoral area called Lakefield South. However, the community was recently informed of a plan by the Wards that will fundamentally change the face of our area. The Wards intend to put nine barns in our area, two directly in the middle of Country Golf Drive. They also intend to make waterways smaller and put barns behind the homes of residents. They, additionally, plan to include grooms' and residents' quarters and paddocks. Lakefield is a residential, zero-lot-line area, and the inclusion of these homes and barns in a zero-lot-line area will result in many hazards for the existing residents who are opposed to their presence within the community. Aero Club residents will also suffer as that community will have four barns directly across from it and near the landing strip, which could be potentially dangerous for all residents nearby since horses and planes are a hazardous mix. The Wards' plan will, moreover, bring increased and dangerous traffic from more cars and more trucks being in the area, causing even more congestion on already crowded streets, and this will impact all of Wellington's residents who use the street, not just Lakefield's residents. The horses, furthermore, will produce manure, leading to a strong and perpetual odor in the community, and the manure will attract flies and other insects, raising questions about the impact of this plan on the residents' health.

A major issue with the plan is a proposed road that the Wards would like to put behind the homes of residents. The Wards have suggested that they will buffer and landscape to block the road, but no amount of buffering will drown out the noise and smell or remove the potential dangers that will come along with the vehicles used on this road, including horse trailers, trucks for manure removal, and feed trucks, just to name a few of the vehicles that will be necessary to care for the horses. Additionally, emergency services will have access to this road, police and fire trucks, adding to the dangerous mix of residential homes and a commercial and publically used road. Also, a road brings with it security issues, as unfamiliar people will be able to gain easy access to the community via the road. What will stop a non-resident from gaining access to the community through this road? How can the Wards ensure that they will be able to keep out those who do not belong in the area? And, then, there is the issue of the noise. Currently, we can hear the traffic on Greenbriar, and this road would bring more traffic, and all of the noise that inevitably comes with it, much closer to our homes, in fact, nearly in our backyards. Currently, we live on a golf course with no traffic. A service road being placed directly behind our homes is not something we anticipated needing to entertain when we purchased them.

There are many aspects of this plan that may lead to lower property values for Lakefield's residents, but a sure threat to all of our investments in the area is the threat presented by the presence of a road. The Wards can buffer, landscape, and use terminology legally that does not directly define this as a road, but it will clearly be a functioning and hazardous road with vehicle access, including use by golf carts and trucks. At the moment, many use this area as a walking path to stay healthy and to spend quality time with their families and pets. The road will put an end to that part of people's lives in Lakefield. Further harming our investments will be the fact that some residents will have water behind their houses, while others will have this dangerous and unpredictable road, which will surely turn



away potential buyers should someone wish to or need to sell. How is that demonstrating fairness to all of Lakefield's residents or concern for the impact this plan will have on *all* of the people involved? The Wards claim they will put a lake behind the homes that will be impacted by the road, but residents will still be subject to the traffic, noise, and dangerous trucks. The buffering will not be enough to resolve these issues, and bear in mind that people with two-story homes will lose their view and, instead of seeing landscaping from upstairs, they will see trucks. It is highly questionable as to how the Wards can include a lake that protects the residents at 50 – 100 feet in front of this road.

Wellington hoped to purchase this land and turn it into a passive park. Even the village sought to protect the current lifestyle of the residents and the use of the land. It's a valued lifestyle that the Wards' plan will disrupt. As Wellington residents, we are disappointed that the village would entertain the idea of so drastically changing an area many of us purchased in because of the landscaping and lack of commercial presence.

We hope that Wellington, the Wards, and Lakefield's dedicated and concerned residents can work together to come to a conclusion that is mutually satisfactory for all impacted by the drastic, proposed changes.

Sincerely,  
Peter L. Frusciante



## Kelly Ferraiolo

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**From:** Pat Keeler <plk2001@yahoo.com>  
**Sent:** Saturday, June 18, 2016 12:15 PM  
**To:** Cory Cramer; Kelly Ferraiolo; Robert Basehart  
**Subject:** Re: Concerns and questions regarding Executive Golf Course (Jim Ward)

Please note that I have reviewed the second set of plans submitted to P and Z for Winding Trails. Many of us in Lakefield South are EXTREMELY concerned with what appears to be a road entering off Greenview Shores at Lot 3 near pump station; and running past lots one and two. Please note that this road (if it is a road and not a golf cart or bridle path) is very close to some people's back yards. We are vehemently opposed to this road, as we do not want trucks, manure removal or extra vehicular traffic. Please keep this in mind when reviewing application.

On Wednesday, May 11, 2016 9:54 AM, Cory Cramer <[CCramer@wellingtonfl.gov](mailto:CCramer@wellingtonfl.gov)> wrote:

Ms. Keeler:

Thank you for your email regarding the Wanderer's Golf Course and the proposed project by the Wards. At this time, the agent has submitted several applications for this property. Since we are still in the preliminary review of the applications, I am not ready to address any of the questions you have put in your email. I do think that these questions can be asked at your scheduled neighborhood meeting with Ms. Holloway on May 17, 2016.

The application submitted to us included a Comprehensive Plan map amendment, rezoning, zoning text amendment, master plan amendment and site plan. Should you wish to review the applications and all supplementary materials submitted to our department, you may make an appointment with Kelly Ferraiolo. She is the project manager for this site and she will be happy to sit with you while you review the documents. We will keep your email and place it in the file since you have requested that PZAB consider your concerns.

If we can be of any further assistance, please do not hesitate to contact myself or Ms. Ferraiolo.

Sincerely,

**Cory Lyn Cramer, AICP**

*Principal Planner*

12300 Forest Hill Boulevard | Wellington, Florida 33414

Tel: (561) 791-4012 | Fax: (561) 904-5957

[ccramer@wellingtonfl.gov](mailto:ccramer@wellingtonfl.gov)

[www.wellingtonfl.gov](http://www.wellingtonfl.gov)



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**From:** Kelly Ferraiolo

**Sent:** Tuesday, May 10, 2016 3:02 PM



**To:** Cory Cramer

**Subject:** FW: Concerns and questions regarding Executive Golf Course (Jim Ward)

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**From:** Pat Keeler [mailto:plk2001@yahoo.com]

**Sent:** Tuesday, May 10, 2016 2:55 PM

**To:** Kelly Ferraiolo

**Subject:** Fw: Concerns and questions regarding Executive Golf Course (Jim Ward)

On Tuesday, May 10, 2016 1:51 PM, Pat Keeler <plk2001@yahoo.com> wrote:

We have been asked to e-mail questions prior to a May 17 meeting with Mr. Ward. A number of Lakefield South residents have discussed this project and have the following concerns. I should add that we have a monthly social group that will meet next Wednesday at which time some additional questions will be raised.

We also respectfully ask that the Planning and Zoning Committee take our concerns seriously. Remember, non-equestrians have rights too, despite the current makeup of the Village Council.

Exactly what structures will you be putting up and exactly where will they be located?

Who will own these structures?

Will you be seeking zoning changes? What type?

What access to Country Golf Drive will the new structures have or will it all be closed off? Rumor has it that some small spots will be open which poses a serious security risk.

Will there be ANY increase of traffic on Country Golf Drive?

Will any events be held?

Will there be additional lighting that will shine in our bedroom windows?

If stables are proposed, as rumor has it:

What will be done about the manure?

Will the barns be public and who will control them?

Since much equestrian activity here is seasonal, who will maintain the properties during the off season?

Will horse trucks and trailers be permitted, and if so how will this be regulated?

Horses means an increase in horseflies, who will spray/control this nuisance?



Stables mean grooms, stablehands and other potentially illegal undocumented workers. Will they be vetted because otherwise our security is at risk. We certainly don't want these people in our backyard.

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.