

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°11'47" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 14.48 FEET TO A POINT ON THE 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 73°51'15" 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; THENCE BEARING N 44°35'05" W, 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 540.00 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 TO THE POINT OF BEGINNING.

CONTAINING 65.45 ACRES MORE OR LESS.



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

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Suite 1
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Lic# LC-C000239

Winding Trails
Legal Description

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	08-02-16
11-16-16	07-06-16
	08-03-16
	08-24-16
	09-21-16

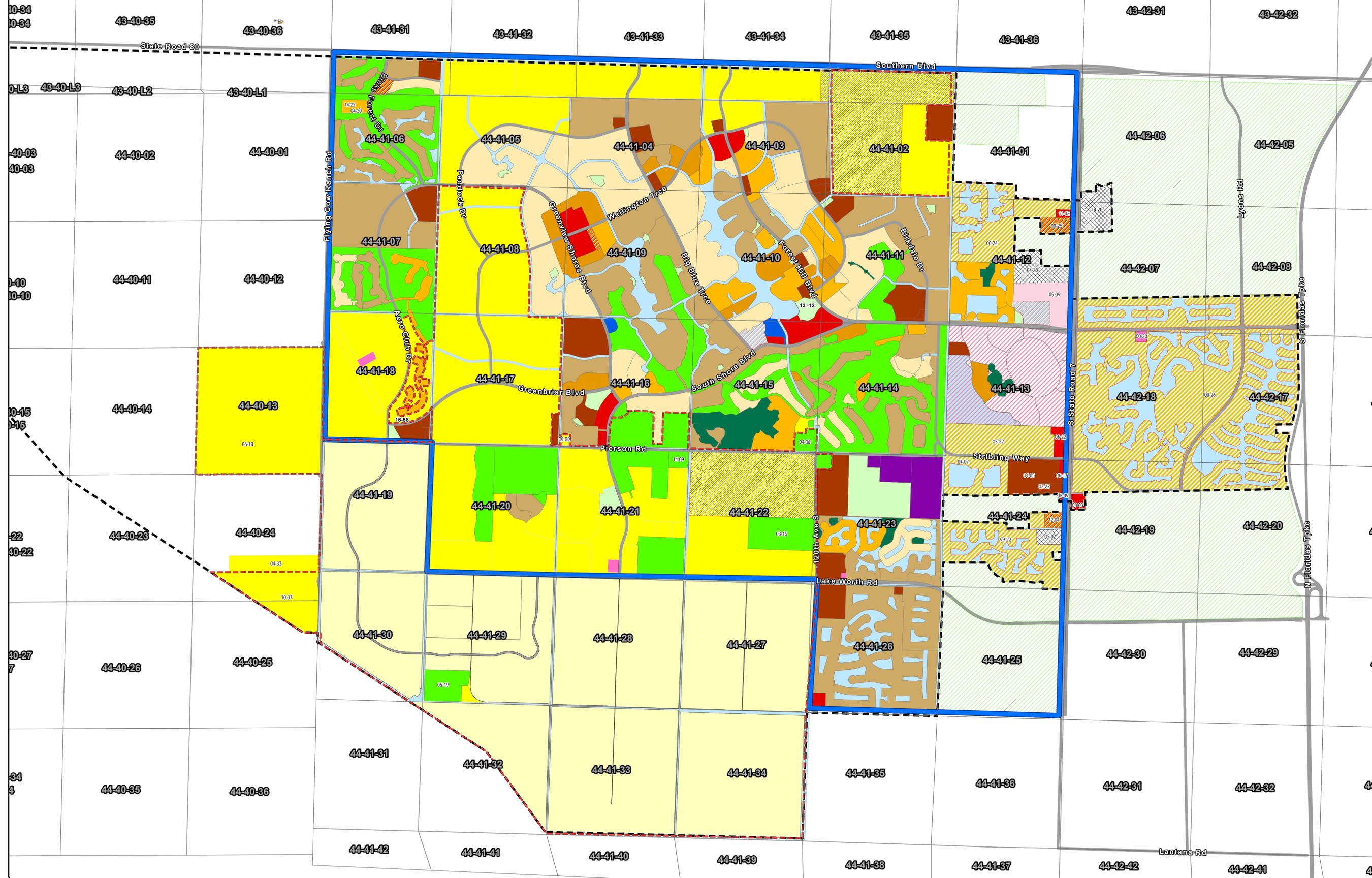
November 16, 2016 2:33:24 p.m.
Drawing: 15-0201_MP.DWG

SHEET 11 OF 11

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

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 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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SHEET NO. 1	DATE	8/30/2016
	DRAWN	Christian Nakotley
	SCALE	1 inch = 1,800 feet
	REQUESTED	Planning & Zoning
	FILENAME	FutureLandUseXitan



Wellington 2020
Future Land Use
August 31, 2010 - Ordinance 2010-09

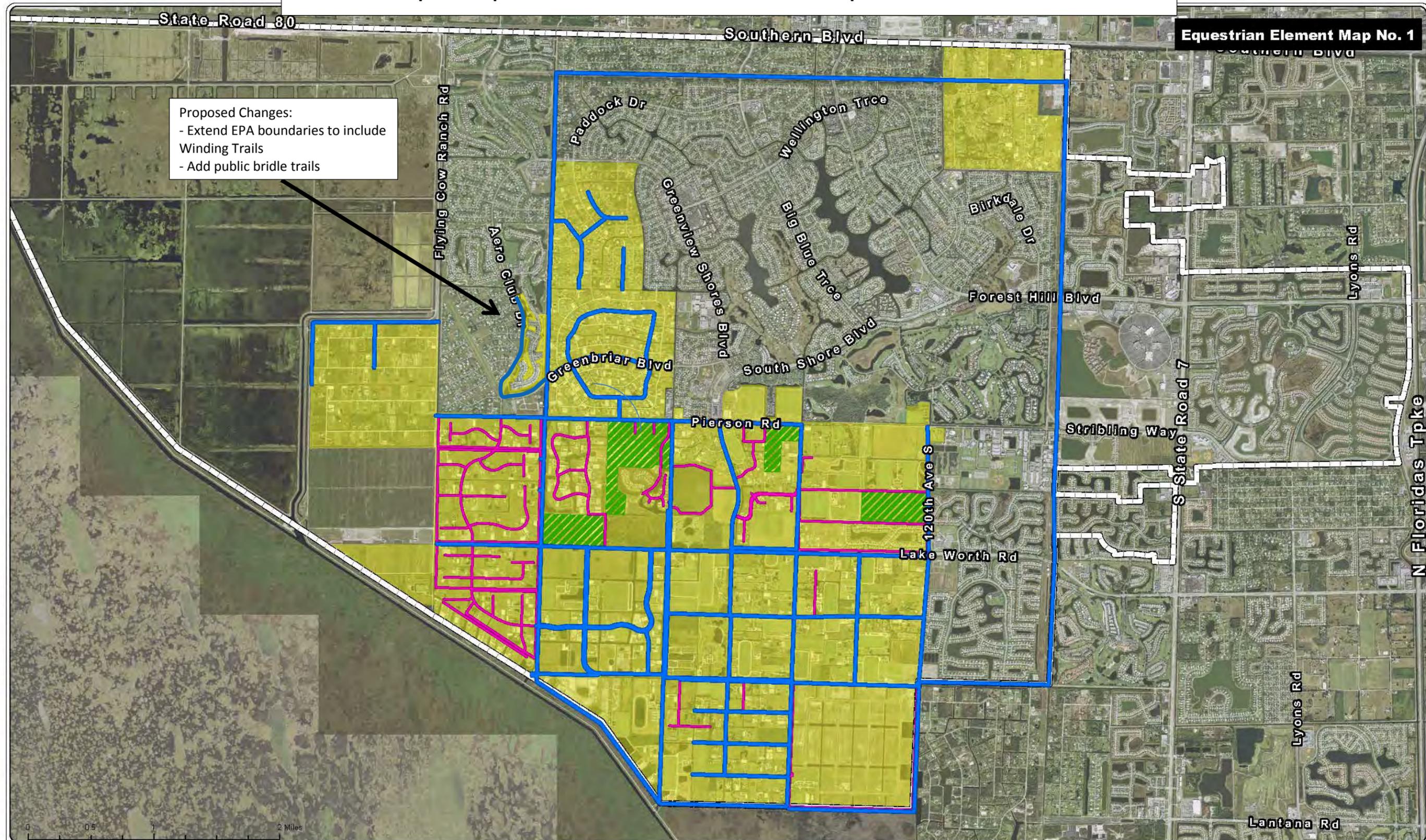
DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME
01/19/99	99-01	COMPREHENSIVE PLAN	08/24/04	04-36	BLACKWATCH STABLES	11/23/04	04-30	BINKS FOREST DRIVING RANGE	10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER
12/14/99	99-22	VERSAILLES	10/26/04	03-17	COMMONS AT WELLINGTON	06/28/05	05-06	IORIZZO	03/04/08	08-03	WELLINGTON DESIGN CENTER
11/14/00	00-24	BLACK DIAMOND	10/26/04	03-32	LANIER	03/07/06	06-09	PALOMINO EXECUTIVE PARK	04/22/08	08-07	MYSTIC EQUESTRIAN
11/14/00	00-25	CHING	10/26/04	04-05	K PARK	05/23/06	05-02	WELLINGTON PARC	05/27/08	08-09	WHITE HORSE FINANCIAL
11/14/00	00-26	MINTO	10/26/04	04-07	OAKMONT ESTATES	05/23/06	05-09	WELLINGTON REGIONAL MEDICAL CENTER	09/15/09	09-09	MYSTIC EQUESTRIAN
12/12/00	00-30	KOBOSKOS	10/26/04	04-08	PALOMINO EXECUTIVE PARK	10/24/06	06-17	K PARK COMMERCIAL SITE	08/31/10	10-07	MCCARTHY PROPERTY
09/10/02	02-23	LIFE CHURCH	10/26/04	04-28	VILLAGE PROFESSIONAL CENTER	12/12/06	06-18	RUSTIC RANCHES LPA	04/10/12	11-02	IORIZZO (CPTA)
11/18/03	03-15	ISLA CARROL	10/26/04	04-33	MICKELSON PROPERTY	05/22/07	06-22	VILLAGE GREEN CENTER	04/10/12	12-04	PALOMINO EXECUTIVE PARK (CPTA)



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



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Adopted by
 Ordinance 2012-07

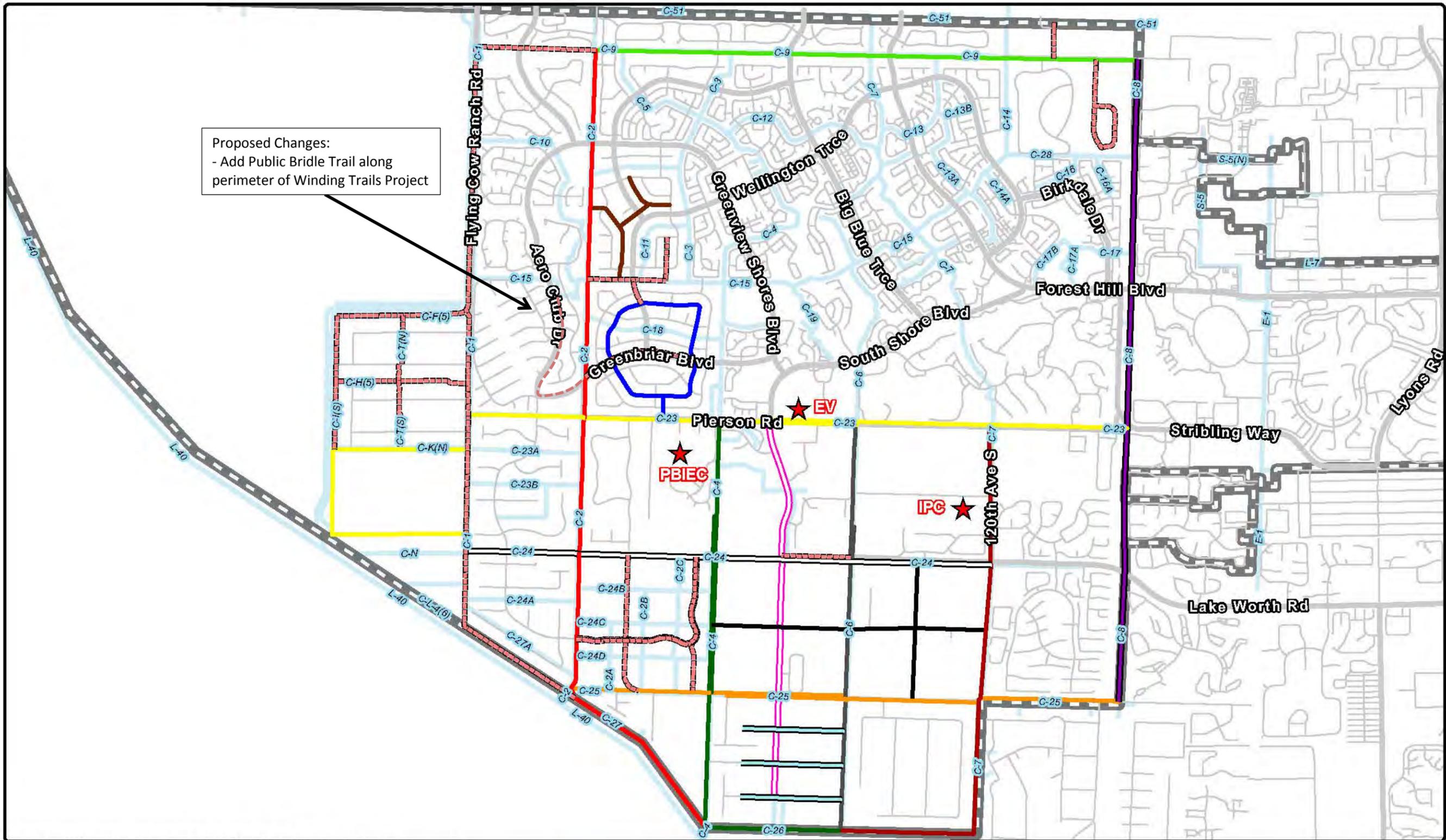
Date: 11/16/2010

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

WELLINGTON

Equestrian Trails Master Plan

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



Proposed Changes:
 - Add Public Bridle Trail along perimeter of Winding Trails Project

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000000	SHEET NO. 1	DATE 1/22/2015
	DRAWN Christian Nakoley	
	SCALE 1 in. = 1 mile	
	PROJECTED Mike O'Dell	
	FILENAME Trail_Map_MOChanges11x17	

Equestrian Circulation Plan - Existing & Currently Planned Elements



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 120th 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 ¹ Acres	Permitted
E	0.2 Dwelling Units per Acre	5 Acres	Prohibited
<u>F</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.

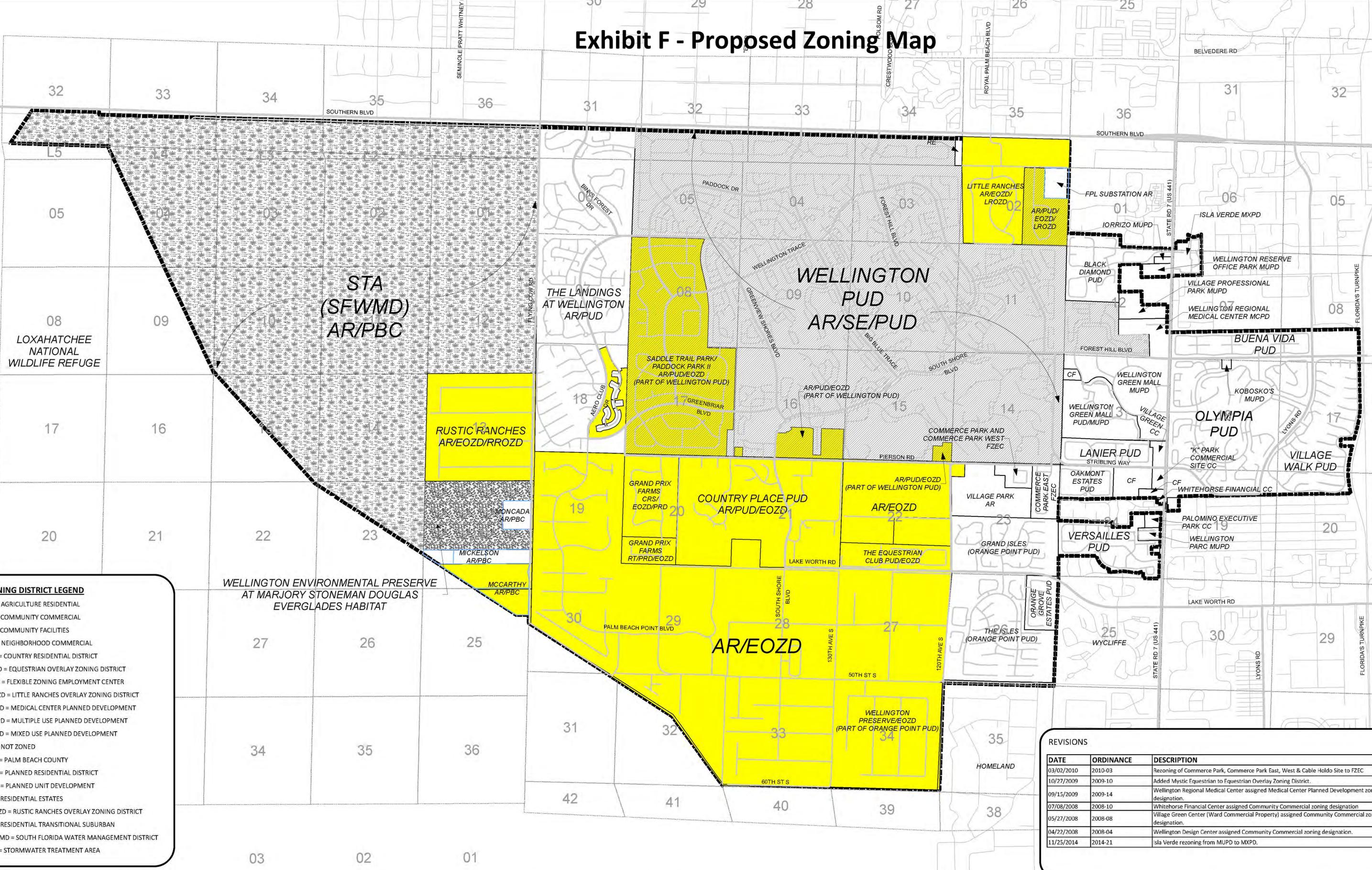
1. Within Subarea B, stables shall contain no more than four (4) stalls per acre.
2. Within Subarea F, stables shall contain no more than four (4) stall per acre with a maximum of 12 stall per lot.

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.

Exhibit F - Proposed Zoning Map



ZONING DISTRICT LEGEND

- AR = AGRICULTURE RESIDENTIAL
- CC = COMMUNITY COMMERCIAL
- CF = COMMUNITY FACILITIES
- CN = NEIGHBORHOOD COMMERCIAL
- CRS = COUNTRY RESIDENTIAL DISTRICT
- EOZD = EQUESTRIAN OVERLAY ZONING DISTRICT
- FZEC = FLEXIBLE ZONING EMPLOYMENT CENTER
- LROZD = LITTLE RANCHES OVERLAY ZONING DISTRICT
- MCPD = MEDICAL CENTER PLANNED DEVELOPMENT
- MUPD = MULTIPLE USE PLANNED DEVELOPMENT
- MXPD = MIXED USE PLANNED DEVELOPMENT
- NZ = NOT ZONED
- PBC = PALM BEACH COUNTY
- PRD = PLANNED RESIDENTIAL DISTRICT
- PUD = PLANNED UNIT DEVELOPMENT
- RE = RESIDENTIAL ESTATES
- RROZD = RUSTIC RANCHES OVERLAY ZONING DISTRICT
- RT = RESIDENTIAL TRANSITIONAL SUBURBAN
- SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- STA = STORMWATER TREATMENT AREA

REVISIONS

DATE	ORDINANCE	DESCRIPTION
03/02/2010	2010-03	Rezoning of Commerce Park, Commerce Park East, West & Cable Holdo Site to FZEC
10/27/2009	2009-10	Added Mystic Equestrian to Equestrian Overlay Zoning District.
09/15/2009	2009-14	Wellington Regional Medical Center assigned Medical Center Planned Development zoning designation.
07/08/2008	2008-10	Whitehorse Financial Center assigned Community Commercial zoning designation.
05/27/2008	2008-08	Village Green Center (Ward Commercial Property) assigned Community Commercial zoning designation.
04/22/2008	2008-04	Wellington Design Center assigned Community Commercial zoning designation.
11/25/2014	2014-21	Isla Verde rezoning from MUPD to MXPD.

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000000	SHEET NO.	1
	DATE	January 20, 2016
	DRAWN	Christian Nakotey, GISP
	SCALE	1 inch = 2,000 feet
	REQUESTED	Growth Management
	FILENAME	ZoningUpdate



ZONING MAP

Date Adopted: November 13, 2007 Ordinance 2007-19, As amended

Other	EOZD	EOZD & WELLINGTON PUD	SFWMD STA	DENOTES PRIVATE PARCELS
EOZD	PRESERVE	WELLINGTON PUD	VILLAGE BOUNDARY LINE	



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

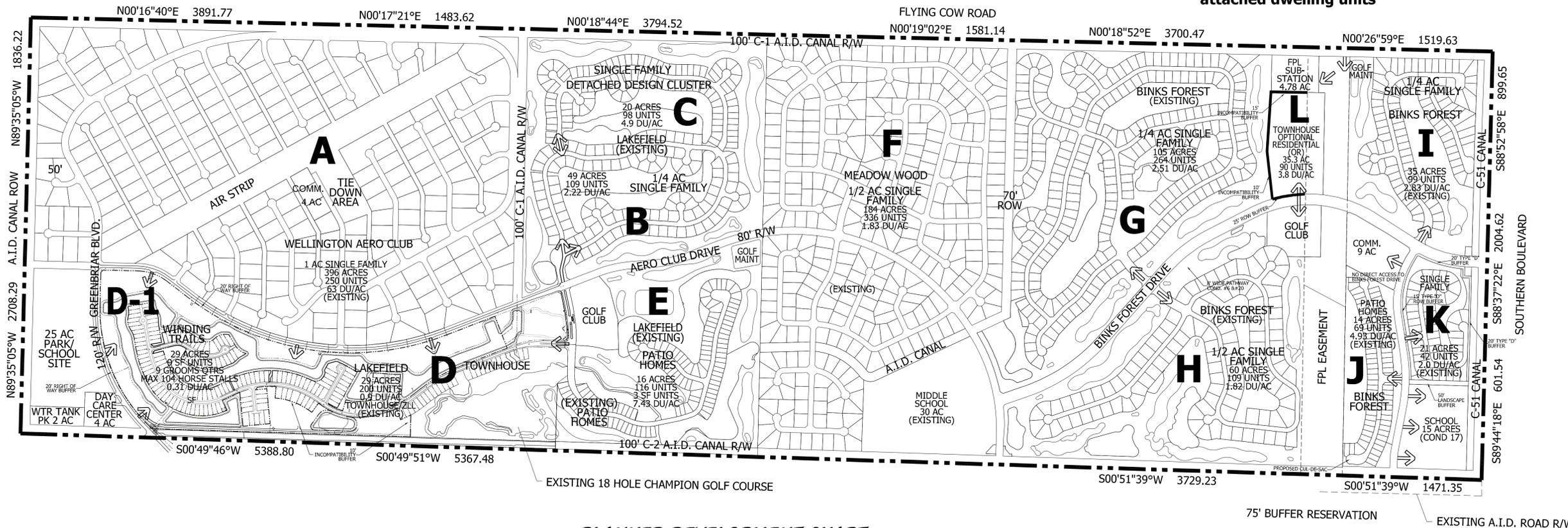
SITE AREA BREAKDOWN

SITE AREA BREAKDOWN TABULAR		
	AC	%
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 Proposed Master Plan

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.

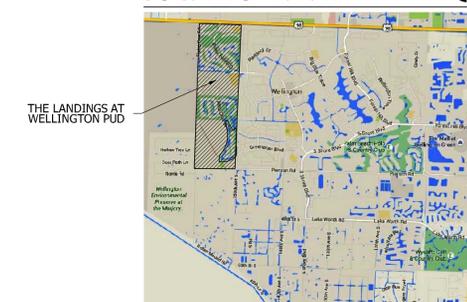
Pod L - Driving range converted to 90 Multi-family, attached dwelling units



PLANNED DEVELOPMENT CHART

POD TYPE AND NAME	ACRE	LATEST BCC UNIT APPROVAL	PLANNED DEVELOPMENT TABULAR DATA												CHANGE						
			1995 DRC APPROVAL						2013 APPROVAL							PROPOSED AMENDMENT					
			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	2.0	DH	SF	42	2.0	DH	0						
L	15	90	DRIVING RANGE						MF	90	5.8	AH	MF	90	5.8	AH	0				
TOTAL	973	1785										1794			+9						

LOCATION MAP



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

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

SURVEYOR/ENGINEER:
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BOULEVARD, SUITE 206
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561.968.0080

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
561.981.8089

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

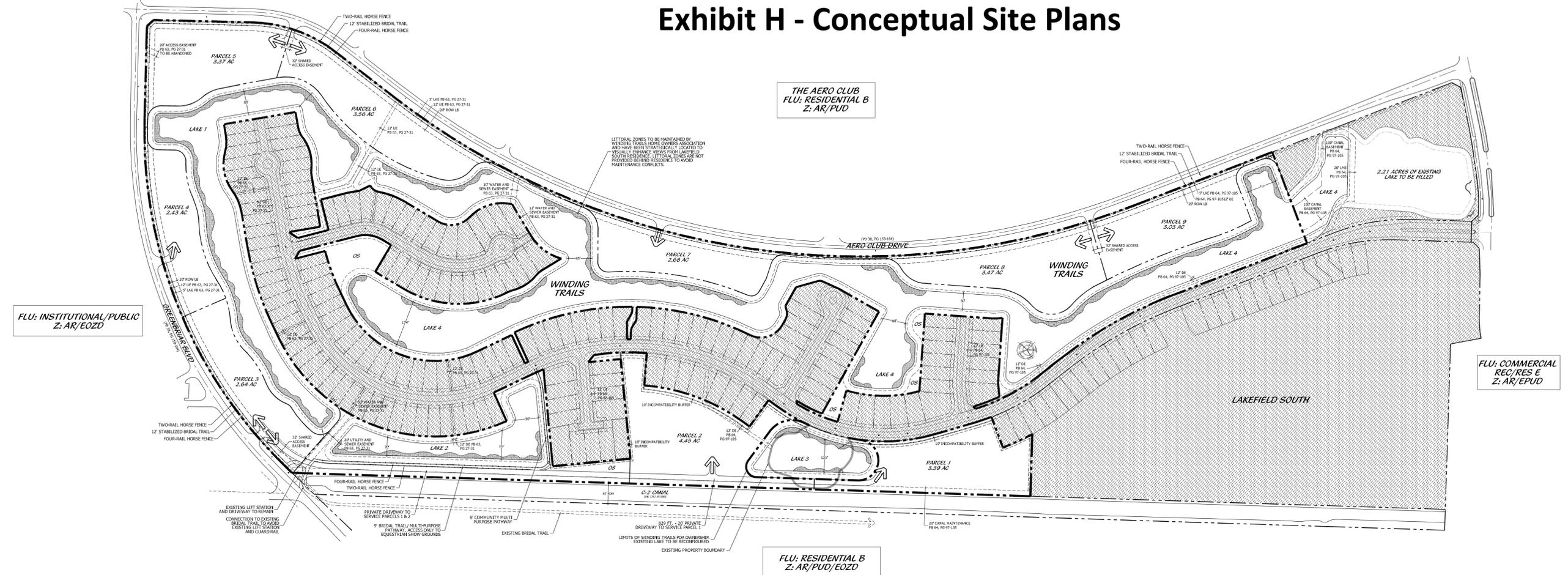
The Landings at Wellington PUD
Master Plan

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
09-21-16

Scale: 1" = 600'
November 16, 2016 2:33:24 p.m.
Drawing: 15-0201_MP_DWG
SHEET 1 OF 1
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Exhibit H - Conceptual Site Plans

Winding Trails Conceptual Site Plan



SITE DATA

PROJECT NAME	WINDING TRAILS	
RANGE 41, TOWNSHIP 44, SECTION 18/07		
PROPERTY CONTROL NUMBERS	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	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	146,777	3.37
PARCEL 6	154,947	3.56
PARCEL 7	116,684	2.68
PARCEL 8	151,103	3.47
PARCEL 9	132,150	3.03
SUBTOTAL	1,264,003	29.02
LAKE 1	202,957	4.66
LAKE 2	77,888	1.79
LAKE 3	53,228	1.22
LAKE 4	633,585	14.55
LAKE SUBTOTAL	967,658	22.21
GREENSPACE/LME	619,521	14.22
SUBTOTAL	619,521	14.22
TOTAL	2,851,183	65.45
BUILDING DATA		
NUMBER OF STORIES	2	STORIES
MAXIMUM BUILDING HEIGHT	35	FEET
TYPICAL BARN	4 STALLS / AC	MAX 12 STALLS
GROOM'S QUARTERS	9	UNITS
DWELLING UNITS		
PROPOSED DWELLING UNITS	9	UNITS
PARKING DATA		
NO. STALLS	REQ.*	PROV.
PARCEL 1	12	7.0
PARCEL 2	12	7.0
PARCEL 3	11	6.7
PARCEL 4	10	6.3
PARCEL 5	12	7.0
PARCEL 6	12	7.0
PARCEL 7	11	6.7
PARCEL 8	12	7.0
PARCEL 9	12	7.0

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	4 STALLS PER ACRE
DENSITY	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 PDOT 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 CPTED 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
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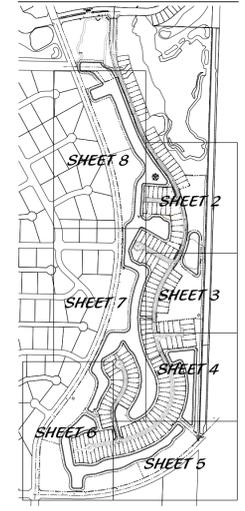
LANDSCAPE ARCHITECT/PLANNER:
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JUPITER, FL 33458
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BOCA RATON, FL 33431
561.981.8089

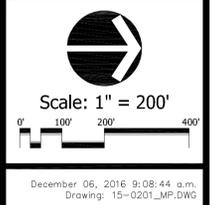
KEY MAP



LOCATION MAP



DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	11-18-16
	07-08-16
	08-03-16
	08-24-16
	09-21-16

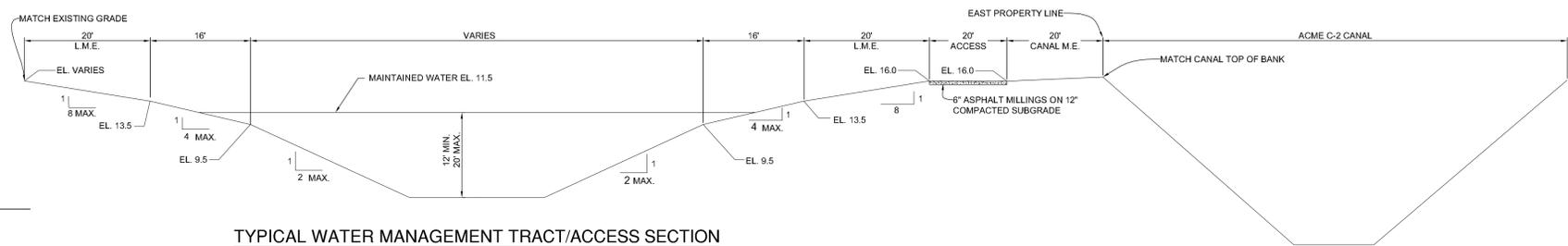


Scale: 1" = 200'

0' 100' 200' 400'

December 06, 2016 9:08:44 a.m.
Drawing: 15-0201_MP.DWG

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



SITE DATA

PROJECT NAME: WINDING TRAILS
 RANGE 41, TOWNSHIP 44, SECTION 18/07
 PROPERTY CONTROL NUMBERS:
 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)

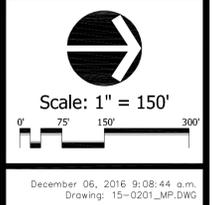
FUTURE LAND USE ZONING: RESIDENTIAL B / EPA AR / PUD / EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)
 SUBAREA: SUBAREA F

SITE AREA	SF		AC	
	PROPOSED	EXISTING	PROPOSED	EXISTING
	2,851,182.54		65.45	

LAKES	PROPOSED		EXISTING	
	SF	AC	SF	AC
LAKE 1	202,957	4.66	281,889	6.47
LAKE 2	77,888	1.79	N/A	N/A
LAKE 3	53,228	1.22	25,422	0.58
LAKE 4	633,585	14.55	620,993	14.26
TOTAL	967,657	22.21	940,708	21.31

Winding Trails
 Conceptual Lake Relocation Plan

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	11-18-16
	07-08-16
	08-03-16
	08-24-16
	09-21-16

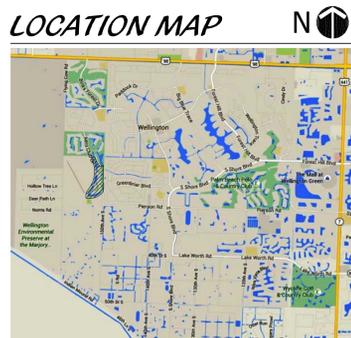
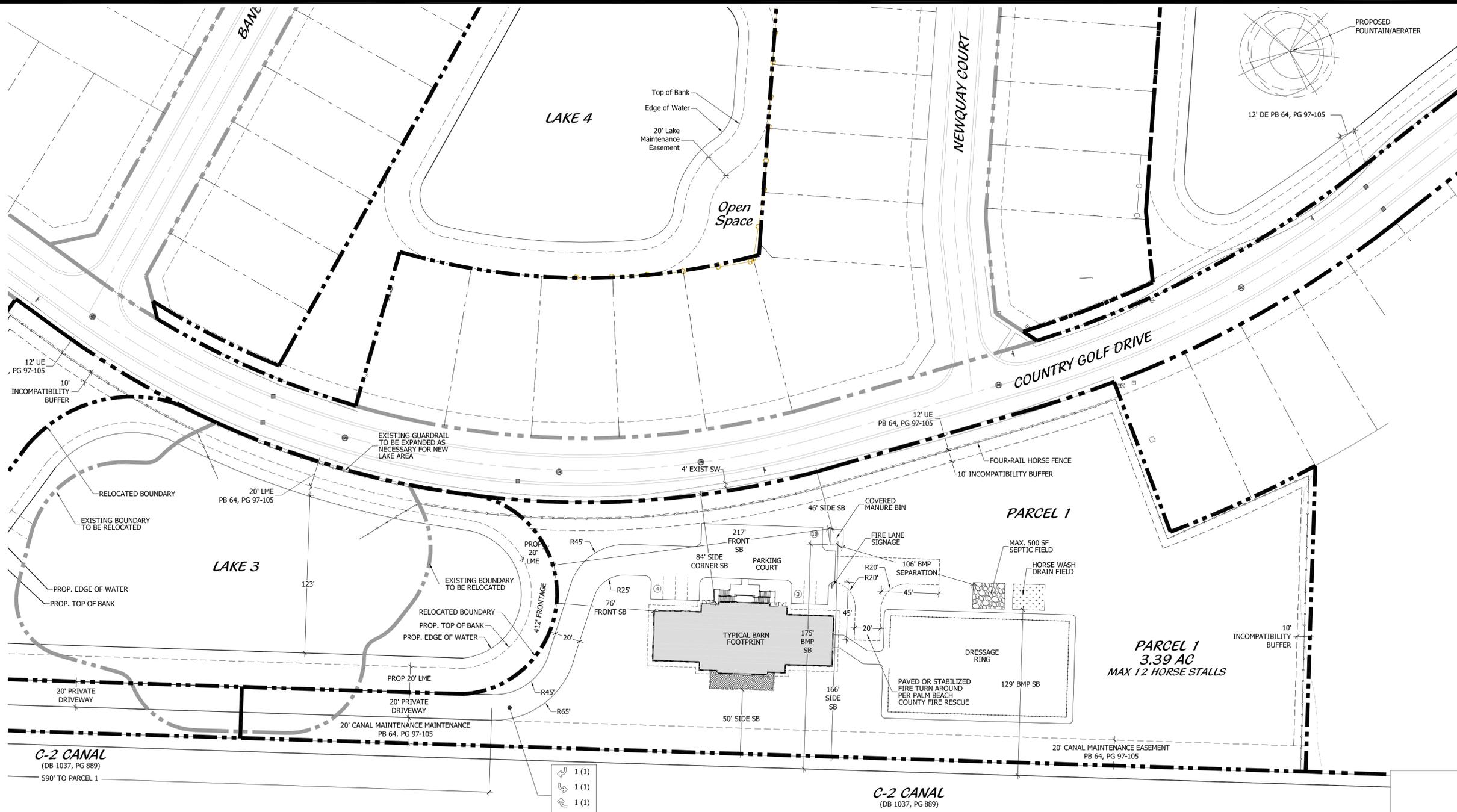




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Lic# LC-C000239

Winding Trails Conceptual Site Plan Parcel 1



LEGEND

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

PROPERTY DEVELOPMENT REGULATIONS

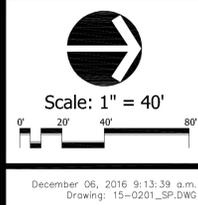
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential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

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
	07-08-16
	08-03-16
	08-21-16
	11-16-16

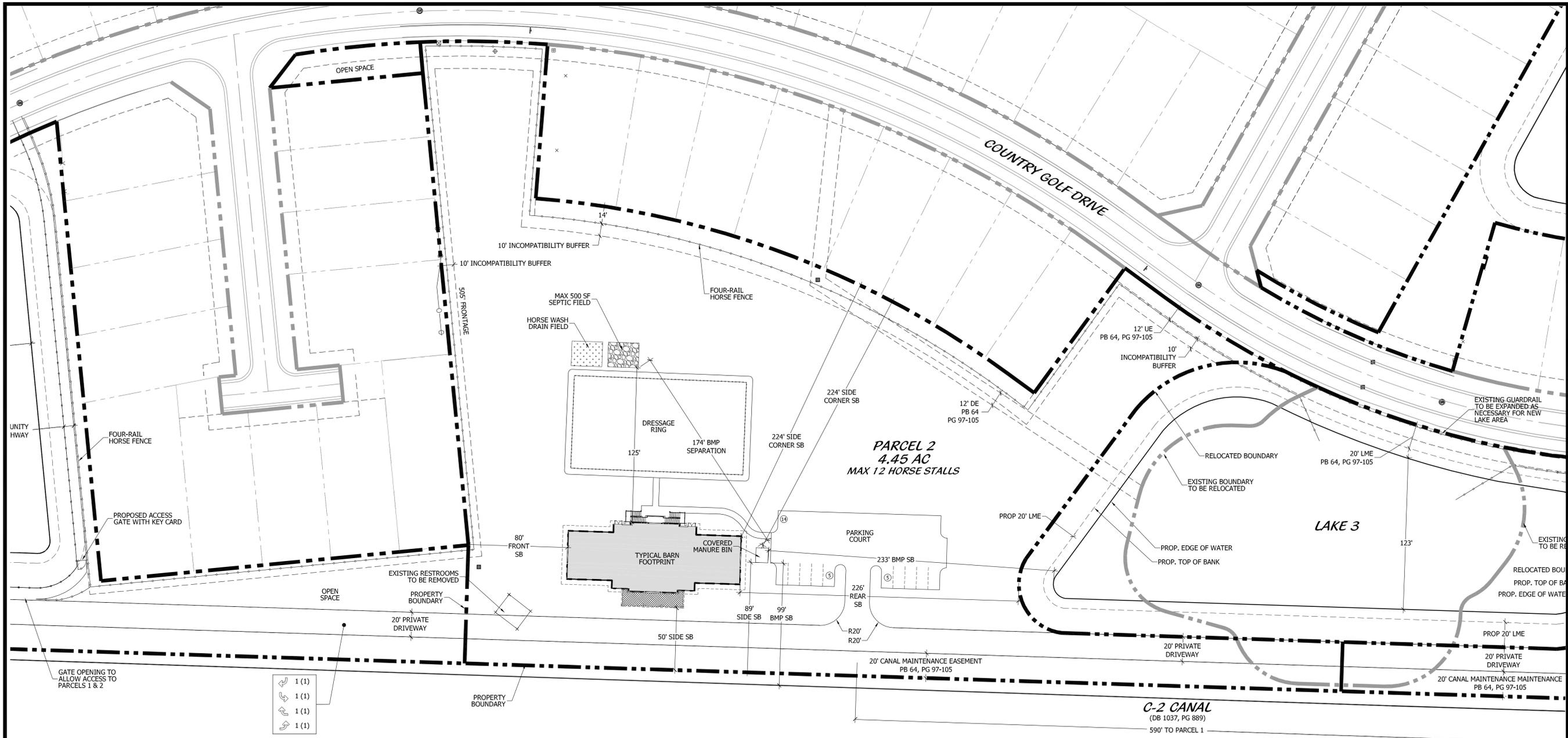




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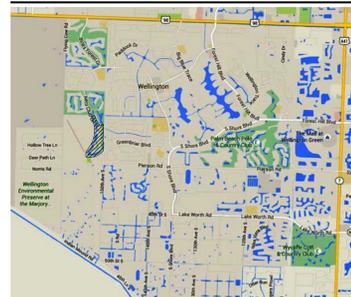
Landscape Architects
Land Planners
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Jupiter, Florida 33458
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www.cotleurhearing.com
Lic# LC-C000239

Winding Trails Conceptual Site Plan Parcel 2

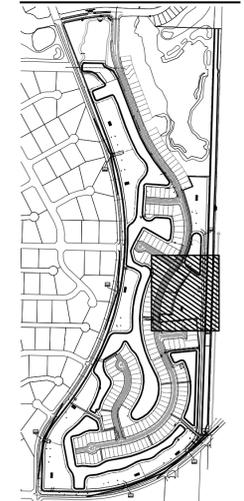


- 1 (1)
- 1 (1)
- 1 (1)
- 1 (1)

LOCATION MAP



KEY MAP



LEGEND

- BARN
4 STALLS/AC
MAX 12 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD

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.

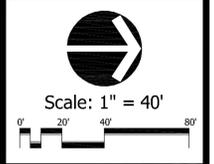
DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES

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 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
	09-21-16
	11-16-16



November 16, 2016 2:42:24 p.m.
Drawing: 15-0201_SP_AUTOTURN.DWG

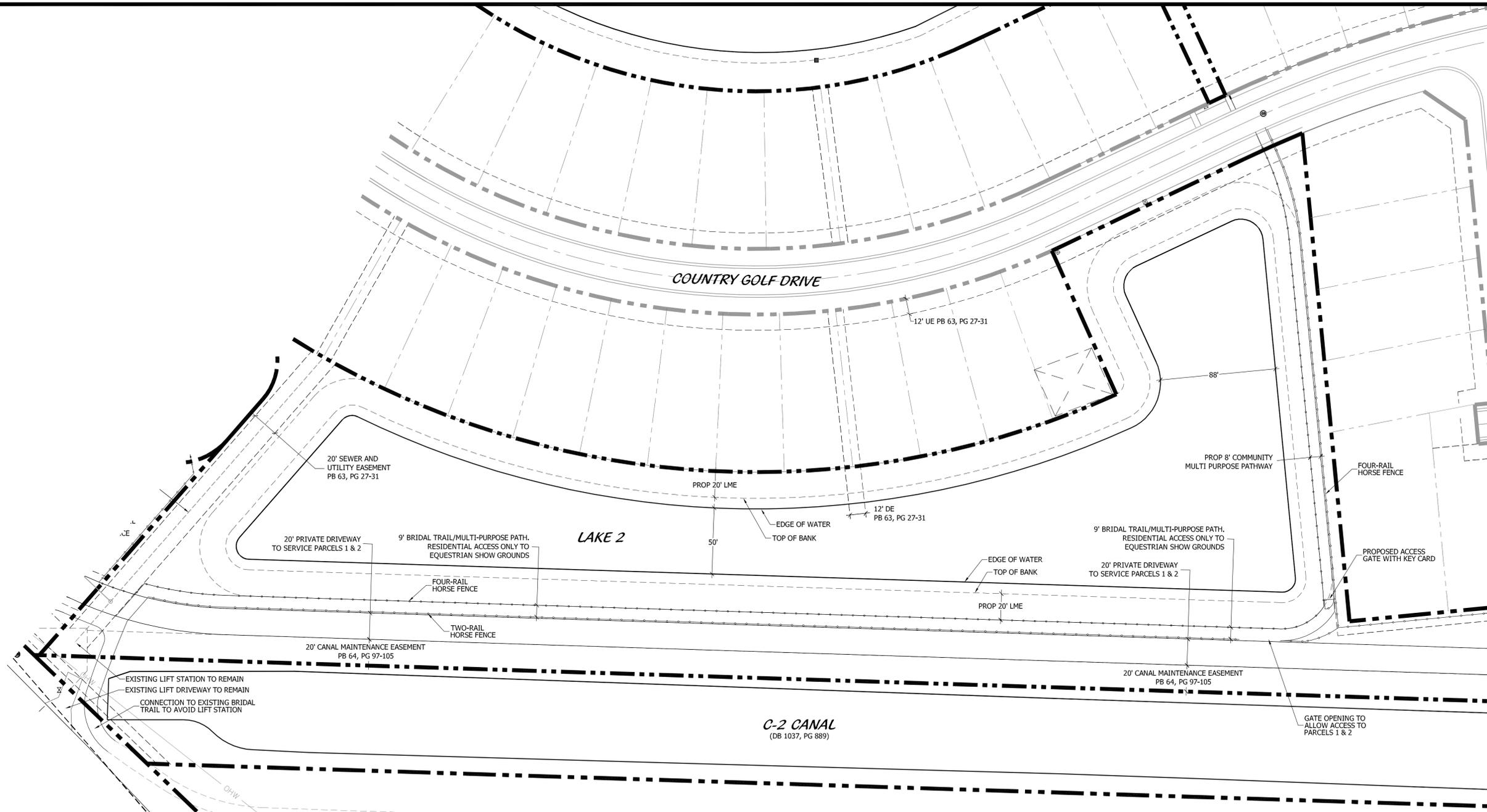
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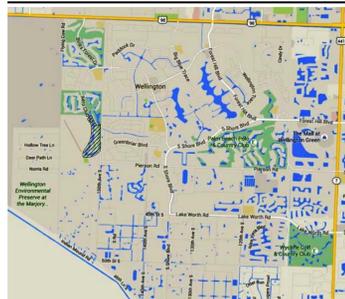
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561.747.6336 · Fax 747.1377
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Lic# LC-C000239

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
EX, EXIST
MAX
MIN
OS
PROP
ROW, R/W
SB
- LANDSCAPE BUFFER
EXISTING
MAXIMUM
MINIMUM
OPEN SPACE
PROPOSED
RIGHT OF WAY
SETBACK

PROPERTY DEVELOPMENT REGULATIONS

SETBACK	PRINCIPAL STRUCTURE SETBACKS			
	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

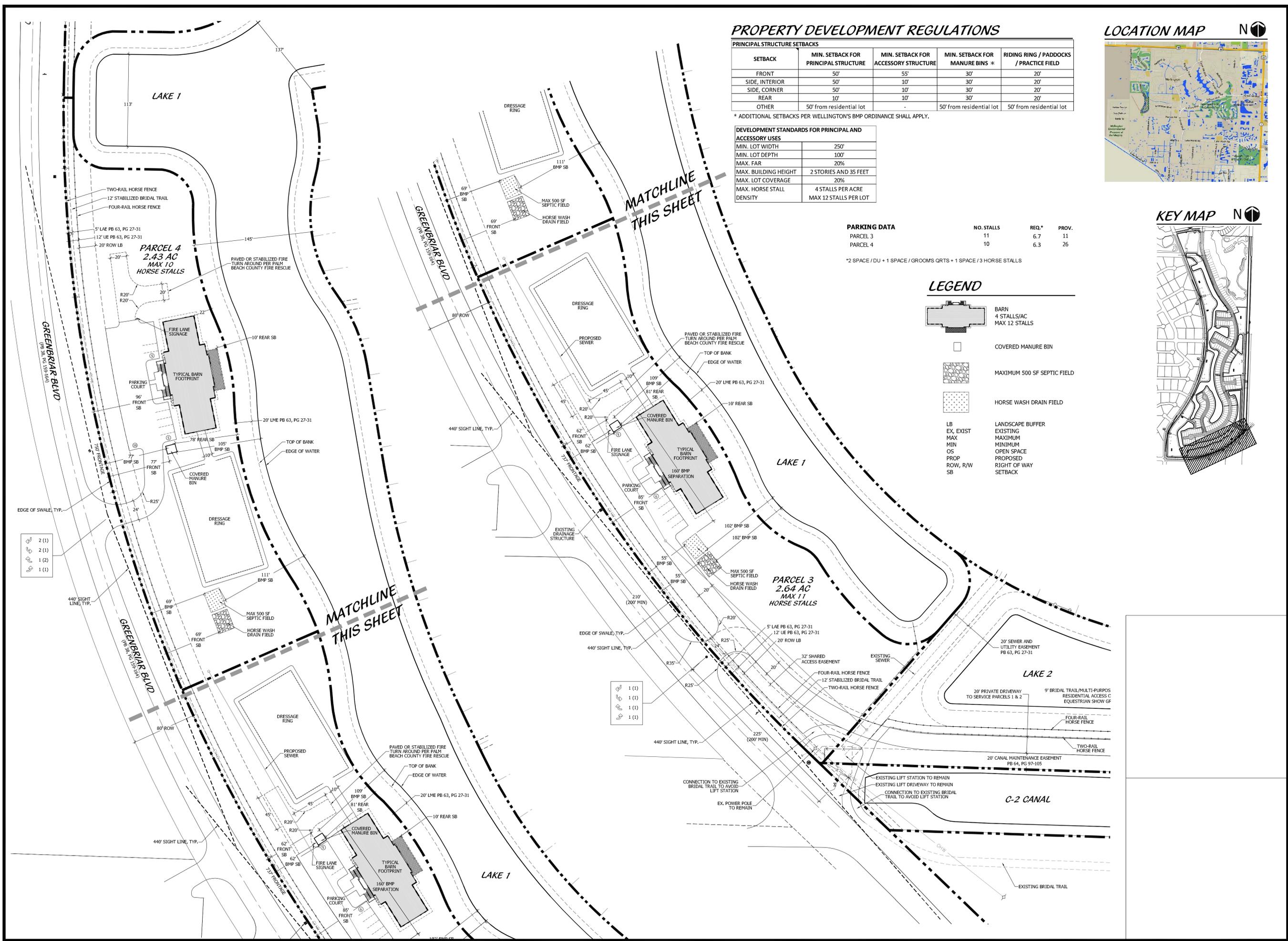
DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	06-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16



Scale: 1" = 40'



November 16, 2016 2:42:24 p.m.
Drawing: 15-0201_SP_AUTOTURN.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	4 STALLS PER ACRE
DENSITY	MAX 12 STALLS PER LOT

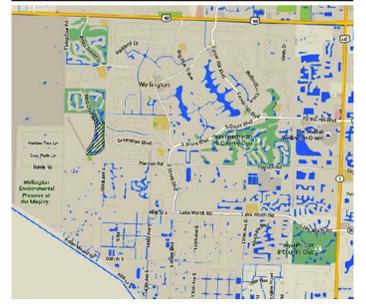
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PARCEL 3	11	6.7	11
PARCEL 4	10	6.3	26

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

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

LOCATION MAP



KEY MAP



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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
	09-21-16
	11-16-16

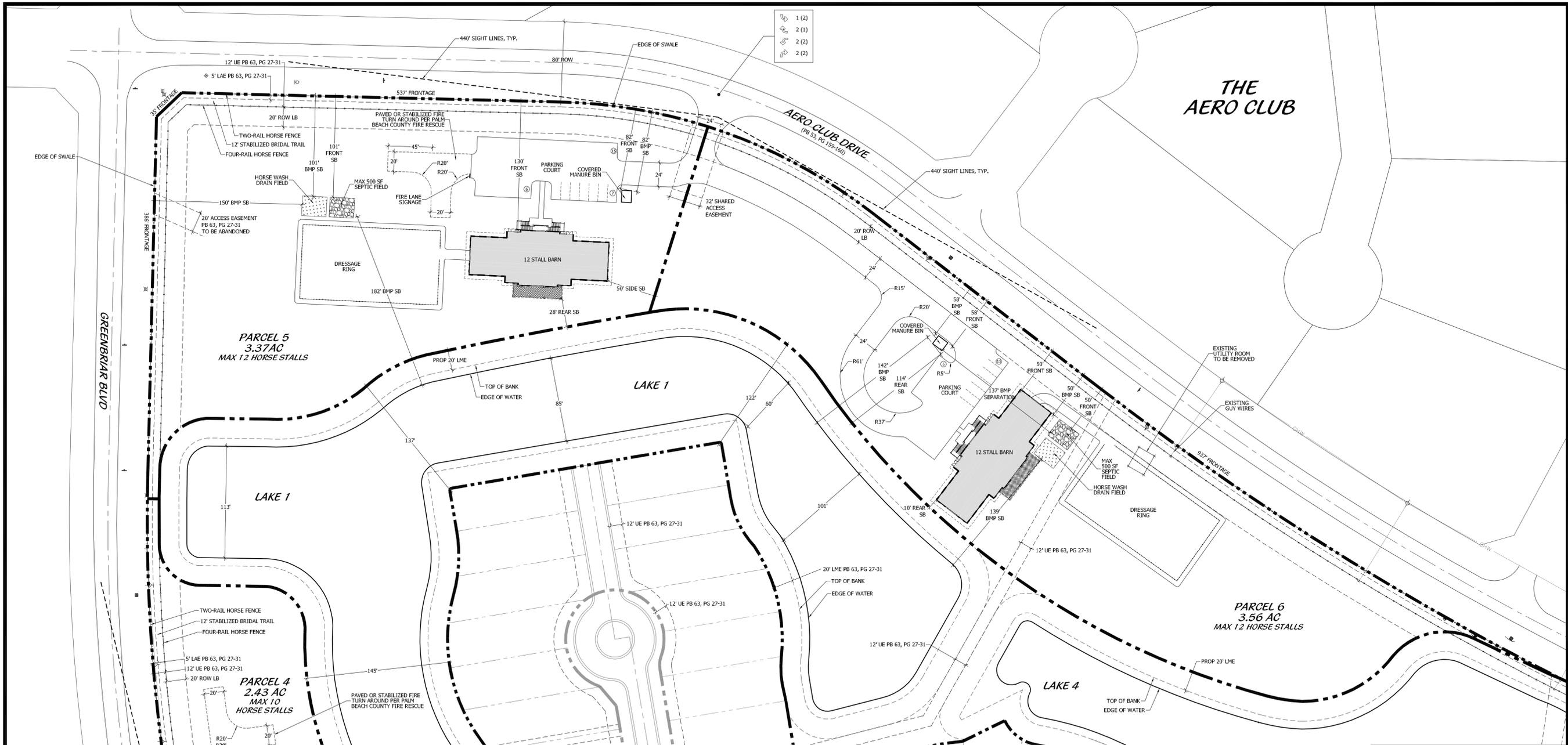
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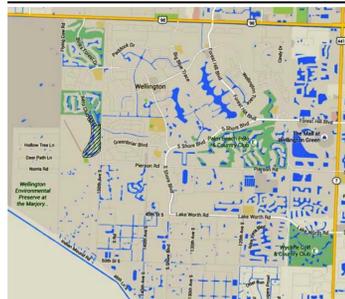
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Winding Trails Conceptual Site Plan Parcels 5 & 6



LOCATION MAP



KEY MAP



LEGEND

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

PARCEL	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	06-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16



Scale: 1" = 50'



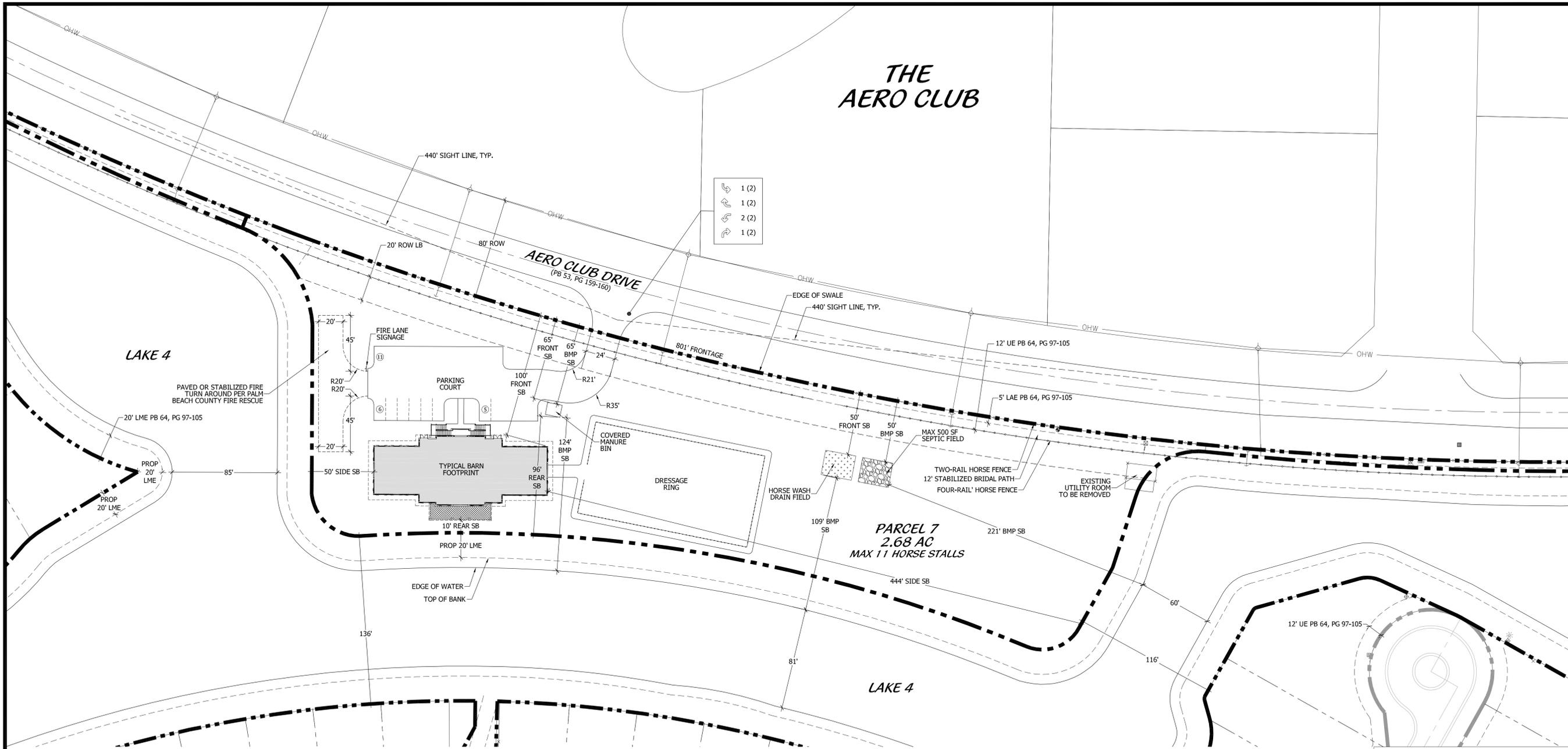
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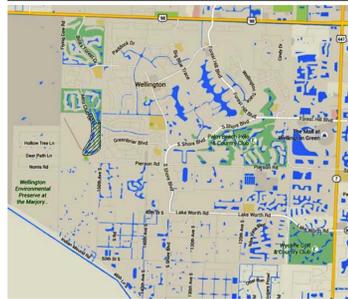
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Winding Trails Conceptual Site Plan Parcel 7



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 EXIST LANDSCAPE BUFFER
- MAX EXIST MAXIMUM
- MIN MINIMUM
- OS OPEN SPACE
- PROP PROPOSED
- ROW, R/W RIGHT OF WAY
- SB 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

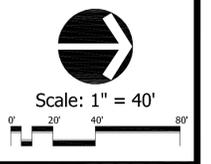
* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

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 7	11	6.7	22

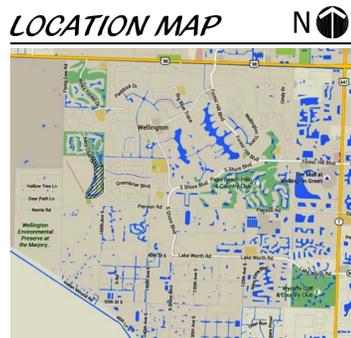
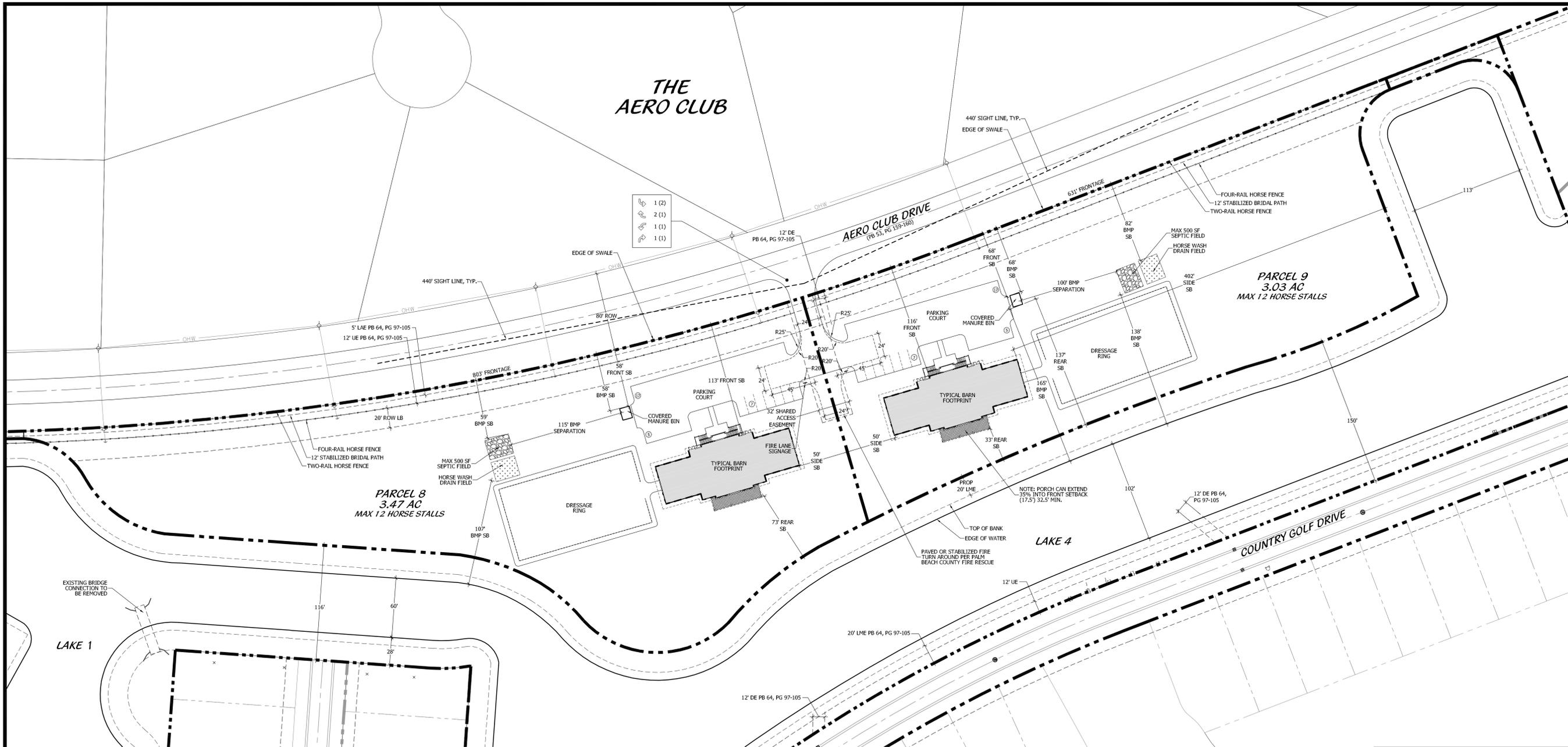
*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-08-16
	08-03-16
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	11-16-16



December 06, 2016 9:13:39 a.m.
Drawing: 15-0201_SP.DWG

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LEGEND

	BARN 4 STALLS/AC MAX 12 STALLS
	COVERED MANURE BIN
	MAXIMUM 500 SF SEPTIC FIELD
	HORSE WASH DRAIN FIELD
	LANDSCAPE BUFFER
EX	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

PARKING DATA

PARCEL	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
	09-21-16
	11-16-16

Scale: 1" = 50'
0' 25' 50' 100'

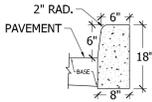
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Drawing: 15-0201_SP_AUTOTURN.DWG

FIRE LANE SIGN



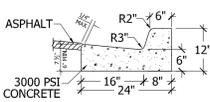
NTS

D CURB



NTS

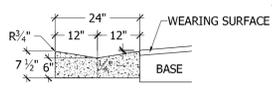
F CURB



NTS

NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

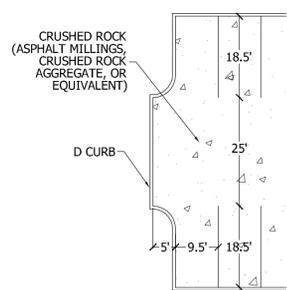
VALLEY CURB



NTS

NOTE: SAWCUTS REQUIRED AT 10' CENTERS

PARKING COURT



NTS

FOUR-RAIL HORSE FENCE



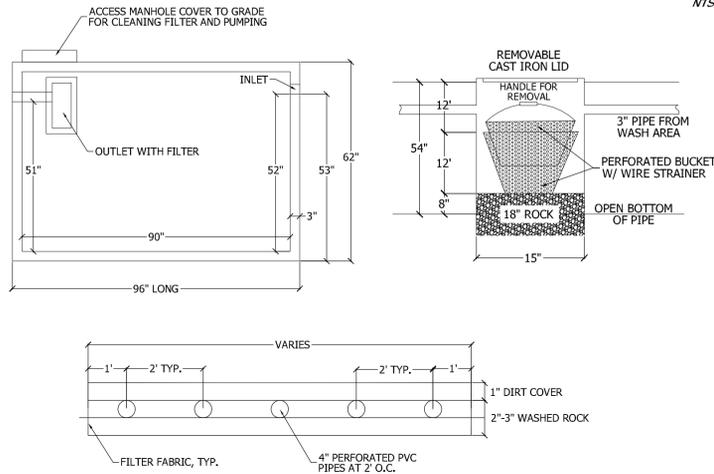
NTS

MANURE BIN



NTS

HORSE HAIR INTERCEPTOR



NTS

ENTRY GATE



NTS

FOR ILLUSTRATIVE PURPOSES ONLY

MANURE STRUCTURE



NTS

STRUCTURE TO HAVE PITCHED FLOOR OR EDGE LIP TO PREVENT RUNOFF.

TWO-RAIL HORSE FENCE



NTS

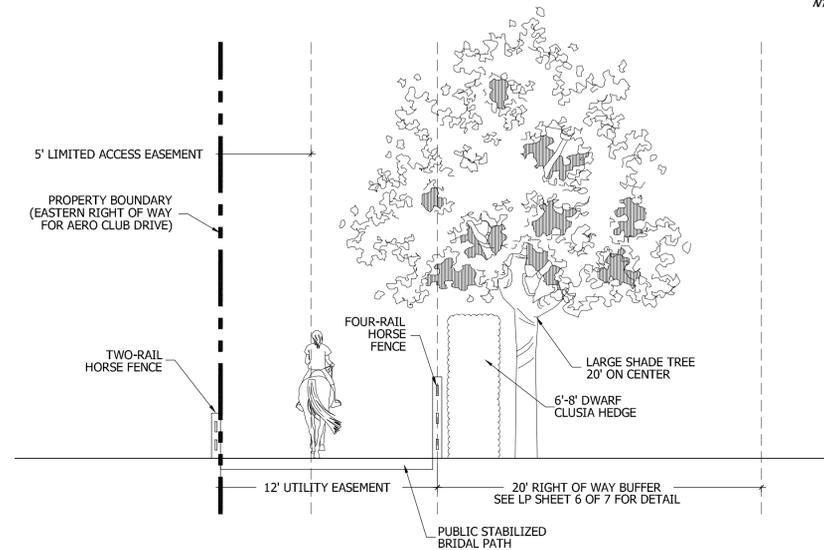
TO MATCH EXISTING TWO-RAIL HORSE FENCE

KEY CARD ACCESS GATE



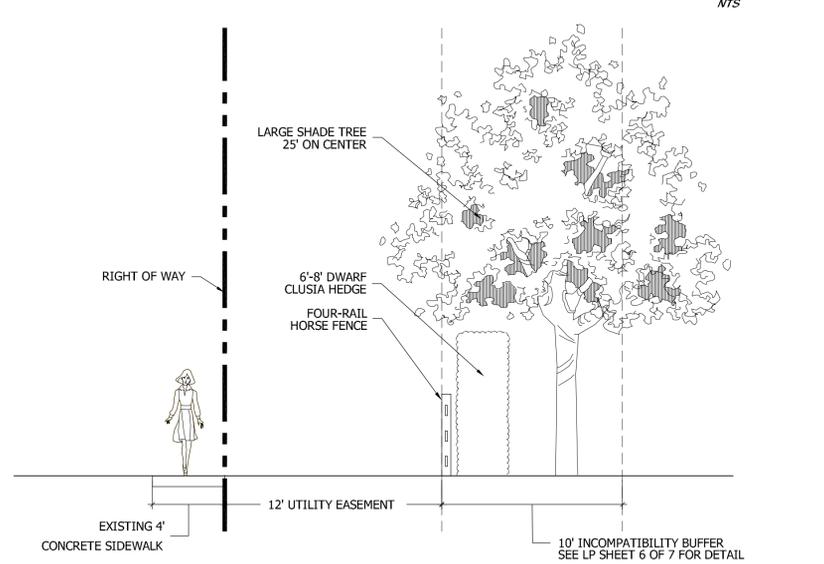
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CROSS SECTION A-A



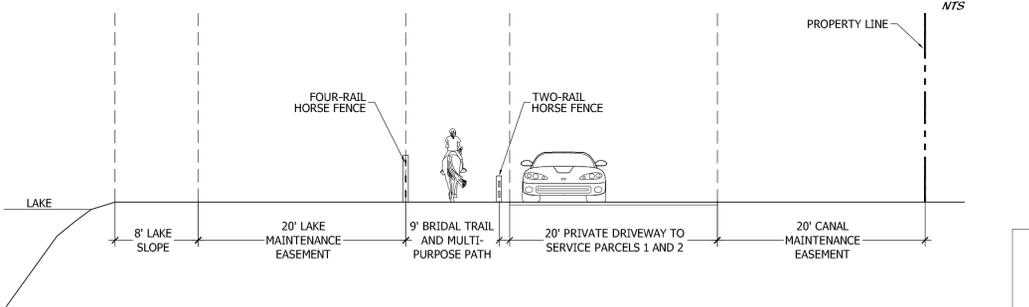
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CROSS SECTION B-B



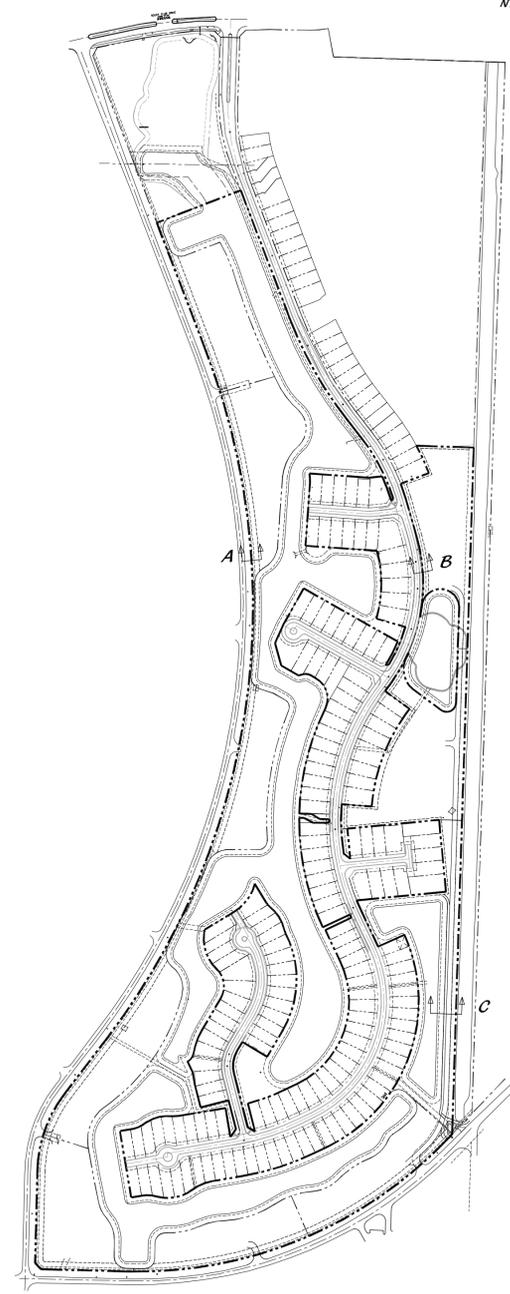
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CROSS SECTION C-C



NTS

CROSS SECTION KEY MAP



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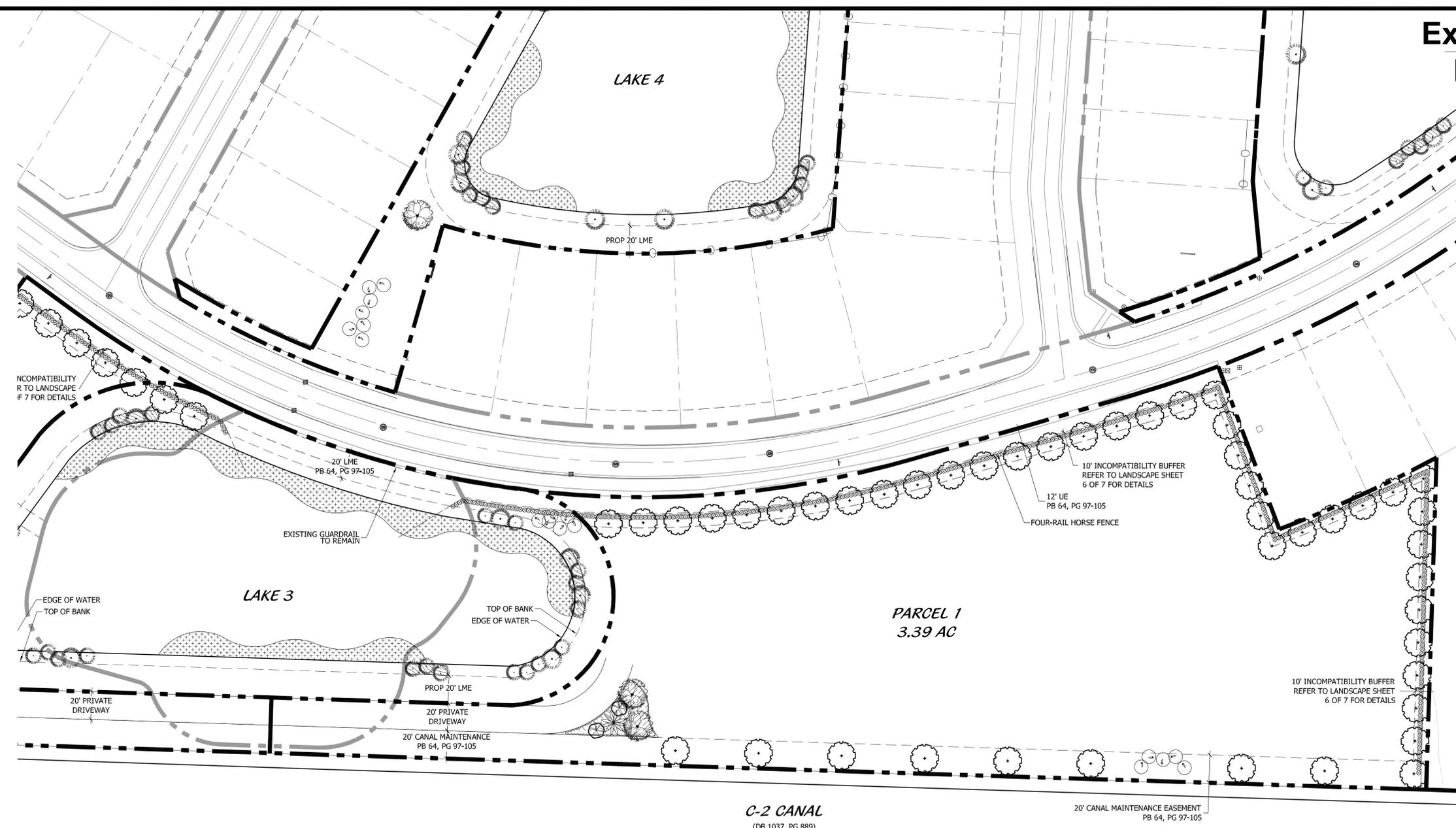
Winding Trails
Cross Sections and Details

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
	09-21-16

November 16, 2016 2:33:24 p.m.
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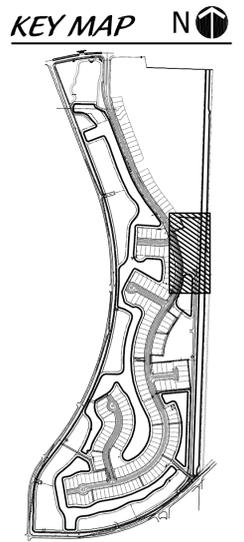
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Exhibit I - Conceptual Landscape Plans



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Winding Trails Conceptual Landscape Plan Parcel 1



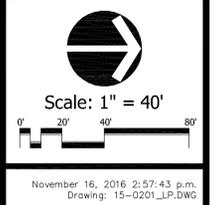
C-2 CANAL
 (DB 1037, PG 889)

20' CANAL MAINTENANCE EASEMENT
 PB 64, PG 97-105

SYMBOL LEGEND

TREES	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	L365	26	LIQUIDSTRUM JAPONICUM
	PE2	111	PINUS ELLIOTTI 'DENGA'
	PE1	9	PINUS ELLIOTTI 'DENGA'
	QV	338	QUERCUS VIRGINIANA
	QV5	54	QUERCUS VIRGINIANA
	TD2	422	TAXODIUM DISTICHUM
	TD1	210	TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMBERSIA HEMERIS
	PH5	11	PHOENIX SYLVESTRIS
	SPC	120	SABAL PALMETTO
	SP	55	SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
	CLG30	399	CLUSIA GUTTIFERA
	CLG	2,920	CLUSIA GUTTIFERA
	MC	24	MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
	TV	104	ELEK VORHITORIA 'STOKES DRYAN'
	SB	7,543	SPARTINA BAKERS
	TF	142	TRIPSACUM FLORIDANA
LITTORALS	CODE	QTY	BOTANICAL NAME
	LIT	139,969	LITTORAL PKX

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-09-15
REVISIONS	08-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16

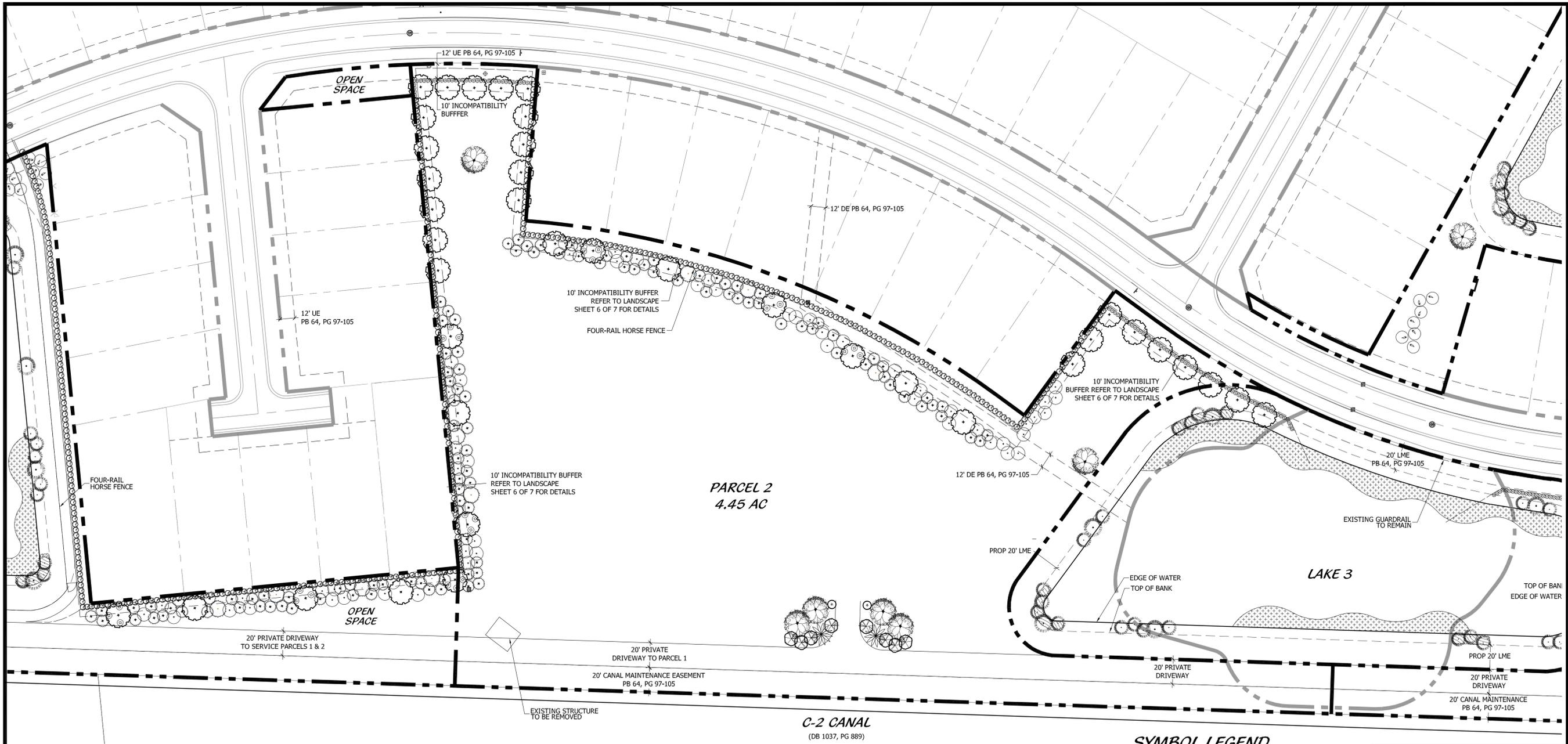




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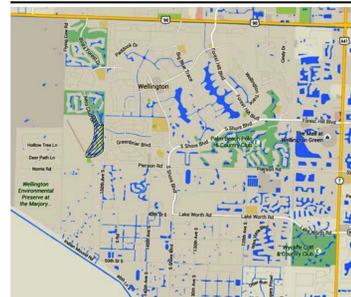
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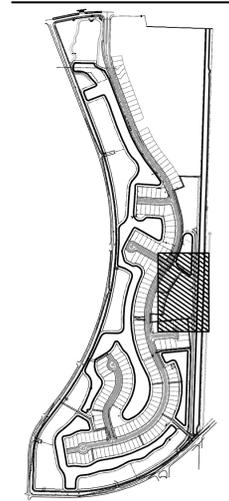
SYMBOL LEGEND

TREE	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	LJS	26	LIGUSTRUM JAPONICUM
	PE2	111	PINUS ELLIOTTI 'DENGA'
	PE1	9	PINUS ELLIOTTI 'DENGA'
	QV	338	QUERCUS VIRGINIANA
	QVS	54	QUERCUS VIRGINIANA
	TDX	422	TAXODIUM DISTICHUM
	TDL	210	TAXODIUM DISTICHUM
	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMAECYPARIS NERIIFOLIA
	PHS	11	PHOENIX SYLVESTRIS
	SPC	120	SABAL PALMETTO
	SP	55	SABAL PALMETTO
	CODE	QTY	BOTANICAL NAME
	CLG30	399	CLUSIA GUTTIERIA
	CLG	2,920	CLUSIA GUTTIERIA
	MC	24	MYRICA CERIFERA
	CODE	QTY	BOTANICAL NAME
	IV	154	SCLERIA VAHLIANA 'STOKES DWARF'
	SB	7,543	SPARTINA BAKERSII
	TF	142	TRIPSACUM FLORIDAE
	CODE	QTY	BOTANICAL NAME
	LIT	139,969	LITTORALIS PDX

LOCATION MAP



KEY MAP



DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-09-15
REVISIONS	06-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16

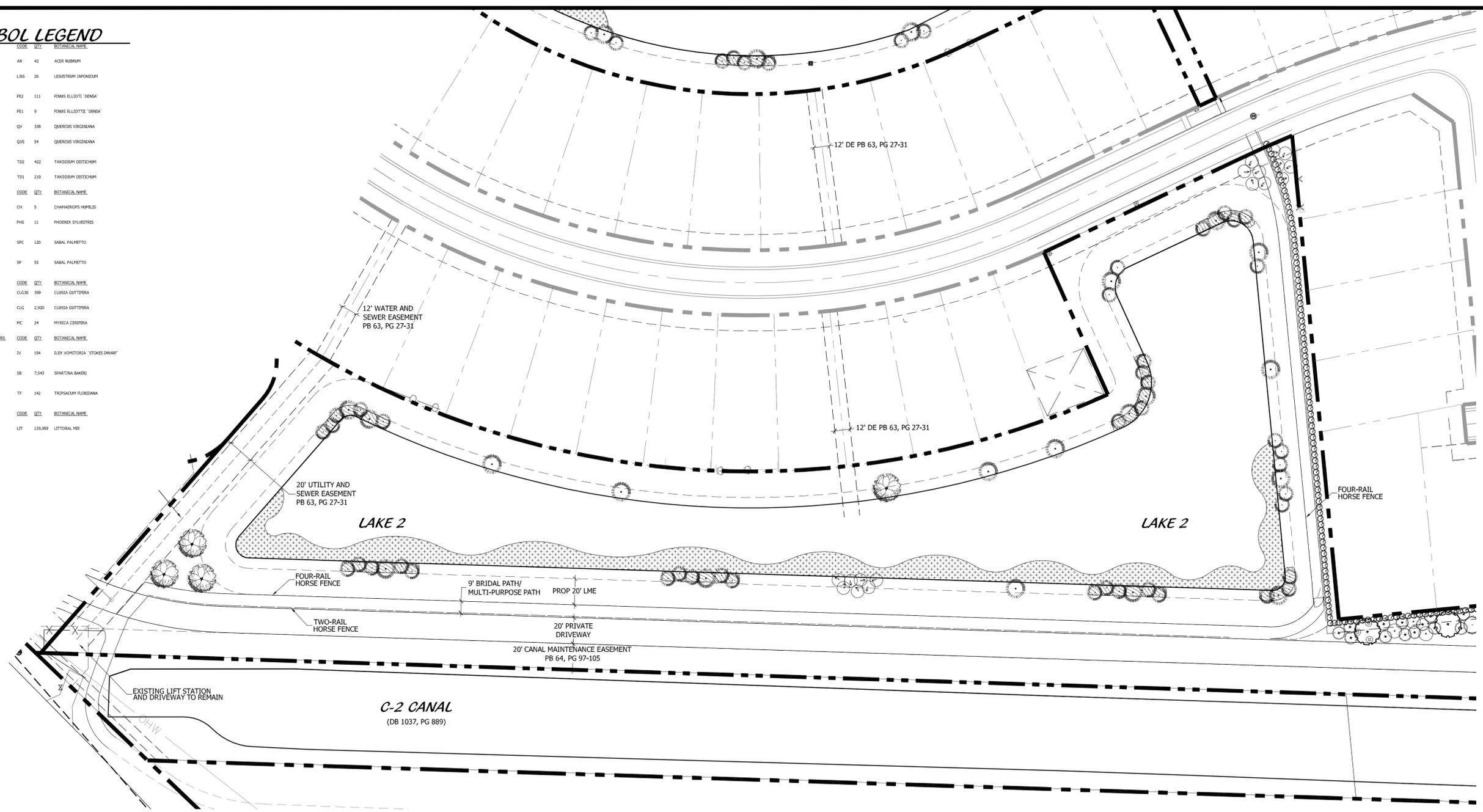


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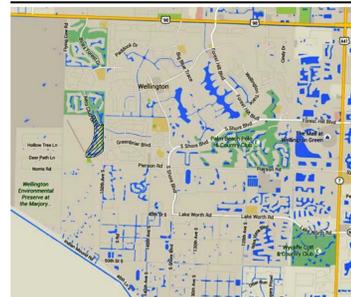
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SYMBOL LEGEND

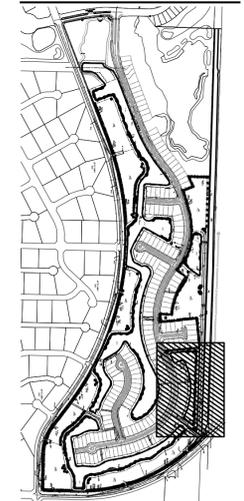
TREES	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	L365	26	LIQUIDAMBAR FORMICOSUM
	PE2	111	PINUS ELLOTTI 'DENSA'
	PE1	9	PINUS ELLOTTI 'DENSA'
	QV	338	QUERCUS VIRGINIANA
	QV5	54	QUERCUS VIRGINIANA
	TD2	422	TAXODIUM DISTICHUM
	TD1	210	TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMEROOPS HOPKINSII
	PH5	11	PHOENIX SILVESTRES
	SPC	120	SABAL PALMETTO
	SP	55	SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
	CLG30	399	CLUSIA GUTTIFERA
	CLG	2,920	CLUSIA GUTTIFERA
	MC	24	MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
	TV	154	STENOTAPHRUM STRIOSUM
	SB	7,540	SPARTINA BAKERI
	TF	142	TRIPSACUM FLORIDANA
LITTORALS	CODE	QTY	BOTANICAL NAME
	LIT	139,999	LITTORAL HDX



LOCATION MAP



KEY MAP



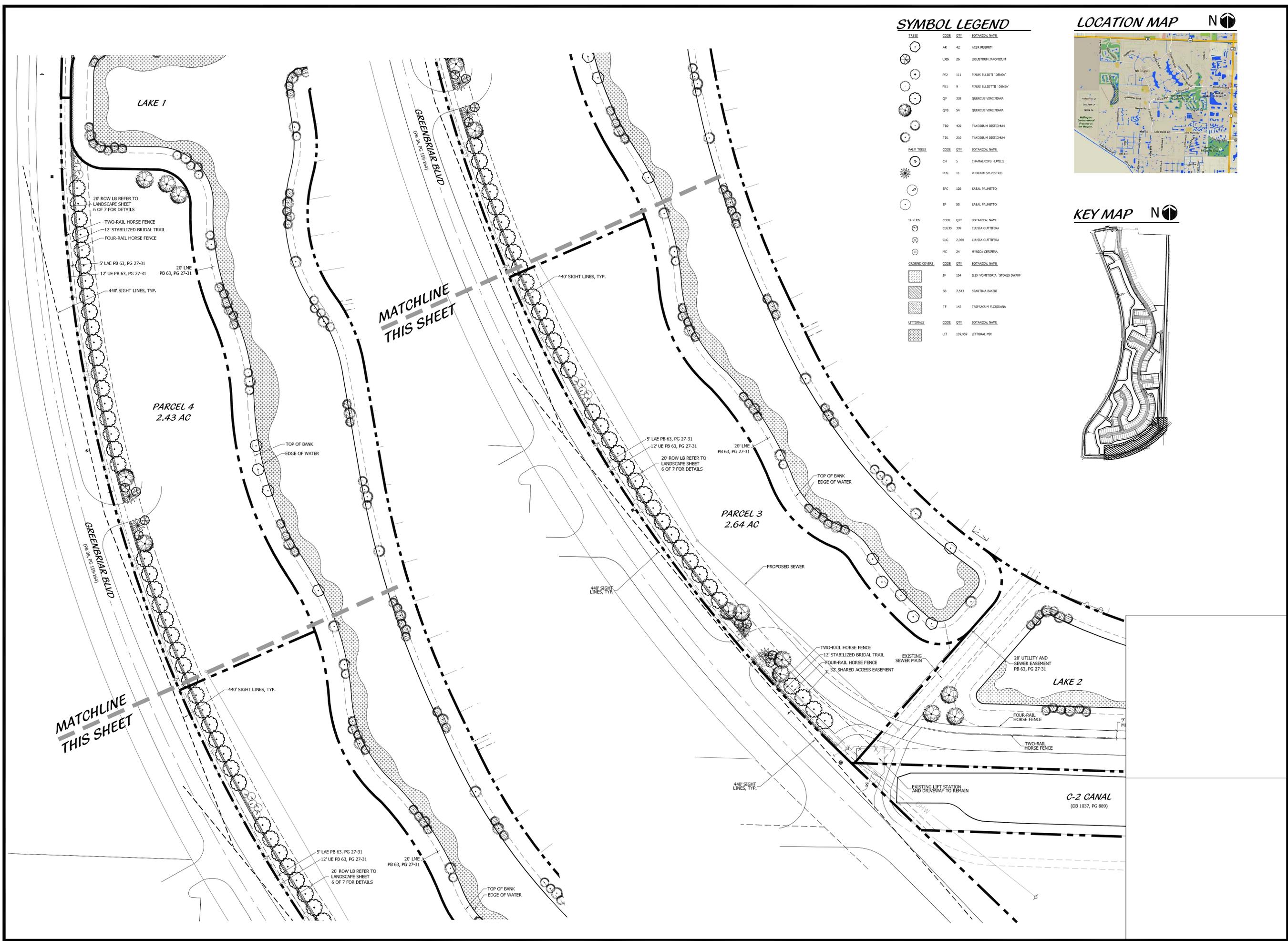
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Winding Trails
 Conceptual Landscape Plan Lake 2

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16

Scale: 1" = 40'

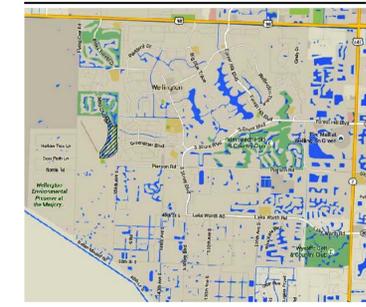
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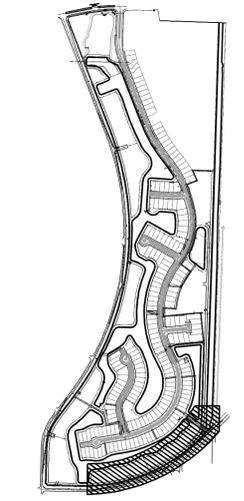
SYMBOL LEGEND

TREES	CODE	QTY	BOTANICAL NAME
AR	42		ACER RUBRUM
LMS	26		LIQUIDSTRUM JAPONICUM
PE2	111		PIRUS ELLIOTTI 'DENSA'
PE1	9		PIRUS ELLIOTTI 'DENSA'
QV	338		QUERCUS VIRGINIANA
QV5	54		QUERCUS VIRGINIANA
T02	432		TAXODIUM DISTICHUM
T01	210		TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
CH	5		CHAMEROPS HAMILIS
PHS	11		PHOENIX SYLVESTRIS
SFC	120		SABAL PALMETTO
SP	55		SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
CLG30	399		CLUSIA GUTTIFERA
CLG	2,900		CLUSIA GUTTIFERA
HC	24		MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
IV	154		ILEX VOMITORIA 'STONES DUNN'
SB	7,543		SPARTINA BAKERI
TF	142		TRIPSACDUM FLORIDANA
LETTERALS	CODE	QTY	BOTANICAL NAME
LIT	139,959		LETTERAL MIX

LOCATION MAP



KEY MAP



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Winding Trails
 Conceptual Landscape Plan Parcels 3 & 4

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-09-15
REVISIONS	08-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16

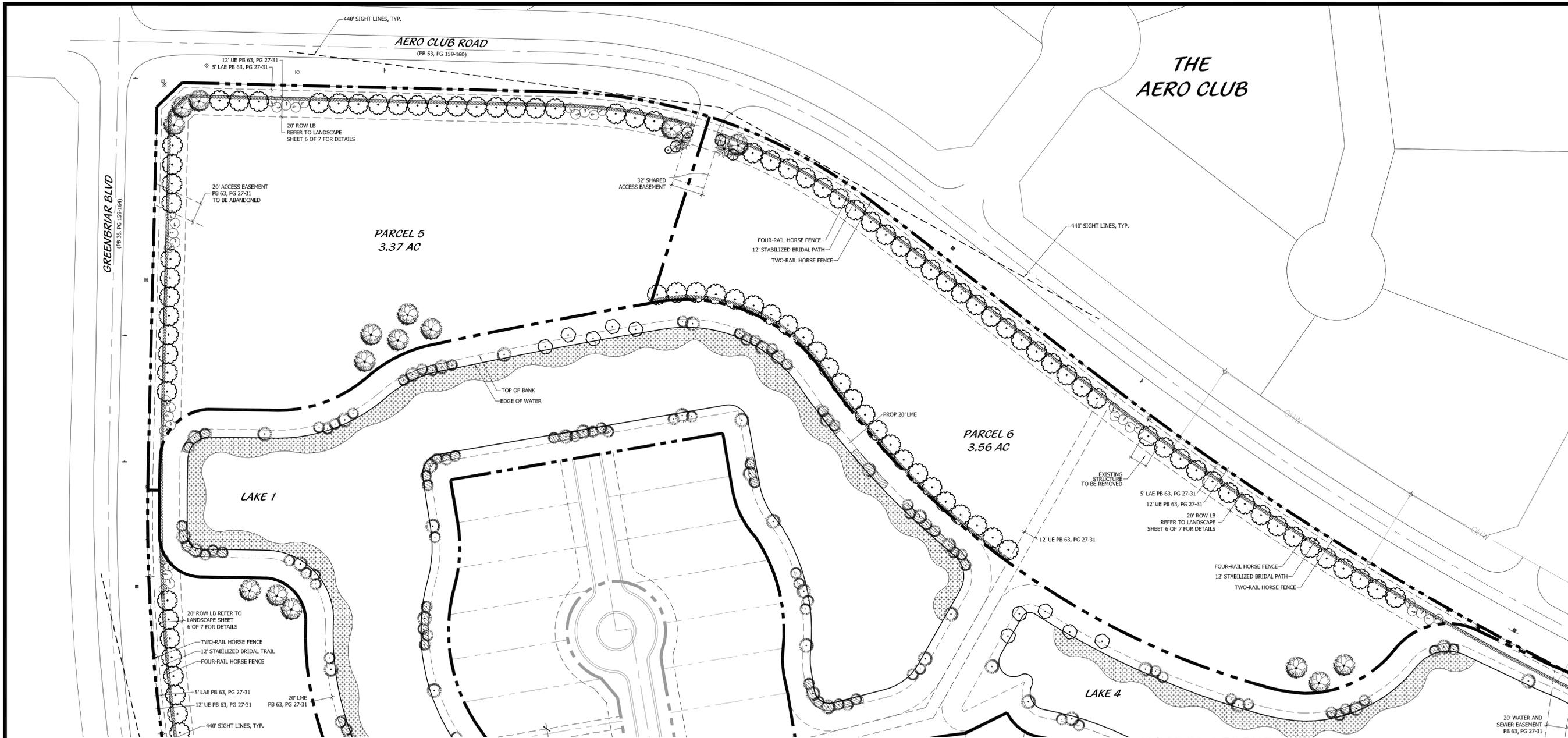
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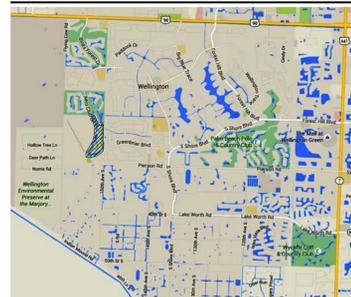
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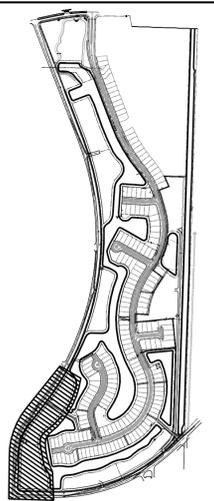
Winding Trails Conceptual Landscape Plan Parcels 5 & 6



LOCATION MAP



KEY MAP



SYMBOL LEGEND

TREE	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	L365	26	LIGUSTRUM JAPONICUM
	PE2	111	PINNIS ELLIOTII 'DENGA'
	PE1	9	PINNIS ELLIOTII 'DENGA'
	QV	338	QUERCUS VIRGINIANA
	QV5	54	QUERCUS VIRGINIANA
	T02	422	TAXODIUM DISTICHUM
	T04	210	TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMEROPS HUMILIS
	PHS	11	PHOENIX SYLVESTRIS
	SPC	120	SABAL PALMETTO
	SP	55	SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
	CLG30	399	CLUSIA GUTTIERIA
	CLG	2,920	CLUSIA GUTTIERIA
	MC	24	MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
	IV	104	ELEOCHARIS 'STOKES DWARF'
	SB	7,543	SPARTINA BAKERI
	TF	142	TRIPSACUM FLORIDAE
LITTORALS	CODE	QTY	BOTANICAL NAME
	LIT	139,969	LITTORAL MDK

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-09-15
REVISIONS	08-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16



Scale: 1" = 50'

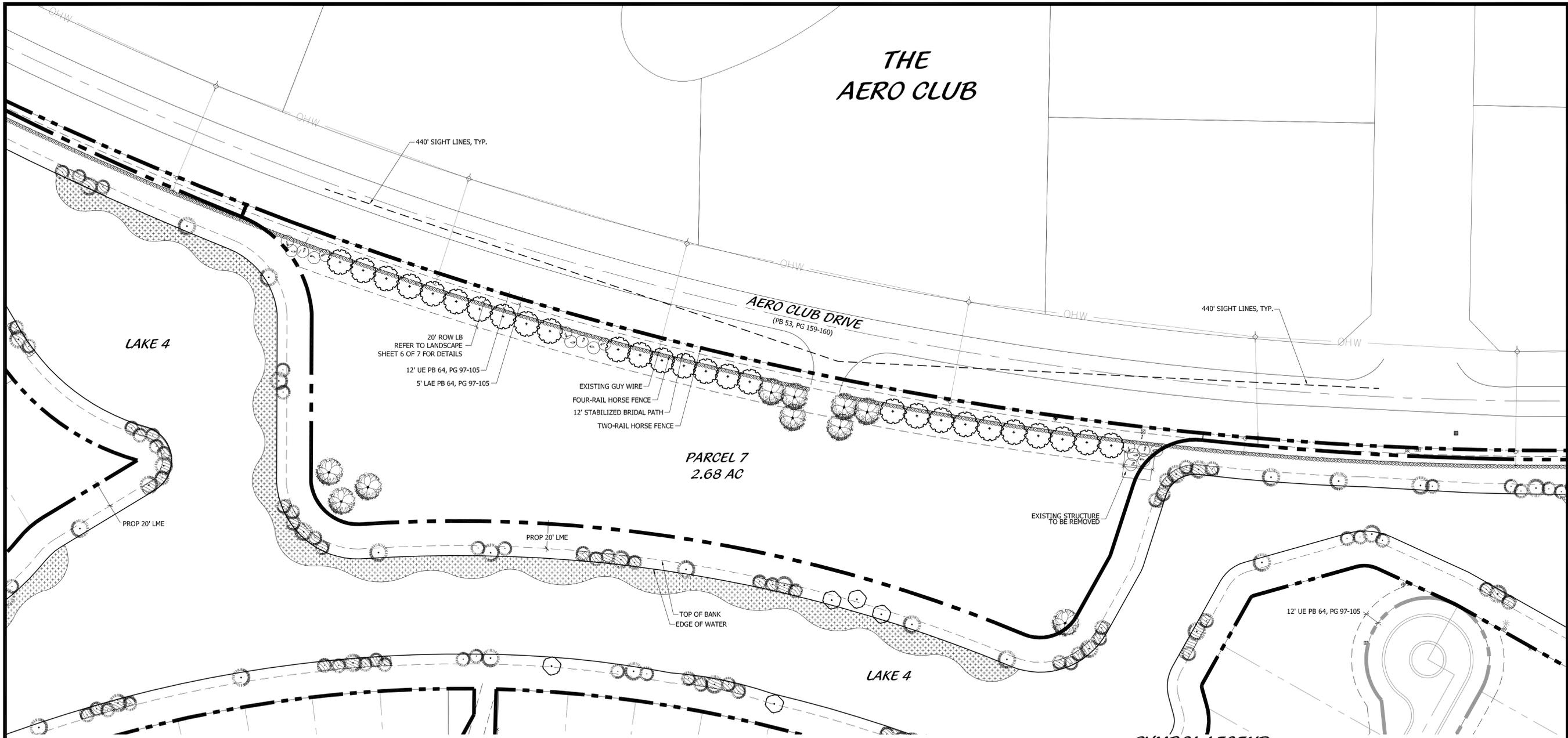
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Drawing: 15-0201_LP.DWG



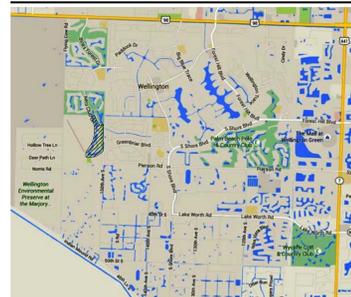
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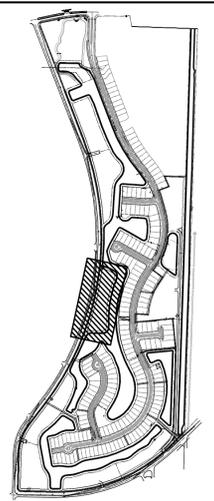
Winding Trails Conceptual Landscape Plan Parcel 7



LOCATION MAP



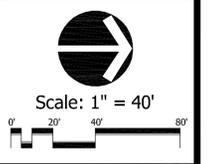
KEY MAP



SYMBOL LEGEND

TREES	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	LJS	26	LIGUSTRUM JAPONICUM
	PE2	111	PINNAS ELLIOTTI 'DENGA'
	PE1	9	PINNAS ELLIOTTI 'DENGA'
	QV	338	QUERCUS VIRGINIANA
	QVS	54	QUERCUS VIRGINIANA
	TD2	422	TAXODIUM DISTICHUM
	TD1	210	TAXODIUM DISTICHUM
PALM TREES	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMAEROPS HUMILIS
	PHS	11	PHOENIX SYLVESTRIS
	SPC	120	SABAL PALMETTO
	SP	55	SABAL PALMETTO
SHRUBS	CODE	QTY	BOTANICAL NAME
	CLG30	399	CLUSIA GUTTIFERA
	CLG	2,920	CLUSIA GUTTIFERA
	MC	24	MYRICA CERIFERA
GROUND COVERS	CODE	QTY	BOTANICAL NAME
	IV	154	ELEOCHARIS SPINESCENS
	SB	7,543	SPARTINA BAKERI
	TF	142	TRIPSACUM FLORIDANUM
LITTORALS	CODE	QTY	BOTANICAL NAME
	LIT	139,969	LITTORAL MIX

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-09-15
REVISIONS	06-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16



November 16, 2016 2:57:43 p.m.
Drawing: 15-0201_LP.DWG

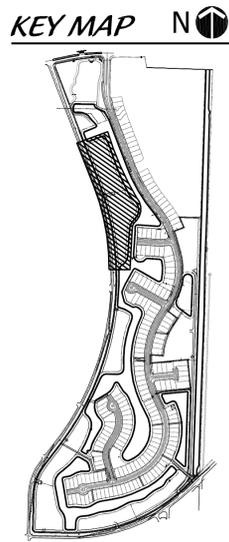
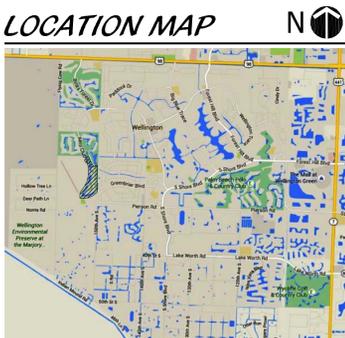
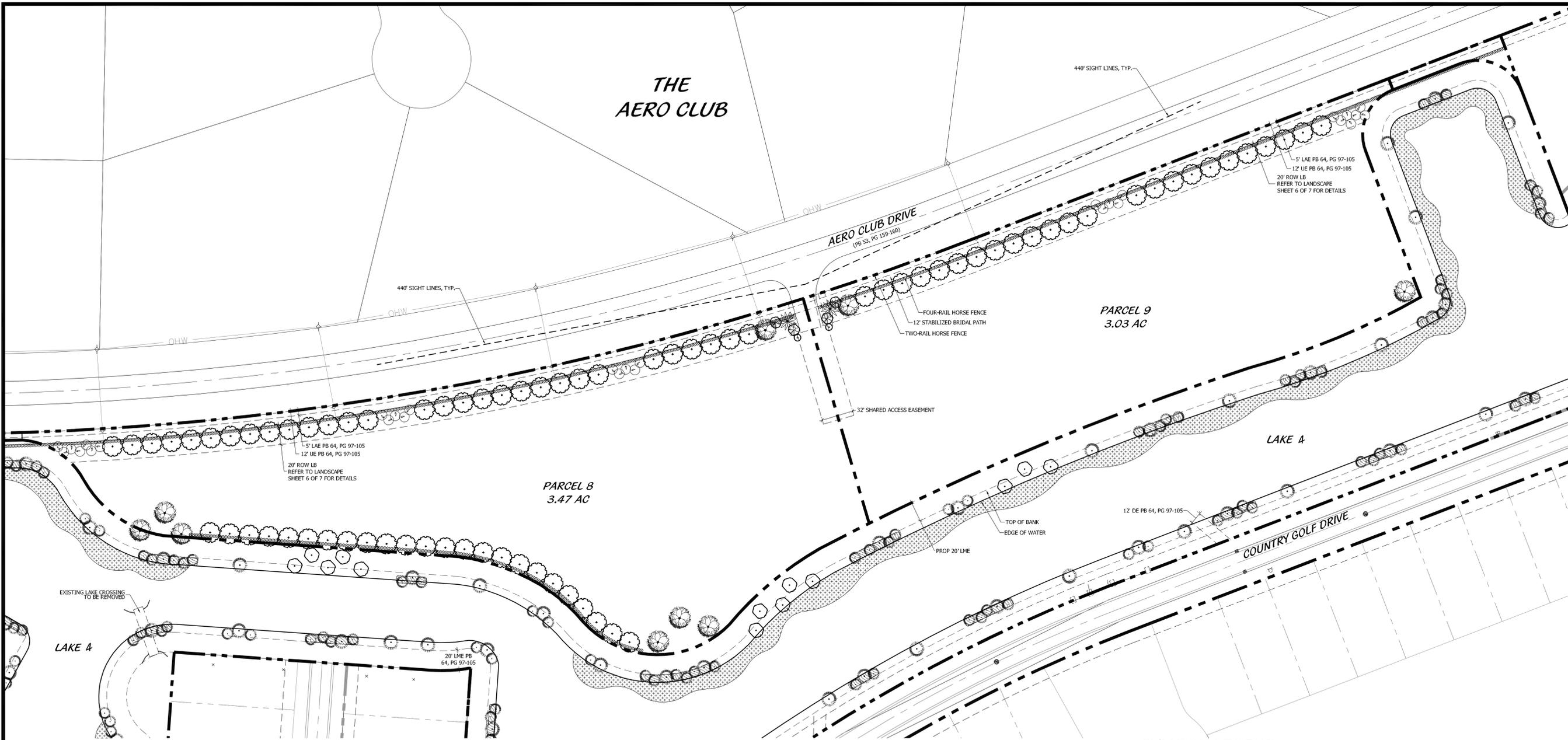
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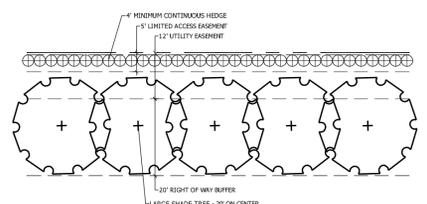
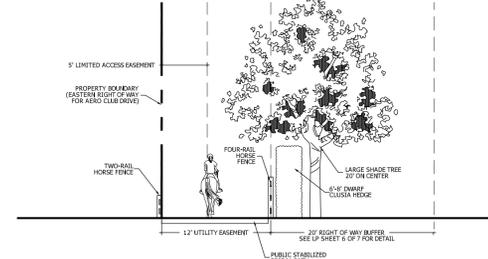
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Winding Trails Conceptual Landscape Plan Parcels 8 & 9

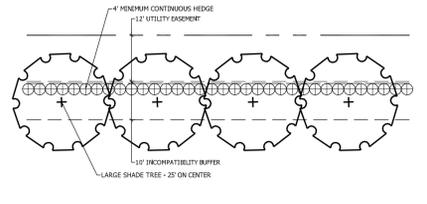
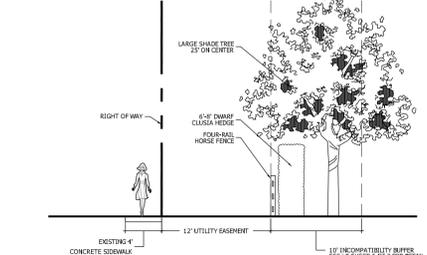


LANDSCAPE BUFFER DETAILS

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



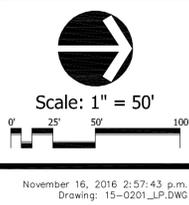
TYPICAL 10' INCOMPATIBILITY BUFFER
LDR SECTION 7.3-8



SYMBOL LEGEND

TREE	CODE	QTY	BOTANICAL NAME
	AR	42	ACER RUBRUM
	L365	26	LIGUSTRUM JAPONICUM
	PE2	111	PINNUS ELLIOTTI 'DENGA'
	PE1	9	PINNUS ELLIOTTI 'DENGA'
	QV	338	QUERCUS VIRGINIANA
	QV5	54	QUERCUS VIRGINIANA
	TD2	422	TAXODIUM DISTICHUM
	TD1	210	TAXODIUM DISTICHUM
	CODE	QTY	BOTANICAL NAME
	CH	5	CHAMEROPS HUMILIS
	PHS	11	PHOENIX VIVIPARANS
	SPC	120	SABAL PALMETTO
	SP	55	SABAL PALMETTO
	CODE	QTY	BOTANICAL NAME
	CLG30	399	CLUSIA GUTTIFERIA
	CLG	2,920	CLUSIA GUTTIFERIA
	MC	24	MYRICA CERIFERA
	CODE	QTY	BOTANICAL NAME
	IV	104	ELEOCHARIS 'STOKES DRANN'
	SB	7,543	SPARTINA BAKERI
	TF	142	TRIPSACUM FLORIDANUM
	CODE	QTY	BOTANICAL NAME
	LIT	139,969	LITTORALIS PDX

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-09-15
REVISIONS	06-02-16
	07-06-16
	08-03-16
	09-21-16
	11-16-16



LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDRS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EXISTENCES.

THE LANDSCAPE CONTRACTOR SHALL NOT HAVE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER, AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY OF SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-126(2)(9)(c) OF THE TOWN OF JUPITER CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE (3) SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN AN ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB. ALL SOD SHALL BE STENOTAPHRUM SECUNDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

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

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION SHALL LANDSCAPING CONFORM TO THE REQUIREMENTS OF FOOT AND SIDEWALKS.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" BIO BARRIER ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERHEAD COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV, VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE TREE PERIMETER OR AT THE EDGE OF THE SHRUB MASS.

BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALL	SIZE	NATIVE	DR. TOL.	REMARKS	
	AR	42	ACER RUBRUM	RED MAPLE	N.A.	3.5'Gal	14'-16" X 5' SPRD.	Y		FULL CANOPY	
	LIG65	26	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 gal	2.5'Gal	8" O.A. X 7' SPRD.	N	N	FULL CANOPY, MULTI-STEM, LIMB UP	
	PE2	111	PINUS ELLIOTTI 'DENSE'	SLASH PINE	N.A.	N.A.	5'-4" O.A.	Y		FULL & THICK	
	PE1	9	PINUS ELLIOTTI 'DENSE'	SLASH PINE	N.A.	2.5'Gal	12'-14" HT.	Y		FULL CANOPY	
	QV	338	QUERCUS VIRGINIANA	LIVE OAK	N.A.	3.5'Gal	14'-16" X 5' SPRD.	Y	Y	FULL CANOPY, 5' C.T. MEN.	
	QV5	54	QUERCUS VIRGINIANA	LIVE OAK	N.A.	6'Gal	22'-24" X 8' SPRD.	Y	Y	SPECIMEN, FULL CANOPY, CHARACTER	
	TD2	422	TAXODIUM DISTICHUM	BALD CYPRESS	N.A.	1.5'Gal	10' HT	Y		FULL & THICK	
	TD1	210	TAXODIUM DISTICHUM	BALD CYPRESS	N.A.	2'Gal	12' O.A.	Y	Y	FULL	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALL	SIZE	NATIVE	DR. TOL.	REMARKS	
	GH	5	CHAMBEROPUS HUMILIS	EUROPEAN FAN PALM	45 gal	N.A.	4'-5" O.A.	N	N	MULTI TRUNK, FULL CANOPY	
	PHS	11	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	N.A.	10' G.W.	N	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAMOND CUT	
	SPC	120	SABAL PALMETTO	CURVED CARABEE PALM	N.A.	N.A.	14', 18', 20', 24" O.A.	Y	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS, STAGGERED HEIGHTS	
	SP	55	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	18', 22', 26" O.A. STGG.	Y	Y	SLICK, STRAIGHT TRUNK, SIZES VARY, STAGGERED HEIGHTS	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALL	SIZE	SPACE	NATIVE	DR. TOL.	REMARKS
	CLG30	399	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	25 gal	N.A.	4'-5" O.A. X 4'	3' O.C.	Y		FULL & THICK
	CLG	2,920	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 gal	N.A.	4' HT., 3' SPRD	3' O.C.	Y		FULL & THICK, FLORIDA FANCY
	MC	24	MYRICA CERIFERA	WAX MYRTLE	25 gal	N.A.	6' HT. X 5' SPRD.	5' O.C.	Y		SHRUB FORM, FULL & THICK
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALL	SIZE	SPACE	NATIVE	DR. TOL.	REMARKS
	IV	154	ILEX VOMITORIA 'STONES DWARF'	DWARF YAUBON HOLLY	3 gal	N.A.	12" x 12"	2' O.C.	Y		FULL & THICK
	SB	7,543	SPARTINA BAKERI	SAND CORD GRASS	3 gal	N.A.	3' x 2'	2' O.C.	Y		FULL & THICK
	TF	142	TRIPSACULUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 gal	N.A.	2' x 2'	2' O.C.	Y		FULL & THICK
LITTORALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALL	SIZE	SPACE	NATIVE	DR. TOL.	REMARKS
	LIT	139,959	LITTORAL MIX	LITTORAL MIX	flot	N.A.	BAREROOT, 12" O.A.	12" O.C.	Y		SPIDERFLUSH 45%, PICKEREL WEED 20%, FRENCH 10%, BARRUSH 10%, DUCK POTATO 10%, BLUE FLAG IRIS 5%

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACTOR WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, CUTTING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO THE LATEST EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE SUITABLE FOR PLANTING. IE. ROAD BASE, PAVEMENT, ETC.

REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITTE ACTIVATED SLUDGE MIXED WITH THE CONTAINER AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-12	AGRFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	3
15-40 CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 3 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEAF.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHD AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHD AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 MPH. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAWN SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOULDING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

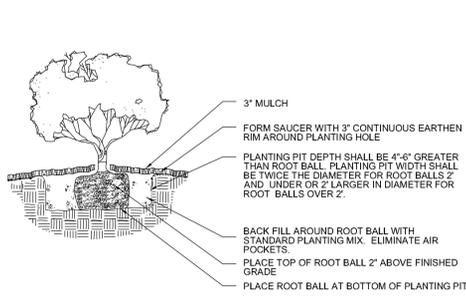
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

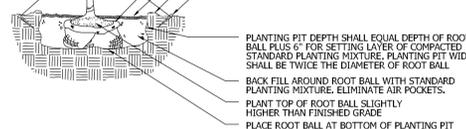
LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA A1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS SET FORTH ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE CONTRACTOR AND SHRUBS. PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

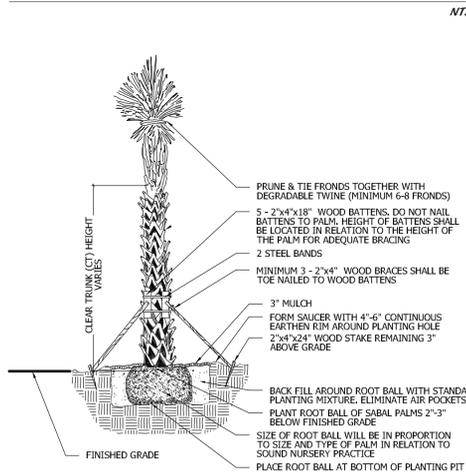
PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE TREE PLANTING DETAIL





WINDING TRAILS

Wellington, Florida



WINDING TRAILS

Wellington, Florida



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

■ NEC 2011

PROJECT
 PROPOSED 6 STALL STABLE
 OWNERS APARTMENT
 WELLINGTON, FL



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

1
 A7



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

2
 A2

Revisions:

ALL IDEAS, DESIGNS,
 ARRANGEMENTS AND PLANS
 INDICATED OR REPRESENTED BY
 THIS DRAWING ARE OWNED BY
 RICHARD BARNES AND THE
 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
 DISCLOSED TO ANY PERSON, FIRM
 OR CORPORATION FOR ANY
 PURPOSE WHATSOEVER WITHOUT
 WRITTEN PERMISSION OF RICHARD
 BARNES.
 WRITTEN DIMENSIONS ON THESE
 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

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

■ NEC 2011

PROJECT
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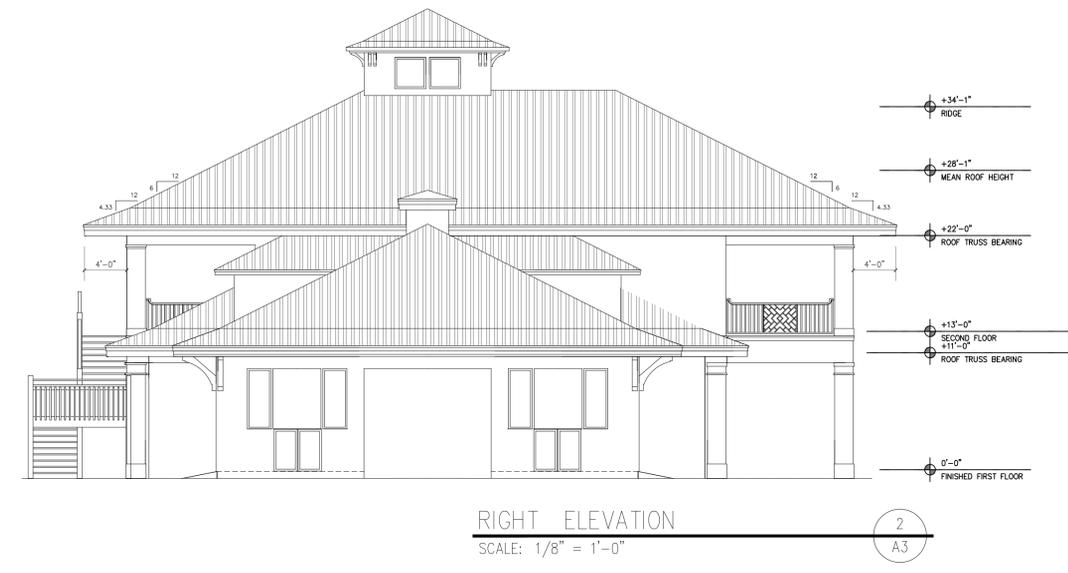
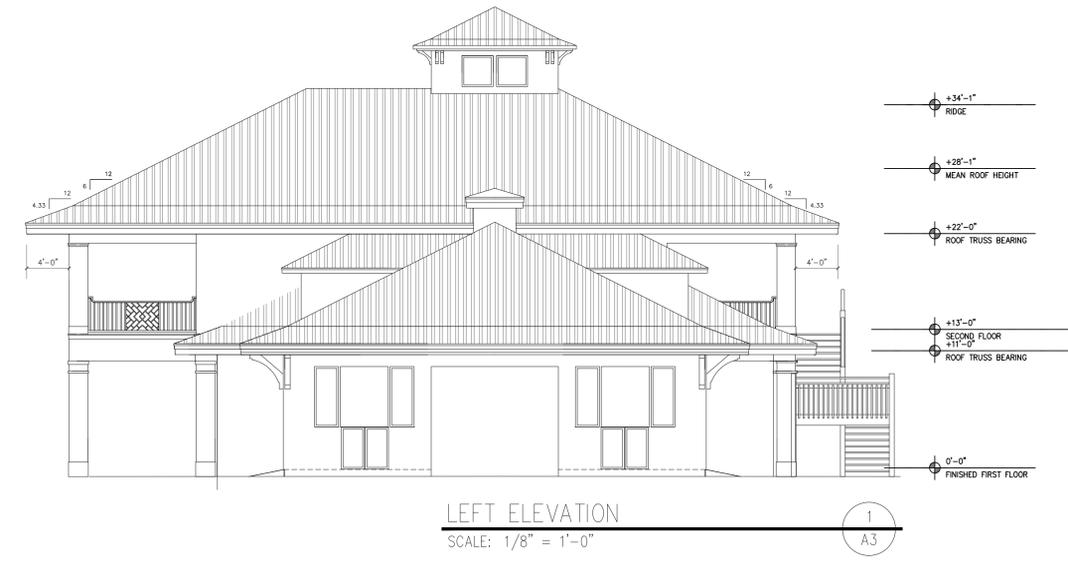
Revisions:

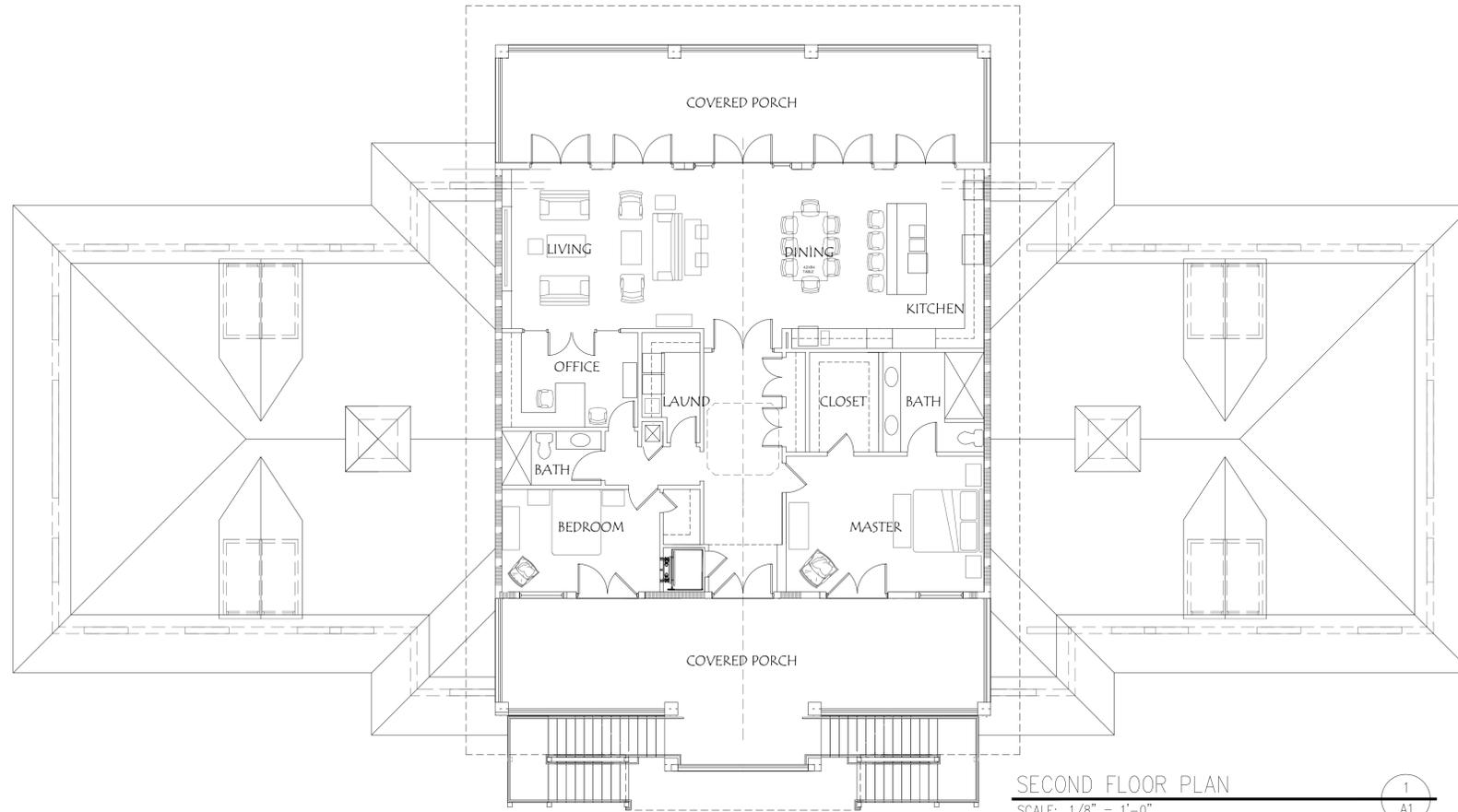
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RICHARD BARNES
 ARCHITECTURAL
 DESIGN SERVICES LLC
 1807 E. TER. DR.
 LAKE WORTH, FL
 33460
 (561) 574-1027
 Sect:

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SHEET
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 OF SHEETS





CODE
 ■ FLORIDA BLDG
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RICHARD BARNES
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 33460
 (561) 574-1027
 Scaled:

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 RB
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 DATE
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 SCALE
 AS NOTED
 FOR PERMIT

SHEET
A-1
 OF SHEETS

Exhibit K - Wellington's Traffic Consultant's Letter



Transportation Consultants



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.

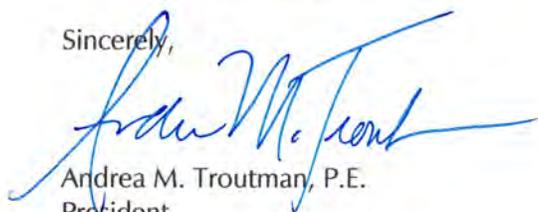
Rezoning

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

ec: Cory Lyn Cramer
Patrick Barthelemy

Pinder Troutman Consulting, Inc.

Exhibit L - Public Comments Received as of November 22, 2016

Kelly Ferraiolo

To: Cory Cramer
Subject: RE: Winding Trails

From: Joseph E. Maguire [<mailto:jem@josephemaguire.com>]
Sent: Wednesday, November 02, 2016 4:07 PM
To: Michael Drahos; Michael J. Napoleone; John McGovern; Tanya Siskind; Anne Gerwig
Subject: Winding Trails

To the Village Council,

I am a resident of the Aero Club.

My wife and I are in support of the Winding Trails project.

Sincerely,

Ashley & Joe Maguire
15675 Bellanca Lane
Wellington, FL 33414
561-239-7780

Kelly Ferraiolo

To: Cory Cramer
Subject: RE: Winding Trails Project

Begin forwarded message:

From: "William M. Thomas" <William@FloridaBizMLS.com>
Date: November 1, 2016 at 3:23:28 PM EDT
To: <mdrahos@wellingtonfl.gov>, <mnapoleone@wellingtonfl.gov>, <jmcgovern@wellingtonfl.gov>, <tsiskind@wellingtonfl.gov>, <agerwig@wellingtonfl.gov>, <julie.barnett@wellingtonaeroclub.com>
Subject: Winding Trails Project

To the Village Council and the POA of the Aero Club Wellington.

I am a resident of the Aero Club.

I am in support of the Winding Trails project.

Name William Thomas
Address 15630 Chandelle Pl, Wellington FL 33414
Telephone Number 561-914-1182

Sincerely,
Bill Thomas
Florida Business Brokers
Mobile (561) 914-1182

*Over 15 years of experience and 8,000 closings
Buyer acquisition specialist
Seller exit strategy advisor
SBA financing and acquisition funding advisor
Attorney/Business Broker*

Kelly Ferraiolo

From: Tricia Holloway <tricia@wardrealestatellc.com>
Sent: Wednesday, October 19, 2016 2:21 PM
To: Cory Cramer; Kelly Ferraiolo; Robert Basehart
Subject: another support.

Wanted to forward this on as well. She is having a hard time getting opened the think that Kelly said to look in to . I tried too but the file may be so large that it is hard to open.

Anyway here is what she said and she is one who initially wrote you guys letter against.

Trish,

I will support the Winding Trails project based on the confirmation that the revised Landscaping design for barn #6 will be approved by the design committee and the council per our discussion at my property. As I said, we do not want to look out our window and see the parking lot filled with trucks off and on all day every day, plus the view of the manure bin.

Thank you for trying to accommodate our request.

Carol O'Brien

Carol O'Brien

Keller Williams Realty

12008 South Shore Blvd., Suite 201

Wellington, FL 33414

www.carolobrien.com

(c) 561-758-8593

(f) 561-354-6036

From: Tricia Holloway [mailto:tricia@wardrealestatellc.com]
Sent: Sunday, October 16, 2016 5:33 PM

--
Tricia Ward Holloway, CCIM

Kelly Ferraiolo

From: Tricia Holloway <tricia@wardrealestatellc.com>
Sent: Wednesday, October 19, 2016 11:37 AM
To: Cory Cramer; Kelly Ferraiolo; Robert Basehart
Subject: Fwd: Winding Trails

Another support from Aero Club

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

From: Cheri Wellman <tuneitup1@comcast.net>
Date: Mon, Oct 17, 2016 at 5:47 PM
Subject: Winding Trails
To: tricia@wardrealestatellc.com

Tricia,

I want to thank you and your dad for meeting with me last week to explain the plans for the Winding Trails project. I am not an equestrian, but as a realtor the project looks beautiful to me. I feel that anything that helps the equestrian community helps our property values in Wellington. Congratulations on a well thought out plan!

Cheri Wellman
Keller Williams Rty
Mobile: [561.371.3871](tel:561.371.3871)
Office: [561.472.1236](tel:561.472.1236)
Email: cheriwellman@kw.com

Download my FREE app to search properties: <http://app.kw.com/KW2D08B26>

Sent using voice text - excuse my brevity and any typos

--
Tricia Ward Holloway, CCIM
12180 South Shore Blvd. Suite 104
Wellington Florida 33414
Office 561-798-4160
Fax 561-798-4162
Cell 561-202-5003
tricia@wardrealestatellc.com
www.wardrealestatellc.com

Please View My Listings at
<http://www.loopnet.com/profile/13167328420/Tricia-Ward-Holloway/Listings/>

*Lakefields at the Landings Homeowners
Wellington, Florida 33414*

Zoning Board, Wellington Fl
Mayor and Council, Wellington, FL

Subject: Winding Trails

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, up to a maximum of 12 stalls per plot for a total of 104 horse stalls and horses on the property. Each structure would have an upstairs owner residence and a 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 residential property, except for the Paddock Park 2 and Saddle Trails subdivisions, which have large lots and homes.

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, and would be the first equestrian property to abut and surround a non equestrian subdivision.

The question of precedent is also relevant. The owners of Polo West have also requested rezoning of their golf course, and Wanderer's Club, which has been operating at a loss for years has recently been purchased by an equestrian related group. Are they also entitled to rezoning? What will happen if the former Binks property is not successful? Will those owners also be entitled to rezoning?

Our understanding is that horse owners who occupy properties of 2 to 4 acres do not typically own more than 1 or 2 horses. This implies that the intent of the investors in the Winding Trails property is to sell these 9 properties to owners who will rent stalls to others. In other words, Winding Trails is intended to be a commercial venture for the 9 owners. As owners in Lakefield South, we strongly object to a zoning change that would introduce commercial activity surrounding and adjoining residential areas, one that also results in increased traffic (owners grooms, trailers, waste generation and the associated flies and odors) and related noise (boom boxes, parties at all hours).

In light of these facts, we are requesting that the existing zoning change request be denied.

Lakefields at the Landings Homeowners

Name: MARY JAFFE
Address: 15597 DR. HIGHLAND DR.

Signature: Mary Jaffe

Name: RICHARD A GONZALEZ
Address: 2662 COUNTRY GOLF DR

Signature: Richard A. Gonzalez

Name: Steven Glancz
Address: 2158 Country Golf Dr

Signature: Steven Glancz

Name: Rita Glancz
Address: 2158 Country Golf Dr.

Signature: Rita Glancz

Name: Holly Mitten
Address: 2537 Country Golf

Signature: Holly Mitten

Name: Hermine Palmer
Address: 15149 NEWQUAY CT

Signature: _____

Name: Cindy Harrington
Address: 2037 Country Golf Dr

Signature: Cindy Harrington

Name: DONALD R. BARK
Address: 2248 COUNTRY GOLF DR.

Signature: Donald R Bark

Lakefields at the Landings Homeowners

Name: Jeanette M Myers
Address: 2556 Country Golf Dr.

Signature: Jeanette M Myers

Name: Shan O'Wan
Address: 2224 Country Golf Dr

Signature: Shan O'Wan

Name: Theresa Ledford
Address: 1754 S. Club Dr.

Signature: Theresa Ledford

Name: BATY TARANTINI
Address: 2194 Country Golf Dr

Signature: _____

Name: Sampson Webb
Address: 1844 So. Club Dr

Signature: Sampson Webb

Name: Jaime de Carvalho
Address: 2297 Country Golf Drive

Signature: Jaime de Carvalho

Name: Therese Beck
Address: 2417 Country Golf Drive

Signature: Therese Beck

Name: Ann Bickley
Address: 2656 Country Golf Dr

Signature: Ann Bickley

Lakefields at the Landings Homeowners

Name: Carlos Lopez
Address: 15128 Banbury Way

Signature: [Signature]

Name: Garry Simpson
Address: 2584 Country Golf Drive

Signature: [Signature]

Name: David McJ. Allen
Address: 2303 Country Golf DR

Signature: [Signature]

Name: M. Wagner
Address: 2098 Country Golf Dr

Signature: [Signature]

Name: Lamin A. Huda
Address: 1868 South Club Dr.

Signature: [Signature]

Name: Alberto Ramirez
Address: 2435 Country Golf Dr

Signature: [Signature]

Name: Melanie Tempest
Address: 2561 Country Golf Dr.
Wellington FL 33132

Signature: [Signature]

Name: LARRY BYRNE
Address: 2426 Country Golf Dr.

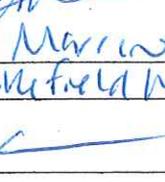
Signature: [Signature]

Lakefields at the Landings Homeowners

Name: Tabienne Combe
Address: 1514 South Club Dr

Signature: 

Name: Erica Martin
Address: 1641 Lakefield N Ct

Signature: 

Name: Luis Peña-Hernandez
Address: 25739 Country Golf Dr.

Signature: 

Name: Felipe Buitrago
Address: 1680 Lakeside North Ct.

Signature: 

Name: Andrea Conceicao
Address: 15150 Newway Ct.

Signature: 

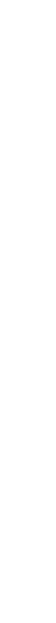
Name: Angelle Gibson
Address: 2074 Country Golf

angelle.gibson@yahoo.com

Signature: _____

Name: Pauly Toto

Name: _____
Address: 2609 Country Golf Dr.

Signature: 

Name: Jas A Lamothe
Address: 2250 Country Golf

Signature: 

Lakefields at the Landings Homeowners

Name: Peggy
Address: _____

Signature: _____

Name: Chanel Mullins
Address: 2128 Country Golf Dr.

Signature: Chanel Mullins

Name: Angela WELTON
Address: 1682 S. Club

Signature: [Signature]

Name: _____
Address: _____

Signature: _____

Name: _____
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Name: _____
Name: _____
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Name: _____
Address: _____

Signature: _____

*Lakefields at the Landings Homeowners
Wellington, Florida 33414*

Zoning Board, Wellington Fl
Mayor and Council, Wellington, FL

Subject: Winding Trails

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, up to a maximum of 12 stalls per plot for a total of 104 horse stalls and horses on the property. Each structure would have an upstairs owner residence and a 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 residential property, except for the Paddock Park 2 and Saddle Trails subdivisions, which have large lots and homes.

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, and would be the first equestrian property to abut and surround a non equestrian subdivision.

The question of precedent is also relevant. The owners of Polo West have also requested rezoning of their golf course, and Wanderer's Club, which has been operating at a loss for years has recently been purchased by an equestrian related group. Are they also entitled to rezoning? What will happen if the former Binks property is not successful? Will those owners also be entitled to rezoning?

Our understanding is that horse owners who occupy properties of 2 to 4 acres do not typically own more than 1 or 2 horses. This implies that the intent of the investors in the Winding Trails property is to sell these 9 properties to owners who will rent stalls to others. In other words, Winding Trails is intended to be a commercial venture for the 9 owners. As owners in Lakefield South, we strongly object to a zoning change that would introduce commercial activity surrounding and adjoining residential areas, one that also results in increased traffic (owners grooms, trailers, waste generation and the associated flies and odors) and related noise (boom boxes, parties at all hours).

In light of these facts, we are requesting that the existing zoning change request be denied.

Respectfully submitted,

Lakefield South Homeowners

Name: William and Carolee Paquin

Address: 2581 Neaton Court

Signature: 

Name: Mary Logan

Address: 2591 Neaton Court

Signature: _____

Name: Nicole Crighton
Address: 2489 Country Club Dr

Signature: 

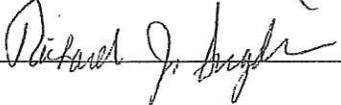
Name: R. Pugh

Address: 2661 Neaton Ct

Signature: 

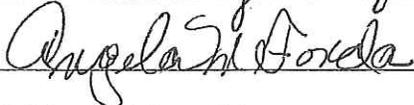
Name: Richard Snyder

Address: 15133 Barbour Way

Signature: 

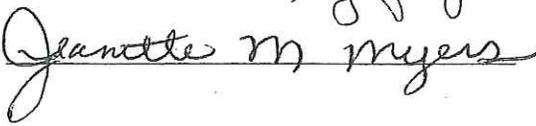
Name: Carol O'Brien

Address: 2675 Country Club Dr.

Signature: 

Name: JEANETTE MYERS

Address: 2558 Country Club Dr

Signature: 

Name: SALLY SCHWARTZ

Address: 2731 NEATON CT

Signature: 

Lakefields at the Landings Homeowners

Name: Stephanie & Glenn Plass
Address: 2507 Country Golf Dr. Wellington

Signature: Stephanie Plass

Name: Richard J Wilson
Address: 2608 Country Golf Dr Wellington

Signature: [Signature]

Name: Kawene M. Byre
Address: 2526 Country Golf Dr. WELLINGTON

Signature: Kawene M. Byre

Name: Jane Lorenz
Address: 2522 Country Golf Dr.

Signature: [Signature]

Name: PETER LIFRUSCIANTE
Address: 2538 COUNTRY GOLF DRIVE

Signature: [Signature]

Name: Paula & Frank Highley
Address: 1770 Corsica Drive

Signature: [Signature]

Name: Wayne & Tommy Shoemaker
Address: 1760 Corsica Drive

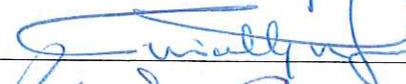
Signature: [Signature]

Name: Cathy JEAN-LOUIS
Address: 2447 COUNTRY GOLF DR. LAKE FIELD SOUTH

Signature: [Signature]

Lakefields at the Landings Homeowners

Name: Chris Macfarlane
Address: 2687 Country Golf Dr

Signature: 

Name: Paul D. D.
Address: 2561 Country Golf Dr

Signature: GUSTAVO MARTINEZ

Name: CAROL LAZZARINO
Address: 2148 APPALOOSA TRAIL

Signature: Carol Lazzarino

Name: Richard J. Wilson
Address: 2608 Country Golf Dr

Signature: Richard Wilson

Name: Joan Wilson
Address: Joan Wilson

Signature: 2608 Country Golf

Name: Glenn Hogenarty
Address: 1790 S. Club Dr

Signature: Glenn Hogenarty

Name: Beth Goodwin

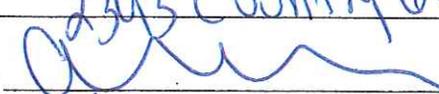
Name: Beth Goodwin
Address: 2399 Country Golf Dr.

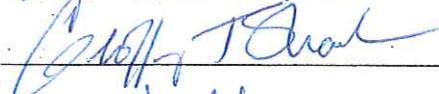
Signature: Beth Goodwin

Name: Dara Grant
Address: 1670 Lakefields North Court

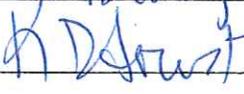
Signature: Dara Grant

Lakefields at the Landings Homeowners

Name: Anne Gill
Address: 2303 Country Golf Dr Wellington, FL 33414
Signature: 

Name: G. Shaw, Grosse-1
Address: 1563 S. Club Dr.
Signature: 

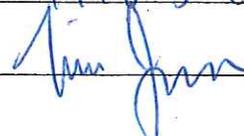
Name: Shazia Huma
Address: 15054 CORDY CT, WELLINGTON FL 33414
Signature: 

Name: Kelly D'Arust
Address: 15048 corby ct
Signature: 

Name: Craig Buckley
Address: 2405 Country Golf
Signature: 

Name: Mary Logan
Address: 2590 Nealon Court
Signature: 

Name: Rita Glantz
Name: Steven Glantz
Address: 2158 Country Golf Dr Wellington
Signature: 

Name: Janice
Address: 1563 S. Club Dr
Signature: 

Lakefields at the Landings Homeowners

Name: Lisa Clymer
Address: 2628 COUNTRY GOLF
Signature: [Signature]

Name: _____
Address: _____

Signature: _____

Name: _____
Name: _____
Address: _____

Signature: _____

Name: _____
Address: _____

Signature: _____

*Lakefields at the Landings Homeowners
Wellington, Florida 33414*

Zoning Board, Wellington Fl
Mayor and Council, Wellington, FL

Subject: Winding Trails

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In light of these facts, we are requesting that the existing zoning change request be denied.

In light of these facts, we are requesting that the existing zoning change request be denied.

Respectfully submitted,
Lakefield at the Landings Homeowners

Name: William and Carolee Paquin
Address: 2581 Neaton Court

Name: Mr & Mrs Sam Beras
Address: 2387 Country Golf Dr.
Signature: Elpe Beras

In light of these facts, we are requesting that the existing zoning change request be denied.

Respectfully submitted,
Lakefield at the Landings Homeowners

Name: William and Carolee Paquin
Address: 2581 Neaton Court

Name: Mr. Keith Gill & Mrs. Anne Gill
Address: 2393 Country Golf Drive
Signature: Mrs Anne Gill

Respectfully submitted,
Lakefield at the Landings Homeowners

Name: William and Carolee Paquin
Address: 2581 Neaton Court

Name: MAHVASH & ABDOLMOTALER HEJAZI
Address: 2441 COUNTRY GOLF DR. WELLINGTON, FL 33414

Signature: Mahvash Hejazi
Mahvash Hejazi

Nicholas and Martha Materdomini

15140 Banbury Way, Wellington, FL 33414

(561) 514-1928

Zoning Board, Wellington FL

Mayor and Council, Wellington FL

Lakefields at the Landings Homeowners, Wellington FL

Subject: Winding Trails

My name is Martha Materdomini and my husband's name is Nicholas. We own two homes in Lakefield South. 15140 and 15146 Banbury Way.

We have lived in Lakefield South for over 20 years and we are strongly against the changes you would like to make to our neighborhood.

Our lot is the most valuable in Lakefield South. We purchased and paid extra to have a water view and currently we can look down the middle of a beautiful lake. We strongly object to the narrowing of our Lake for commercial purposes. I say commercial purposes because it is my understanding that even though these homes and barns are being built for owners, it is customary for the owners to rent out to others. This would make this property more than just residential. This zoning change will make the property values in my neighborhood plummet. Not only will this bring additional traffic to the area, it will also bring groomers, trailers, manure rats, and loud music.

It is our desire, based on the facts given, that the existing zoning change be denied.

Please read at all public meetings so our response can be heard.

Subj: **Cheska pages**
Date: 9/14/2016 3:41:50 P.M. Eastern Daylight Time
From: cheska124@aol.com
To: billpaquin@aol.com

Respectfully submitted,
Lakefield at the Landings Homeowners

Name: William and Carolee Paquin
Address: 2581 Neaton Court

Name: Donald Cheska
Address: 5530 Courtney Golf Dr.

Signature: 

Respectfully submitted,
Lakefield at the Landings Homeowners

Name: William and Carolee Paquin
Address: 2581 Neaton Court

Name: Cara Cheska
Address: 2530 Country Golf Dr.

Signature: 

Later Gator- Cara

Lakefields at the Landings Homeowners

Name: JOHN WOELFEL
Address: 2513 COUNTRY GOLF DR

Signature: [Signature]

Name: Best House Best House
Address: 15610 Cedar Grove Ln

Signature: [Signature]

Name: Hermione Palmer
Address: 15149 Newgray Court

Signature: Hermione Palmer

Name: Chris Macfarlane
Address: 2657 Country Golf Drive

Signature: [Signature]

Name: Mary Louren
Address: 15490 EUSTROM Rd

Signature: Mary Louren

Name: ROBERT N LOVERD
Address: 15490 EUSTROM Rd

Signature: Robert N Lovem

Name: Janet Teebagy

Name: _____
Address: 15545 Take Off Place
Wellington, FL

Signature: [Signature]

Name: _____
Address: _____

Signature: _____

Kelly Ferraiolo

From: Sue <kuoppalaarch@bellsouth.net>
Sent: Monday, October 17, 2016 7:14 PM
To: Kelly Ferraiolo
Subject: Re: Winding trails

Thanks, Bob

> On Oct 17, 2016, at 10:08 AM, Kelly Ferraiolo <kferraiolo@wellingtonfl.gov> wrote:

>

> Bob:

>

> We received you and your wifes emails a few weeks ago and they were included in the Resident Comments exhibit in the staff report that was sent to the PZAB.

>

> -----Original Message-----

> From: Robert Kuoppala [<mailto:kuoppalaarch@bellsouth.net>]

> Sent: Friday, October 14, 2016 2:40 PM

> To: Kelly Ferraiolo

> Subject: Winding trails

>

> We will be out of country first part of next week and can not attend the PZB meeting. This note is to confirm our objection to this project based upon previously submitted letter to the Village. Please make sure the board members have our letter. Thanks, Bob.

>

> Sent from my iPhone

> 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

From: Janet B Teebagy <janet.teebagy@cemex.com>
Sent: Monday, October 17, 2016 3:28 PM
To: Jennifer Fritz; Kelly Ferraiolo
Subject: Comments Regarding the Winding Trails Development Amendments being considered tonight
Attachments: winding trails 10.16.16.docx; Letter to planning and zoning 9.16.pdf

I am a Wellington Aero Club homeowner with comments regarding the Winding Trails Development Amendments being considered tonight. I respectfully request that you circulate the attached letter (along with the attachment) to the Chair, Vice Chair and other Honorable Members of the Board in advance of tonight's meeting as I would like my views to be considered by the Board.

Please advise of any trouble opening the attachments and feel free to call me with any questions 561.309.4458.. I sincerely thank you in advance for your assistance.

Regards
Janet Bernstein Teebagy, Esq.

This email message and any attachments are for the sole use of the intended recipient(s) and contain confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message and any attachments. Thank you.

**JANET BERNSTEIN TEEBAGY, ESQ.
15545 TAKE OFF PLACE
WELLINGTON, FL 33414**

10/17/16

VIA EMAIL: jfirtiz@wellington.gov and kferraolo@wellington.gov

Planning, Zoning & Adjustment Board

Village of Wellington

12300 Forest Hill Blvd

Wellington, FL

Re: Meeting Scheduled for October 17, 2016

Items: Winding Trails Comprehensive Plan Amendment – Ordinance No 2016-16; Equestrian Overlay Zoning District - Zoning Text Amendment - 2016-17; Rezoning Ordinance 2016-018 REZ; Master Plan Amendment Resolution No R2016-47 (Collectively, the “Winding Trails Amendments” or the “Amendments”)

Dear Chair, Vice Chair and Honorable Members of the Planning, Zoning & Adjustment Board:

I am a homeowner within the Aero Club Community and am writing to provide comments regarding the proposed Winding Trails Amendments referenced above which will be reviewed during the meeting scheduled for October 17, 2016. This letter also encloses my previous letter to the Board dated September 14, 2016, and I continue to advance those arguments, but will not restate them in their entirety for the sake of brevity.

As previously noted, the Amendments before you:

1. Are Not Compatible with the Existing use of the Land;
2. The Traffic and Safety Concerns Compound the Incompatible Use;
3. The Proposed Amendments are Incompatible with the Intent of the EZOD;
and
4. The special Protections of the EZOD are certain to devalue the residences in both Lakefield South and the Aero Club (and the surrounding area).

My previous letter detailed the lack of consistency and compatibility of the use contemplated by the Amendments. I would ask the Board for careful consideration of these Amendments which call for unprecedented changes. As you hear information from the Applicant, please be mindful of whether the Applicant can establish the high burden necessary to satisfy the standards to support the land use redesignations, particularly as it relates to the change to the Comprehensive Plan. From the face of the application, it is less than clear that the Developer can satisfy that high burden.

The Applicant bought this parcel, 65 acres with approximately 40 usable acres, for 1 million dollars with full knowledge of the current Comprehensive Plan future land use designations and zoning, and that these designations would limit its development options accordingly. Given that the price paid was less than the current selling price of a single home in the Aero Club, the price sufficiently reflected the property's fair market value. Rather than work within the designations, however, the Applicant proposes to dismantle a long standing PUD with the following changes:

1. a Comprehensive Plan Amendment from Commercial Recreational to Residential.
2. Rezoning: 16-5 to include this within the Equestrian Overlay Zoning District (EOZD)
3. a Zoning Text Amendment: 16-53 – to create an new EZOD subarea to initially only include this development
4. Master Plan Amendment: 16-60 – to allow for the development of the Winding Trails subdivision.

It is well understood that the current Land Use and Zoning designation **does not** allow for the development of residences or barns. A Comprehensive Plan Amendment and Rezoning is required in order to develop the property as proposed. All subsequent applications rely on the approval of the Comprehensive Plan Amendment. Without approval, all other applications will not move forward.

A change to the Comprehensive Plan, by itself, is a profound change to the character of the land and its use now, and in perpetuity. An applicant is not entitled

to approval as a matter of right. It should be considered permanent and should not be undertaken for fear of the unknown or because an idea which seems favorable is advanced. In fact, the Florida Statutes mandate the criteria which must be established to warrant such a tremendous change to the carefully thought out land use plan of a municipality.

This area was planned as a PUD years before Wellington became a Village. Its careful planning set forth in the Landings at Wellington PUD, has allowed Wellington to thrive and prosper, and is a testament to those who thought through the uses to ensure they were compatible and consistent throughout Wellington's land development history. These Amendments seek to permanently undo the Comprehensive Plan and will open the door to similar changes on any vacant piece of land, which will forever and fundamentally change the character of the Village of Wellington. This Board and the Village Council stand at an important crossroads. Allowing these Amendments to advance will put the entire Comprehensive Plan at risk for development in a way never intended.

The Application comments on the low density of the project as proposed but does admit, as it must, that the Comprehensive Plan Consistency's First Goal is to "Ensure that the future land use pattern preserves and protects the distinctive characteristics of the individual communities." There is no doubt that the Aero Club is one of the most distinctive communities in all of Wellington. It is Wellington's only airpark and cannot be replicated. Placing horse barns and unwelcome equestrian traffic on the opposite side of this community's only access points devalues, rather than protects, the unique characteristics of the Aero Club community, specifically, and the PUD in general.

The Staff Report on the Project analyzes the compatibility issue, but appears to focus on density and landscaping issues. While relevant, the analysis cannot stop there. Florida Statute §163.3164(9) defines "compatibility" as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." The "compatibility" requirement also demands that "development" must be consistent with the Comprehensive Plan. §§163.3161(5) and 163.3194(1)(a). Coupled with

Wellington's stated Goals for future land use, placing what is essentially a commercial equestrian barn rental complex in the midst of a residential and urban area creates an unduly negative impact to the surrounding areas – whether it meets density or not. Adding horse barns, bridle paths and a slew of renters is at odds with every existing use within the Landings at Wellington PUD, along with the nearby neighborhoods. These negative impacts include:

- Creating safety problems by inviting dangerous equestrian vehicles so close to the entrances of the Aero Club, which the road's entry and exit points of the community were not designed to accommodate. The turning radius of these vehicles cannot be accurately predicted at this time and allowing these hidden driveways will create an unacceptable traffic situation on an already challenging road.
- Impacting the safety of the children at the 4 bus stops outside of Aero Club (and along the planned bridle path), and those children walking or biking to school, where these commercial vehicles will be constantly in the process of moving horses, delivering feed, addressing manure issues and the like.
- Creating conflicts with the use of the runway as the horses would be directly within the flight path.
- Creating conflicts for the horses and riders as the sounds of aircraft, including jets and helicopters landing or taking off from the runway within Aero Club, are typically unwelcome to riders and horses.
- The sights, smells and sounds of a housing complex for over 100 horses creates many unpleasantries not welcomed in this high end residential community.

Florida Statutes also provide a definition of what is meant by "consistent." Section 163.3194(3)(a) holds:

A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation **are compatible with and further the objectives**, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by [the Village of Wellington].

Horse barns conflict with and do not foster any existing use or designation. Further, the Equestrian Preserve defines the criteria necessary for an EZOD designation and seeks to retain, *not create*, rural designations in a PUD where such uses are not already pre-existing. Wellington carefully carved out the Landings at Wellington PUD – with its well defined rectangular borders - to ensure residential and incidental uses and did not include within this PUD any EZOD type uses.

In fact, the stated goals and language of the EZOD should be referenced here. The stated goals and objective of EZOD include:

- GOAL 1.0 The goal of this element is to ensure the preservation and protection of the neighborhoods which comprise this area, the equestrian industry and the rural lifestyles which exist in the Equestrian Preserve.

...
- Objective 1.2 The Village of Wellington has adopted as part of its Comprehensive Plan, a Future Equestrian Circulation Map. **The objective of this map is to provide a plan for the creation of separation of vehicular and equestrian traffic to the greatest extent possible to ensure the safety of both motorists and equestrians.** This objective shall be made measurable by its implementing policies and by creation of an equestrian transportation system in accordance herewith through the implementation of capital improvement projects and other actions by the Wellington Council.
- Objective 1.3 The Village of Wellington shall, to the extent feasible, **limit the impacts of vehicular traffic within the Equestrian Preserve Area. Wellington shall control traffic volume, speed and type within the Equestrian Preserve to limit the negative impacts of high volume, high speed and through traffic on the Equestrian Preserve.** This objective shall be made measurable by its implementing policies and by limiting vehicular speed on rural roads, installation of signage, road design features, implementation of capital improvement projects and other actions of the Wellington Council. **Traffic calming measures shall also be used to discourage traffic and to limit the type and speed of the traffic.**

....

As such, not only is the Comprehensive Plan Amendment incompatible and inconsistent with the established use, creating a new EZOD seeks to override the

basic rights of the surrounding communities to access their homes. There is no rural lifestyle here to preserve and a creating a rural lifestyle would be an incompatible use, by the very language of the EZOD on which the Applicant seeks to rely. The EZOD language itself seeks to “ensure compatibility of land uses.” Interjecting a rural use where none exists defies the intent, purpose and language of the EZOD.

Just as significantly, the EZOD requires efforts to limit speed **and traffic** on EZOD roads. Further, **it requires the separation of vehicular and equestrian traffic to the greatest extent possible to ensure the safety of both motorists and equestrians. This proposed plan ensures these goals cannot never be met,** as the majority of barns will use Aero Club Drive as their sole point of access.

The character of this new equestrian traffic – oversized trailers entering from and exiting onto a narrow winding road from hidden driveways - creates tremendous safety issues for the road which serves as the sole means for accessing the over 1,100 homes which can *only* be reached by use of Aero Club Drive. All of these considerations impact the intensity of the new use and undercut the policies of the EZOD.

There is no possible way to curb traffic when Aero Club Drive serves as the sole means to access:

- the 248 homes sites in Aero Club
- the 200 or so home sites in Lakefield South
- the 120 or so home sites in Lakefield North
- the 200 or so home sites in Lakefield West
- the 336 or so home sites in Meadow Wood

This means that 1,100 or so homes must use Aero Club Drive’s narrow 2 lane road to access their homes – there are no back roads or alternative paths which allow these residents to avoid Aero Club Drive. There have been no traffic controls offered and nothing, is being done (or can be done given that this is a well developed residential area) to separate the vehicular and equestrian traffic and give people the means to access their homes. Given the burdens already placed on the 2 lane road, the EZOD requirement to ensure the safety of motorists and equestrians cannot be fulfilled.

Further compounding the traffic and safety issue is the fact that the more than 1,100 Middle School students at Wellington Landings Middle School, which is located on Aero Club Drive, already face challenges with traffic due to the school's small footprint and limited parking and drop off areas. Those students will find their ingress and ingress to school (whether they walk to school, bike to school, or are driven by car or bus) will be burdened exponentially, by the nature of oversized vehicles associated with equestrian traffic. Placing our vulnerable children in harm's way cannot be tolerated under the PUD, future land use and especially under the EZOD traffic control goals. We have an absolute duty to protect the safety of these children, and no compromises to their safety should be made or tolerated.

It is a misnomer to suggest this is a low density project and therefore will not create issues with consistency or compatibility with existing land uses. Rather, the character and intensity this type of traffic will bring into the neighborhood, along with the equestrian elements, such as manure, odors and flies is not in keeping with the residential character of this unique and well planned area. It puts residents in the 1,100 homes and 1,100 Middle School children at risk for their safety on this road, in addition to all interested parties losing the value and enjoyment of their respective neighborhoods. It does not meet the EZOD goals of curbing traffic and separating out equestrian traffic as the road configuration and existing development cannot allow for it.

With respect to Aero Club, part of a PUD in existence since 1979 and whose use as an aeronautical community has predated the EZOD by over 20 years, these Amendments would create unbelievable conflicts in the use and enjoyment of the airstrip and diminish the use and value of our homes. The dangerous hidden driveways with no traffic controls put us all at great risk. The planned barns failed to take into account the basic rights of the neighboring homeowners and are plainly incompatible and inconsistent with the surrounding neighborhoods. The extraordinary value of the unique homes and runway in the Aero Club which cannot be duplicated elsewhere in Wellington should not be devastated by allowing a developer carte blanche to change the long standing PUD and Comprehensive Plan, let alone change the zoning and creating a brand new EZOD.

Wellington has sufficient land with these zoning regulations to allow for equestrian development in roughly 40% of Wellington. This developer should look there for the development of these barns in a manner which can satisfy the goals of the EZOD. The applicable legal standards established at the local and state level require the rejection of these Amendments. The public outcry and opposition further serves to emphasize the incompatible nature of the proposed Amendments.

The legacy of the Village of Wellington has been entrusted to your Board and to the Village Council and its fate and its future rest entirely in your hands. The thoughtful land planning which has allowed for these uses to co-exist should not be overturned at the urging of a developer to the detriment of all 1,100 or more nearby homeowners, the school children and the homeowners throughout the entire PUD. We are all at the cusp of a precedent setting decision and trust it will be thoughtfully and carefully considered.

This Developer may certainly develop this valuable piece of land in a meaningful and profitable way. However, the Developer should be held to the applicable criteria to develop this land in a compatible, consistent and safe way.

On behalf of my family, my neighbors and my community, we appreciate your careful consideration of these Amendments.

Sincerely,

Janet Bernstein Teebagy, Esq

Enclosure

JANET BERNSTEIN TEEBAGY, ESQ.
15545 TAKE OFF PLACE
WELLINGTON, FL 33414

9/14/16

VIA EMAIL: jfirtiz@wellington.gov and kferraoilo@wellington.gov
Planning, Zoning & Adjustment Board
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL

Re: Meeting Scheduled for September 14, 2016

Items: Winding Trails Comprehensive Plan Amendment – Ordinance No 2016-16; Equestrian Overlay Zoning District - Zoning Text Amendment - 2016-17; Rezoning Ordinance 2016-018 REZ; Master Plan Amendment Resolution No R2016-47 (Collectively, the “Winding Trails Amendments”)

Dear Chair, Vice Chair and Honorable Members of the Planning, Zoning & Adjustment Board:

I am a homeowner within the Aero Club Community and am writing to provide comments regarding the proposed Winding Trails Amendments referenced above which will be reviewed during the meeting scheduled for September 14, 2016. Homeowners within the Aero Club Community have a vested interest in maintaining both the the value of our homes and our quality of life, and stand to be directly and adversely impacted by the proposed Amendments.

1. The Requested Changes Do Not Represent A Compatible Use

Aero Club is a unique airpark community - one of only 4 in Palm Beach County - in which residents can fly, land and store aircraft. We have invested considerably to create and maintain the largest private paved runway in Palm Beach County. It is the only airpark in Wellington and has been in existence for 30 or more years. There are no similar properties within Wellington and our high home values reflect the unique and highly desirable feature of the airstrip along

with the custom homes and hangars on sprawling lots. Its namesake street name, Aero Club Drive, represents the only way in which the Aero Club homeowners can enter and exit our development and increasing traffic with equestrian vehicles will considerably limit our ability to safely access our homes. A high concentration of horses which the current Amendments contemplate - to be sandwiched and congregated at the very end of our runway - will lead to inevitable conflicts with the ability of the pilots to use the runway, as horses are easily spooked. This could cause injury to the riders and distress and/or injury to the horses. This would be terrible, and would no doubt lead to liability issues for Aero Club and attempts to curtail our rights to fly.

It is not hard to imagine that people willing to spend millions to purchase high end barns would not later attempt to restrict the rights of the pilots if their horses were unable to adjust to the close proximity to the runway, and all that it entails. The Developer is planning to bring these horses “to the nuisance,” but Aero Club would have to pay to defend any legal challenges to the clearly incompatible use of housing horses in the direct path of low flying airplanes, including helicopters and jets.

Similar challenges were been brought before, and required a great amount of time, energy and resources to preserve our already established rights. ***Contrary to the many protections provided to the equestrian community, the aeronautical community is not similarly protected by special zoning rules.*** The Village of Wellington has continued to challenge the rights of our pilots and air strip, including recent challenges and a proposed ordinance which required the retention of legal counsel to defeat. We do not welcome another challenge to the essence of our community - which has predated the EZOD by over 20 years. Such restrictions would destroy the purpose of the community and devalue our homes, and Wellington’s tax base, accordingly.

While the Federal Aviation Administration and the Aero Club’s own covenants govern the use of the airstrip, such planes are loud and fly low to the ground during landing and take off – in the same lawful manner as they have for 30 plus years. Nevertheless, the Aero Club has been forced to fight off legal challenges, including proposals that would ban flight training, restrict the hours of operation to “limit noise” overnight and prohibit any commercial activities unless

approved by the Village of Wellington, which could include private charters hired by residents.

Restricting flight training and hours, in particular, could make it difficult for Aero Club residents to stay certified as licensed pilots. For instance, the FAA requires pilots to perform a minimum number of landings at night for licensing purposes. The Aero Club also hosts community events, such as safety seminars, emergency training for pilots' family members and provides rides for community groups and military veterans. These extraordinary aspects of the neighborhood make it distinctive to Wellington and such a designation warrants additional attention and protection, not further risk of infringement. The idea of such an incompatible use that would lead the Aero Club to expend further funds to protect its rights is manifestly unfair and unnecessary, particularly in light of the many areas currently zoned in a way which would allow the building of these barns with no need for dramatic zoning changes and unprecedented land redesignations.

Among the considerations before the Board include the compatibility of the proposed Amendments. Carving out sections of a defunct golf course adjacent to and airport, a zero lot line community, a Country Club and numerous other family residences to allow for commercial barns is simply not compatible. The only means of access to all the residential communities is along Aero Club Drive, where 3 driveways will now allow the constant access of horse trailers, delivery trucks and countless visitors to the 5 barns which will align Aero Club Drive. It will hamper our ability to come and go, and the constant traffic, noise and limited space to allow the horses to move about freely will create gridlock and diminish the value and enjoyment of the existing communities in immeasurable ways.

2. Traffic and Safety Concerns Compound the Incompatible Use.

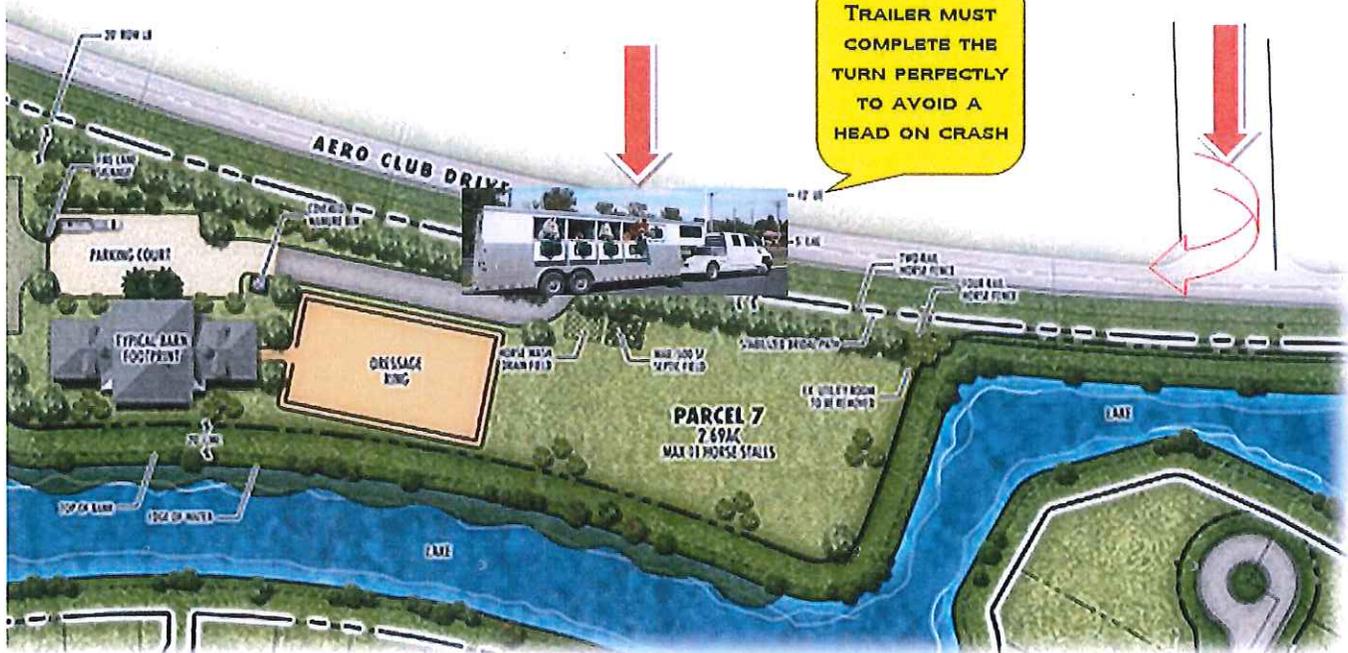
The proposed Winding Trails Community, and the Amendments before you, seek to use Aero Club Drive to allow access to 5 of its 9 separate horse barns from driveways hidden by a wall of dense landscaping. Aero Club Drive is a beautiful, but narrow and winding road which is poorly lit at night and contains blind spots even during the day. The road experiences a number of near misses and, due to its configuration, has resulted in a relatively high number of fatalities. Every effort should be made to ensure that no further lives are lost.

Given the equestrian traffic - horse trailers, feed trucks, manure trucks, visitor and worker traffic - our access to and from our homes will be greatly limited and much more dangerous. The equestrian trailers will no doubt have difficulty navigating the sharp turns necessary from their narrow driveways to stay in the designated lane of travel and may need to enter the opposite lane of travel before correcting and redirecting the long trailers into the appropriate travel lane, within a matter of seconds given the short distances between the driveways on the opposite sides of the street. Especially with parcel 7 with its driveway closest to the main entrance to the community – the primary access point in and out of Aero Club, the opportunity for accidents appears to be greatly increased given the limited ability for the large trailers and trucks to exit right and stay in the appropriate lane of travel before impacting an Aero Club resident turning right.

HORSE TRAILER WILL BE EXPECTED TO HAVE TROUBLE CUTTING SUCH A SHARP TURN AND STAYING WITHIN THE DESIGNATED TRAFFIC LANE

TAKE OFF PLACE MAIN COMMUNITY ENTRANCE CARS TURNING RIGHT AT RISK OF COLLISION WITH OVER-SIZED TRAILER

TRAILER MUST COMPLETE THE TURN PERFECTLY TO AVOID A HEAD ON CRASH



I have directly contacted the traffic consultant for the Winding Trails Community who contends such radius analyses were conducted. In my request for that information so I could employ an independent traffic and accident reconstructionist to validate the tests, I wrote the following:

“I mentioned concerns about the turning radius considerations of horse trailers and other larger trucks making sharp turns on an already narrow, dangerous road which has taken the lives of 6 or more young people in recent years and resulted in numerous accidents (even with the current level of limited residential traffic). Specifically, my primary concerns involve the turns from the driveways going in either direction on Aero Club Drive. Lot 7 is - in my initial opinion and without supporting calculation to prove otherwise - a serious accident waiting to happen.

To the extent you have, and can share, the basis of your safety analysis and the assumptions you used to formulate the calculations regarding additional vehicles on the road and the type of vehicles on the road, it would be helpful. Most importantly, if you could provide surveys, measurements of the roadway, driveways and trailer size and length used to support your contention that the turning radius will always result in the vehicles turning out of their driveways and remaining in the appropriate lane of traffic, that would be most helpful to educate me and potentially alleviate my concerns.”

I have not received that information or an earlier request made to the Developer for traffic studies. I feel these serious concerns must be addressed. **A full and unbiased safety study must be done.** This is particularly critical in that many school children must use this road to walk to school and there are 4 bus stops on this road!

The bus stops sit along the planned bridle path, and the traffic and influx of workers and visitors appears to be too dangerous a situation to risk with our children's lives hanging in the balance. Our children's safety is paramount and even one injury caused by the individual hidden entrances on the opposite side of Aero Club Drive as contemplated by the plans is too great. The consequences could be all too tragic.

Aero Club Drive has seen a tremendous share of fatal accidents. In recent years, 6 young people have been killed and other accidents are far too frequent. This proposed development makes a dangerous road all the more so with the large vehicles for which Aero Club Drive was never designed to handle along with the seasonal and visitor traffic. The Developer, moreover, plans no traffic signals of any kind.

Equestrian traffic is challenging for us full time residents, but for those of us who did not buy in the EZOD, the results of the requested designation will greatly impact our sole means to access our property and greatly increase the traffic and accident risks on a narrow winding residential road.

3. The Proposed Amendments are Incompatible with the Intent of the EZOD.

While the Village has refused to provide special protection for the Aero Club Community – and its high end, well maintained luxury homes which greatly add to the attractiveness of living in Wellington and enhance the tax basis, the Village of Wellington created the Equestrian Preserve district as part of its master plan to ensure the preservation and protection of the neighborhoods which comprise Wellington's unique equestrian area, the equestrian industry and the rural lifestyles which exist in the Equestrian Preserve. The request to rezone and place the property in question within the EZOD runs contrary to this purpose.

Further, the new designation punishes the 200 or so homes in Lakefield South - once a well maintained Golf Course Community – whose owners did not buy with the expectation of seasonal occupants, barns and over 100 horses (with all the accompanying odors, dust from the dressage rings and flies). Despite stated efforts for the proposed HOA (at liberty to amend the HOA documents following takeover from the Developer) to control the manure smell, those same controls are in place in the EZOD, but it does not eliminate the concerns for these residents of Lakefield South living on a small footprints within extremely close proximity to the sights and smells of the equestrian lifestyle being thrust upon them.

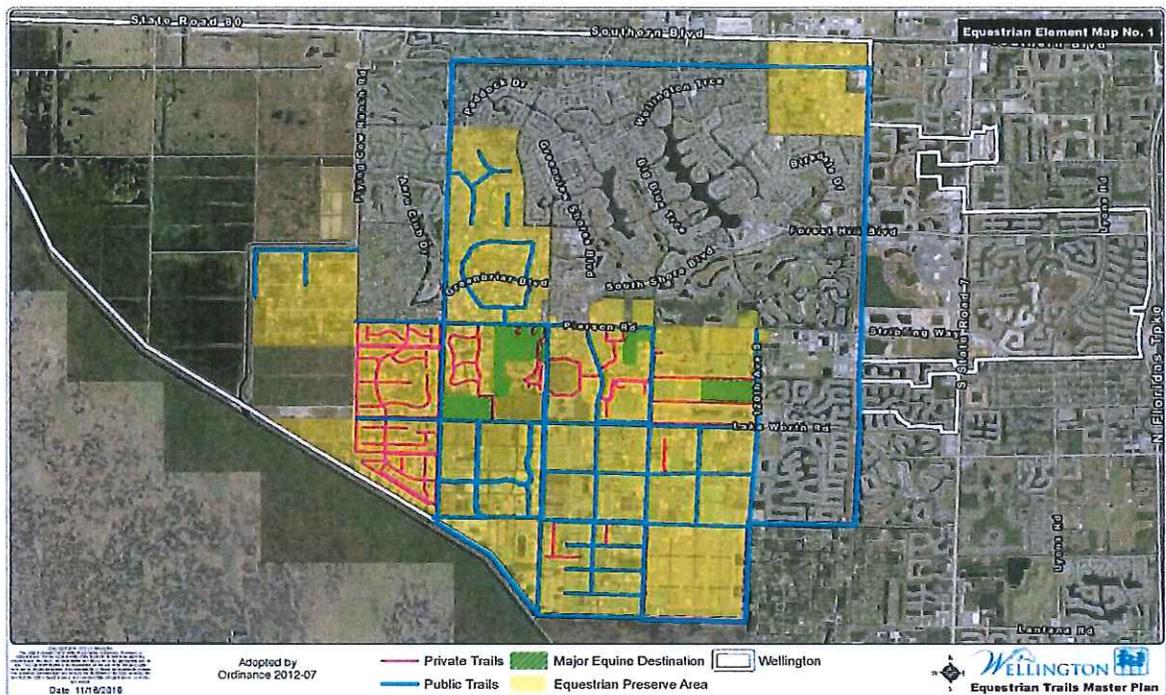
Likewise, the 250 or so homesites in the one of a kind Aero Club Community who have existed here for 30 years, did not expect to be living with the concerns of its flight path on horses. Putting these horses so close to the runway puts the rights of the pilots and the character of our entire neighborhood in jeopardy. Further, it jeopardizes the health and safety of the riders and horses.

As this Board is already well aware, among the purposes and intent of the EOZD are to:

- (1) Provide for and encourage the creation of conservation easements to **retain** open space and paths for equestrian trails;
- (2) Provide for the preservation of greenspace through the use of cluster development, open space zoning or other innovative planning techniques designed to maximize the preservation of open space and the agricultural, rural and equestrian character of the Equestrian Preserve, while maintaining the overall density in the Equestrian Preserve.
- (3) Provide for the limited commercial uses which support the equestrian industry.
- (4) *Provide for the preservation of the rural lifestyles and land uses which exist in the overlay area while ensuring compatibility of land uses;* and
- (5) *Establish site development regulations that recognize the characteristics of equestrian and similar uses and structures.*

(emphasis supplied).

Being sandwiched awkwardly on “islands” of land in amoeba like shapes that resemble no other plat of EZOD land is bizarre at best. Putting horse barns between two Planned Unit Developments – one a zero lot line Golf Course Community – and the other an Aeronautical Community- does not comport with the EZOD. It will not promote the “rural lifestyle,” does not serve to recognize “the characteristics of equestrian and similar uses and structures” and does nothing ensure the “compatibility of land uses.” The EZOD’s intent and purpose is defeated in granting this request.



Further, there is more than sufficient land within the EZOD, featured above, within which to develop 9 barns. The Equestrian Overlay, makes up about 9,000 acres (about 40 percent) of Wellington's 22,000 acres. According to the most recent comprehensive survey, there are stalls for 8,200 horses and temporary stalls for 3,000 more. However, there is no land on which to replicate the unique Aero Club characteristics of a newly paved landing strip dotted with 250 acre plus luxury home sites.

When balancing the need for the exceptions called for in these Amendments, great deference should be shown to the 450 collective homesites in the 2 PUDs most greatly impacted by recommending these Amendments. While 450 homeowners relied on the characteristics of their properties at the time of purchase, by contrast, the Developer purchased the parcel in question with full and complete knowledge that it was not zoned for the requested use and not part of the EZOD. The Developer now asks 450 homesites and homeowners, to accept a fundamental change in their character of their planned residential communities when sufficient land exists within the EZOD to build 9 horse barns. The equities weigh strongly in favor of denying this request. The inherent rights to our residences should be not be disturbed under these circumstances.

Rather than seek out such property with the vast existing EZOD areas, the Developer purchased property at price *less than the average home price in the Aero Club*, and wants to develop that investment in a way which will cause the approximately 250 home sites in Aero Club to be greatly diminished in value because of its proximity to such incompatible neighbors, with all the sights, sounds and smells of an rural equestrian lifestyle. The further risk of litigation from the horse owners only serves to create more uncertainty to anyone looking to invest in the Aero Club.

Further, the non contiguous nature of applying the EZOD overlay here is seemingly without precedent. The highly residential area, riddled with school children walking to school, the presence of bike riders, joggers, cars, school buses, paved roads and similar elements of suburban living cannot be confused with a rural lifestyle. It is not consistent with current or future land uses and is entirely inconsistent with the development patterns. But for this Developer's request, there is no local demand from any nearby neighbor of any kind to create oddly shaped pockets of housing for horses. Indeed, putting these horses in an area near zero lot line housing and an airstrip designed to accommodate jets is the furthest thing from a rural community which can be expected.

If the true intent of the EZOD was to create consistent land development for an equestrian lifestyle, putting these horses in unwelcome terrain not designed for their existence is not healthy for the horses and impacts the safety of the riders. The limitations which exist for these horses, given that they are surrounded by a suburban setting on all sides, does little to simulate the comforts which might exist in an equestrian setting.

Allowing the requested Amendments and redesignation under these circumstances would open the door to such requests on every vacant parcel of land throughout Wellington. Given the special designations and protections afforded to the EZOD, any homeowner anywhere could be blindsided by a developer who seeks to capitalize on the equestrian market to the detriment of the full time non-equestrian residents, as well as the horses and equestrians who find themselves surrounded by non compatible uses.

4. The special Protections of the EZOD are certain to devalue the residences in both Lakefield South and the Aero Club.

Horses and the equestrian lifestyle greatly enhance the unique nature of our Wellington community and are, no doubt, a major attraction that we would all like to continue. The appeal of Wellington to the horse community should continue to be cultivated and protected. However, there is a place for that so as to maximize the lifestyle of the equestrians, while allowing those outside of the EZOD to continue to enjoy the many other amenities which are so appealing to those non-equestrians. The odor from manure associated with over 100 horses, the flies and insects which accompany that, and the fugitive dust from the dressage rings so close to the road are sure to impact the use and enjoyment of the homeowners of both Lakefield South and Aero Club who never intended to have an equestrian lifestyle. For those who choose the rural equestrian lifestyle, those “unpleasantries” are outweighed by the enjoyment of equestrian life. For the 450 or so homeowners who made a conscious decision to live in an area far removed from such nuisances, forcing those on 2 entire communities for the sake of housing horses, when sufficient space to do so otherwise exists, is not warranted.

Further the EZOD has provisions which are intended to override conflicting regulations – meaning all of the protections otherwise available to the homeowners surrounding these proposed barns -will lose their long standing rights to use their properties consistent with their expected uses. This shocks the conscience.

The Developer has suggested manure bins will eliminate any inconvenience, but such bins are prevalent throughout the EZOD and do not fully eliminate the odor. Further, those properties typically represent a luxury home and barn, with a primarily residential feature. Here these are large barns with only a tiny residential apartment. There will be no full time owner to police the condition of the grounds to ensure the manure is timely and adequately removed. Indeed, the Developer’s website will allow renting the barns, by individual stall or otherwise, immediately after purchase. None of these renters will be incentivized to clean up as full time owner and resident might. Absentee owners, regardless of their means, are not in a position to maintain their properties as those of us nearby maintain ours. Even Bill Gates – with all of his affluence – was cited for substantial manure bin violations. It is simply not credible to suggest absentee owners who cannot possibly have the

financial means of Bill Gates will fare any better with maintenance issues. All of this to the detriment of those of us who did not expect or choose to be policing such issues with only the help of code enforcement.

The Amendments here would represent an unorthodox and extraordinary redesignation of the subject property in a way never contemplated by the EZOD. These horses and homeowners would be severely limited in their ability to enjoy the equestrian and rural lifestyle the vast, existing contiguous EZOD lands provide. While those of us in the Aero Club are quite accustomed to, and welcome the sounds of the aircrafts and helicopters (to us, representing the freedom of the aeronautical lifestyle), the horses will be at the edge of the runway where those aircraft will be descending. For these sensitive creatures huddled together on the remnants of a golf course subjected to unfamiliar and frightening sounds at all hours, seems unfair and cruel to these animals. Suggesting that the horses will get “use to it,” is not entirely reasonable or logical. Palm Beach Point has horses – which is true- but they are much further from the runway and planes are flying at an elevation which is not within a few feet of their barns. It is unfair of the Developer to make such comparisons and the situations are not comparable in any way.

Further, the exceptional request should not be made here to the detriment of existing homeowners, who, by wide majority in the neighboring communities, do not want them to be made. Much like the horses will not enjoy being subjected to the loud and alarming sounds of aircraft, the residents here are unaccustomed to (and do not welcome) the sights, smells flies and traffic which accompany the horses. Even if the Amendments are rejected, the Developer maintains a parcel of property which still has valuable development rights, but should be required to develop it in a way that does not infringe so extensively on an irreplaceable community, bringing unbearable traffic, safety risks, and conflicting uses. In the long term, that will be in the best interest of the Developer to bring a welcome and compatible use, and without setting an irreversible precedent which makes all of Wellington vulnerable to the whims of commercial developers.

Please consider the best interest of all and avoid pitting these two groups – residential landowners who enjoy urban amenities and equestrian landowners who

enjoy the rural lifestyle – against one another. There is plenty of room to allow for each group to exist without the need to grant the requests here – which awkwardly seeks to force a proverbial square peg in a round hole.

On behalf of my family, my neighbors and my community, we appreciate your careful consideration of these Amendments.

Sincerely,

Janet Bernstein Teebagy, Esq.

Kelly Ferraiolo

From: Cory Cramer
Sent: Friday, October 14, 2016 9:40 AM
To: Kelly Ferraiolo
Subject: Fwd: Winding Trails Survey -from The Wellington Aero Club
Attachments: Winding_Trails_Survey_Oct_13_2016_Wellington_Aero_Club.xls; ATT00001.htm

See below and attached

Sent from my iPhone

Begin forwarded message:

From: Laurie Cohen <lcohen@wellingtonfl.gov>
Date: October 13, 2016 at 9:55:03 PM EDT
To: Cory Cramer <CCramer@wellingtonfl.gov>, Robert Basehart <rbasehart@wellingtonfl.gov>
Cc: Jim Barnes <jbarnes@wellingtonfl.gov>, Rachel Callovi <rachelc@wellingtonfl.gov>, Paul Schofield <pauls@wellingtonfl.gov>
Subject: Fwd: Winding Trails Survey -from The Wellington Aero Club

FYI.

Laurie Cohen | Village Attorney |
| Village of Wellington | [12300 Forest Hill Blvd | Florida, 33414](https://www.wellingtonfl.gov) |
| Phone: [561-791-4000](tel:561-791-4000)
| lcohen@wellingtonfl.gov | www.wellingtonfl.gov |

Begin forwarded message:

From: Julie Barnett <julie.barnett@wellingtonaeroclub.com>
Date: October 13, 2016 at 6:37:31 PM EDT
To: <lcohen@wellingtonfl.gov>
Subject: Winding Trails Survey -from The Wellington Aero Club

Hello Ms. Laurie Cohen,

Hope this day finds you well.

Per the board of directors of the Wellington Aero Club POA, please see the attached survey results from the Wellington Aero Club homeowners regarding the Winding Trails Project.

Should you have any question please do not hesitate to contact us.

Best,
Julie Barnett
Managing Agent for The Wellington Aero Club POA, Inc.

Barnett Real Estate Services & Advisors LLC.

13860 Wellington Trace Suite 38-186

Wellington, FL 33414

www.wellingtonaeroclub.com

julie.barnett@wellingtonaeroclub.com

office- 561-542-1006

cell - 561-632-4655

cell - 561-632-8588

Constant Contact Survey Results

Survey Name: Update Version of Winding Trails Survey
 Response Status: Partial & Completed
 Filter: None
 10/13/2016 13:26

1. Please enter the information indicated below.

First Name	59
Last Name	59
Work Phone	20
Home Phone	59
Email Address	56
Address 1	59
City	59
State/Province (US/Canada)	59
Postal Code	59

2. Are you aware of the Winding Trails Project?

	Number of Response(s)	Response Ratio
Yes	58	99%
No	0	0%
No Responses	1	1%
Total	59	100%

3. Do you feel you have sufficient information about the Winding Trails Project to understand what is being planned? If you answered "No," to question number 3, what additional information would you find useful to aid in your understanding

	Number of Response(s)	Response Ratio
Yes	48	81%
No	10	17%
No Responses	1	2%
Total	59	100%
12 Comment(s)		

4. Do you feel you have sufficient information about the Winding Trails Project to form a point of view as to whether this project will impact the Wellington Aero Club Community? If you answered "Yes" to question number 3, what opinion do you have about whether there will or will not be an impact:

	Number of Response(s)	Response Ratio
Yes	47	80%
No	8	14%
No Responses	4	6%
Total	59	100%
39 Comment(s)		

5. What is your general opinion or position regarding the Winding Trails Project? Please provide the basis for your opinion:

	Number of Response(s)	Response Ratio
Support	13	22%
Oppose	38	65%
Undecided	5	8%
No Responses	3	5%
Total	59	100%
47 Comment(s)		

6. What factor(s) or condition(s) would you consider to be most important to your general position, noted in response to question number 5, regarding the Winding Trails Project:

52 Response(s)

7. Have you attended any public meetings about the Winding Trails Project? If so, when?

	Number of Response(s)	Response Ratio
Yes	21	36%
No	38	64%
No Responses	0	0%
Total	59	100%
23 Comment(s)		

8. When did you first learn of the Winding Trails Project?

57 Response(s)

9. Do you plan to attend the upcoming Planning, Zoning & Adjustments Board meeting on October 17th, 2016?

	Number of Response(s)	Response Ratio
Yes	32	54%
No	21	36%
No Responses	6	10%
Total	59	100%
16 Comment(s)		

10. Are you interested in serving as a member of the fact finding committee? If "Yes," please provide your name, contact number and email address

	Number of Response(s)	Response Ratio
Yes	10	17%
No	45	76%
No Responses	4	7%
Total	59	100%
12 Comment(s)		

11. Are there any comments not addressed in the questions above that you would like to share regarding this topic.

23 Response(s)

Kelly Ferraiolo

From: Tricia Holloway <tricia@wardrealestatellc.com>
Sent: Sunday, October 16, 2016 5:18 PM
To: Cory Cramer; Kelly Ferraiolo; Robert Basehart
Subject: Fwd: Winding Trails Support

Please see below.

Thanks

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

From: Michele <amjjst@hotmail.com>

Date: Sun, Oct 16, 2016 at 3:16 PM

Subject: Winding Trails Support

To: "Tricia@wardrealestatellc.com" <Tricia@wardrealestatellc.com>

Tricia, please forward to Town Hall Board, After doing our due diligence , my wife Michele and I are 100% on board with the new Winding Trails project ! We live at 2525 Country Golf Dr..After the first meeting I attended at the old Binks Forest Golf Club, I had 2 pages of questions and a problem that the old Wanderers Club hadn't taken care of. It was an overgrown uncropped tree that the Wanderers Club had been trimming back every couple of years. Unfortunately they hadn't gotten around to cropping it like they promised. The tree was between the golf cart path and my house. This was not on my property, however it posed a seriously and potentially devastating situation for us if God forbid it came down. Not knowing where I stood with this project or even asking, the tree was trimmed and cropped back, because it was and is their responsibility. I scheduled a one on one for an hour and a half with Tricia so i could go through the plans, there in black and white, cut and dry, not opened to interpretation. We believe first and foremost that the project would be aesthetically pleasing to the eye with the extensive landscaping package. We're getting 9 high end residences/barns. Finally getting the security that this development would provide is long over do. I'm going to have a lake in my backyard as opposed to an unkept field, I believe this would and should appreciate my home value. One of the big concerns was the walking trail, its been added with our own card access and only access for Lakefield residence . Every concern has been addressed. The board switched the driveway and ring which I had a concern with. Neighbors across the street are concerned with the noise they already hear from Greenbriar, adding a lake and hedge for our walking trail will only act as a buffer, reducing the noise. My family went and toured one of the barns my neighbor is the trainer at, she is opposed because of the impact, however I found it interesting that her property had twice as many horses on it! This made us feel even more comfortable about the project. The fact that certain concerns are going to be deeded into the properties gave us more security. Concerns about the manure and flies have been taken care of. No concerns about the lakes since they will be maintained by the same company. Again, many of my neighbors that had concerns, told me that I was just being told what I wanted to hear. I explained that 95% of my questions were answered from the blue prints, this is the way it is, no exceptions. The response was whatever. I think some of our residence are getting bullied by some of the ones that are opposed. Case in point, the situation at our front gate yesterday. So much so that it had and has to be addressed by the Property Manager and our Board. My wife and I believe that this is the best possible project for the land. Fellow residents need to realize that Ward Reality will wind up with some project there, I do not want more homes or townhouse on the property.

Adam and Michele Mirsky

--

Tricia Ward Holloway, CCIM
12180 South Shore Blvd. Suite 104
Wellington Florida 33414
Office 561-798-4160
Fax 561-798-4162
Cell 561-202-5003

tricia@wardrealestatelc.com
www.wardrealestatelc.com

Please View My Listings at

<http://www.loopnet.com/profile/13167328420/Tricia-Ward-Holloway/Listings/>

Kelly Ferraiolo

From: Robert Kuoppala <kuoppalaarch@bellsouth.net>
Sent: Friday, October 14, 2016 2:40 PM
To: Kelly Ferraiolo
Subject: Winding trails

We will be out of country first part of next week and can not attend the PZB meeting. This note is to confirm our objection to this project based upon previously submitted letter to the Village. Please make sure the board members have our letter. Thanks, Bob.

Sent from my iPhone

Kelly Ferraiolo

From: Tina Terry <tinaterry@me.com>
Sent: Thursday, October 13, 2016 12:19 AM
To: Kelly Ferraiolo
Subject: Supporting Lakefield So. Development

To Whom It May Concern:

After our chat on the phone, I'm sending an email in support of the equestrian development near Lakefield South. As a Lakefield South homeowner at 2531 Country Golf Drive (along with my husband, Jett McCandless), I would like to extend my support to the developer. Our real estate broker has known the developer for years and endorses all previous projects.

I understand our property would benefit from higher property values, better security, improved landscape and improved support of fellow equestrian.

Thank you, Tina Terry and Jett McCandless

Kelly Ferraiolo

From: Pat Keeler <plk2001@yahoo.com>
Sent: Tuesday, October 11, 2016 4:43 PM
To: Robert Basehart; Cory Cramer; Kelly Ferraiolo; LAKEFIELD SOUTH HOA - Howard Slifkin; Robert Biancucci
Subject: Winding Trails Planning and Zoning Meeting

Since the planning and zoning meeting was rescheduled to a Monday night, I am unable to attend and voice my opinion, because I have a prior teaching commitment with Palm Beach County Schools Community Education.

I would like this e-mail to be treated as a comment card so that my voice can be heard. (I will also try to send a copy that night with a neighbor if possible.)

Let me begin by saying I would have preferred zero commercial development of the golf course. Wellington dropped the ball by failing to purchase it,

That being said, the new owners deserve to make a profit, though I doubt they purchased the land without some assurance from the Village that they would get what they wanted. I just ask them to show more flexibility, particularly in light of the fact that considerably more than 50% of the surveys returned by the residents oppose the project. I do concede it is probably the "least objectionable alternative", though that is a sad state of affairs. Both sides need to compromise, and thus far I have seen relatively little evidence that the Wards are doing this.

I could support the proposal with two changes:

1. Limit the number of horses to 2-3 for each of the nine lots. This will hopefully ensure that excess stalls are not rented out to multiple individuals. The current proposed volume would too greatly increase traffic, smell, noise and flies (for example, each stall renter would have their own horse trailers, hay deliveries, etc). There would be multiple grooms, trainers, horse vans loading pre-dawn, loud parties, potential events and unvetted undocumented workers. The quality of life and security of our peaceful, largely senior community would be threatened.
2. Do not increase the volume of lakes.
 - a) More water hurts resale, as buyers with children and grandchildren see the lakes as a danger to their families. The wood rail fences proposed will not keep little ones out.
 - b) The more lakes, the more manure runoff into them.
 - c) Increased flood danger, and I quote from a recent Village of Wellington mailer: "It doesn't take a major body of water for flooding to occur. Anything from NEW DEVELOPMENT (caps mine) to a slow moving rainstorm can cause flooding. We can't stop rain but let's not make the situation worse.

Please don't destroy the quality of life for over 100 homes to satisfy one developer and nine entitled individuals. Thank you.

Pat Keeler
2560 Country Golf Drive
Wellington, FL 33414
561-793-8103 home

561-352-0343 cell
e-mail plk2001@yahoo.com

KAREN GALANAUGH
2549 Country Golf Drive
Wellington, Fla., 33414

Dear Winding Trails Plan Reviewers:

I am a homeowner in Lakefield South (2549 Country Golf Drive) and I am writing to **support** the proposed Winding Trails development site plan submitted 9/21/16.

I believe that this proposal is the best use of the land that weaves around our homes and it has the lowest negative impact on our homes and neighborhood in terms of noise, traffic, density, home values, and aesthetics.

The developer has been accommodating to our requests for changes and very forthright with giving us meetings and tours so we can fully understand the proposal.

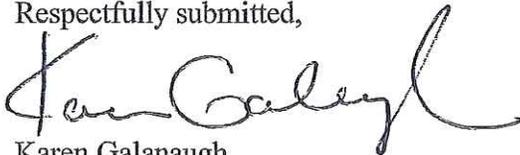
Please know that for every vociferous neighbor with objections to this proposal, there are many quiet ones in agreement with the plan,

The developer has expressed openly that an alternative proposal would include townhomes and apartments, at least as many as there are homes now in Lakefield South. I do not want to see this. In fact, I will move from this neighborhood for some of the same reasons that some neighbors are opposing the current proposed plan—but with the townhomes plan, the negatives would be 100-fold: noise will be from the increase of population, more cars, traffic, school buses, trash pickup trucks, barking dogs, deck parties, and the smell of smoking deck barbeques, not to mention a real potential for increased trespassers and crime.

I'll take low density expensive barn homes hands down over what could lie ahead.

We are all used to looking out and thinking the property will never change. No one wants change, but as it must, I'd rather look at a barn and horses that are worth way more than my house, than other alternatives.

Respectfully submitted,



Karen Galanaugh
561-632-4378
kareng@galanaugh.com

Kelly Ferraiolo

From: Richard Wilson <proturfmgmt@gmail.com>
Sent: Friday, October 07, 2016 3:07 PM
To: Paul Schofield; Robert Basehart; Kelly Ferraiolo; Cory Cramer; Anne Gerwig; John McGovern; Michael J. Napoleone; Michael J. Drahos; Tanya Siskind
Subject: winding trails

To whom it may concern:

My name is Richard J Wilson and I live at 2608 Country Golf Dr. (Lakefield South) with my mother Joan. We have owned this house for over 20 years.

We are 100% against this project they are planning to build in our subdivision. It seems they want to turn our lake into a moat so they have enough room to build some horse barns. There are hundreds of birds that use our lake daily. There are also a good number of mature fish in the lake. I'm sure that with the major reconstruction of the lakes they will kill all the fish. I'm not so sure the birds will ever return either.

Furthermore we do not wish to have a stinking horse barn right behind our home.

No matter how pretty they make the renderings of what this will look like it won't change the way it smells. We are not comfortable with the fact that there will be a huge number of grooms that will be in close proximity to our house. They party all night and start fires from time to time.

The noise and traffic will be another issue we have to deal with. More horse trailers moving around at all hours of the day and night. Along with flies, feral cats and dogs running loose. Wellington has no way to deal with dogs and cats as we have no animal control.

We are very happy with the old golf course the way it is and the way the lakes are configured now. Every inch of Wellington does not have to be developed, we were promised some green space.

Thank you for taking the time to read this. I have been to every meeting I could attend and expressed my concerns. A little help from the city council would be nice. It should not be this easy to change the zoning.

Sincerely Rick and Joan Wilson.

Kelly Ferraiolo

From: Tricia Holloway <tricia@wardrealestatelc.com>
Sent: Monday, October 03, 2016 7:45 PM
To: Cory Cramer; Kelly Ferraiolo; Robert Basehart
Subject: Fwd: new plan attached.

Another supporter

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

From: **Carol O'Brien** <partners@carolobrien.com>
Date: Mon, Oct 3, 2016 at 5:27 PM
Subject: RE: new plan attached.
To: Tricia Holloway <tricia@wardrealestatelc.com>

Trish,

Danny and I appreciate you coming to the house and explaining locations and answering questions we had as well. Yes, if this revised landscape plan is approved you will have my support.

I would be very unhappy if this was not approved and I had to look at the trucks, vehicles parked there and others coming and going plus manure bin.

We really thank you for taking the time today with your busy schedule plus the baby arriving in another day it was great.

Carol

Carol O'Brien

Keller Williams Realty

12008 South Shore Blvd., Suite 201

Wellington, FL 33414

www.carolobrien.com

(c) [561-758-8593](tel:561-758-8593)

(f) [561-354-6036](tel:561-354-6036)

From: Tricia Holloway [mailto:tricia@wardrealestatelc.com]

Sent: Monday, October 03, 2016 1:32 PM

To: Carol Obrien

Subject: new plan attached.

--

Tricia Ward Holloway, CCIM
12180 South Shore Blvd. Suite 104
Wellington Florida 33414

Office 561-798-4160

Fax 561-798-4162

Cell 561-202-5003

tricia@wardrealestatelc.com

www.wardrealestatelc.com

Please View My Listings at

<http://www.loopnet.com/profile/13167328420/Tricia-Ward-Holloway/Listings/>

www.stablemanagement.com
[article/whats-that-smell?ctid=2](http://www.stablemanagement.com/article/whats-that-smell?ctid=2)

FACTS

1000 LB Horse = 31 LBS feces/day 24 Gallons urine/day

ODORS

Neighbors should not live on Downslope of manure

Dampness increases rate of manure decomposition

- Rain and Humidity in Florida

Heat & Humidity increases likelihood of Odor

- Rain and Humidity in Florida
- Florida is a Humid, Hot and Wet State

Articles.extension.org/pages/25674horse-manure-management

IMPACT BY MANURE

- Can deposit excess nutrients into environment via surface runoff
- Water contaminated from improper manure storage and land application
- Negatively impact Water Quality
- Insects such as House Flies, Stable Flies and Face Flies
- Rodents
- Aesthetics with seeing Manure piles
- Poor neighbor relationships
- Property values will go DOWN

STALL WASTE

60-70 LB/DAY

This would impact not only Lakefield North and especially Lakefield South, but also the Aero Club community. Houses on Aero Club Drive will be only right across the street from these dwellings, barns and arenas

These units will basically surround Lakefield South and we will be landlocked. If you approve of this change, other communities such as Polo West and The Wanderers Club will follow suit.

Who will be controlling the noise level and problems which will come with Equestrian Farms especially during the Season? There is even some mention of increasing the Season in the future.

I enjoy the Horses, but we have enough Equestrian Communities and in my opinion a better solution would be South of Lake Worth Road on South Shore Blvd. It is important to me to keep the remaining land left in Wellington as land and an open environment.

Please keep the land in Lakefield South as Recreation.

If you allow this to become more than a recreational, then other communities will want to follow such as Polo West.

1. Maneure removal is paid by Wellington (us Tax payers)
2. unvented illegal workers
- 3 Trailars are ruining ROADS

- **pests.** Manure piles are prime breeding grounds for stable flies, face flies, houseflies and several other types. They can also become cozy burrowing sites for rats.
- **water quality.** Excess nutrients and other contaminants can leach from poorly managed manure into streams, lakes and ponds, upsetting the ecological balance and causing environmental damage.
- **regulations.** There are federal regulations pertaining to manure management and water quality, as well as state and local regulations, Carrie says. "These may or may not affect horse operations, depending on the location," she adds. "The regulatory agency also varies from state to state, but the county Extension agent should be able to explain local requirements."
- **aesthetics.** The sight of a manure pile won't do much for your property value or your relations with neighbors, and neither will the smell. A typical pile produces nasty byproducts like methane gas as the manure slowly molds inside it.

The flowpath must be located on a minimum of 0.5 m (20 in.) of soil, no closer than:

- 3 m (10 ft) from a field tile drain
- 15 m (50 ft) from a drilled well
- 100 m (328 ft) from a municipal well
- 30 m (100 ft) from any other wells

Table 3. Dimensions and volumes stored assuming 1.0-m (3.25-ft) walls and pile shape as in Figure 5.

(Note: It may be difficult to store manure deep using wheelbarrows.)

Number of Horses	Outside Widthm (ft)	Outside Lengthm (ft)	Manure Depthm (ft)	Manure Volumem ³ (ft ³)
1	3.0 m (10 ft)	4.3 m (14 ft)	1.6 m (5.2 ft)	9.7 m ³ (343 ft ³)
5	6.1 m (20 ft)	7.3 m (24 ft)	2.5 m (8.1 ft)	48.5 m ³ (1715 ft ³)
10	8.5 m (28 ft)	9.1 m (30 ft)	3.0 m (9.8 ft)	97 m ³ (3430 ft ³)

Minimum Distance Separation (MDS) Formula

The Minimum Distance Separation (MDS) II Formula determines minimum setbacks between new or expanded livestock facilities (such as horse barns or manure storages) and existing or approved development next door (such as a neighbouring house). MDS II is triggered when a building permit is required and the calculation of setbacks is done by the municipality. For more information, consult your Municipal Office.

References

1. OMAFRA software NMAN Nutrient Management Computer Program, 2007.
2. Soil Resource Group. Protecting Water Quality Through Improved Storage Methods for Poultry Manure. Final report for OMAFRA Health Futures Program. July 2002.
3. OMAFRA Publication 29, Drainage Guide for Ontario.

For more information:

Toll Free: 1-877-424-1300

E-mail: ag.info.omafra@ontario.ca

Kelly Ferraiolo

From: Kelly Ferraiolo
Sent: Monday, September 26, 2016 4:31 PM
To: shelby8666@aol.com; Planning Info
Subject: RE: Lakefield south planning and zoning meeting rescheduled date

Dear Resident:

All yellow signs will be updated by the end of the week.

Thanks,

Kelly Ferraiolo
Planner | Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
Tel: 561-753-5268 | kferraiolo@wellingtonfl.gov | www.wellingtonfl.gov Office Hours: 7:00 am. to 6:00 pm. Monday through Thursday

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

From: shelby8666@aol.com [<mailto:shelby8666@aol.com>]
Sent: Saturday, September 24, 2016 10:50 AM
To: Planning Info
Subject: Lakefield south planning and zoning meeting rescheduled date

To whom it may concern:

Since the date was pushed back to October for the vote on the potential Winding Trails development could someone fix the dates on the signs posted on Aero club and Greenbriar to the correct date?

One would expect that a vote of this magnitude should have the correct information posted on the signs as many people are stopping their cars to read the signs.

The fact that the date was allowed to be pushed back without the usual protocol AND the dates not changed on the signs would more than likely not be viewed in a positive manner by the residents of Wellington.

Thank you for your time.

Sent from my iPhone

Kelly Ferraiolo

From: kuoppalaarch@bellsouth.net
Sent: Wednesday, September 14, 2016 3:21 PM
To: Kelly Ferraiolo
Cc: Robert Basehart
Subject: Winding Trails

Importance: High

My wife and I listened to Don Hearing's presentation of this project to the Aero Club neighbors the other night. We, as many people who listened to the presentation, are opposed to this project. Injecting 9 barns with 104 stalls around two nice residential areas is not good planning and should not be allowed.

Those, and we agree, who spoke at the meeting were concerned about the following:

1. Manure smell, even in containers, flowing into the neighboring residential properties via the prevailing easterly breeze.
2. The large amount of manure from 104 horses. One equestrian in our neighborhood says each horse dumps 60 pounds of manure per day. That amount can not be handled through 1 or 2 pick-ups per week.
3. The plans show 1 groom quarters with 2 beds. Yet 2 grooms can not service 8 to 12 horses per day. Meaning that other grooms will be coming to the sites very early in the morning. With the grooms and the horses out and about at 5 to 6 AM, this will be a disturbance to the neighbors still sleeping. I hear some neighbors in Lakefield West now playing music and having parties from my house. The noise from the people at these facilities will carry to the Aero Club and Lakefield North and South.
4. Each site only has 7 to 9 parking stalls. 2 grooms, 2 owners and a few guests will fill the parking lot. Don acknowledged that stalls will be rented out. Where do all the renter's horse trailers park?
5. The driveways are only 20' wide. ULDC shows 24' minimum for a two way driveway. Some of the driveways are long and winding which could allow the trailer wheels to fall off the pavement.
6. The owners of these units will probably be wealthy. I have a hard time seeing the owners living in a 2200 s.f residence for the 'season'. This could translate into more grooms living on-site, with more vehicles in the parking lot.
7. Sewer: Why are these properties not connecting to public sewer? The sewer system is there at Lakefield.

This project will devalue our property due to noise, smell and traffic from this project. This project does not belong adjacent to single family or multi-family residences. It should be constructed away from any non-equestrian residential property and placed nearer the current equestrian areas of Wellington.

Robert Kuoppala

15395 Hawker Lane
Wellington, Florida

Sent from Windows Mail

Sue Kuoppala, live at 15395 Hawker Lane directly across from the subject property.

Traffic: Aero Club Drive is a fairly narrow winding two lane road. The traffic statement appears to be based upon one owner per property, which is the submitted design. In reality a 12 stall barn close to the equestrian ground has the capacity to rent out at times for \$10,000.00/month per stall to 12 different owners. Each horse owner could be coming in and out as their grooms, vets, etc. That is for possibly up to say 108 separate owners verses 9. I understand that is not Intention of this development but unfortunately it is the reality of it. Even if they write into their documents that they can't rent out their stalls, it happens!! They also say there is housing for one groom. Also reality says one person is not going to do the total care for 12 show horses. You have the trucks with horse trailers going in and out off Aero Club Drive that also has the main bus stops for the public school system. There are two separated entrances and exits off a very short section of Aero Club Drive between the Club House and Greenbriar.

Manure Concern: – an average horse poops approximately 10 – 12 times per day. Multiply that by the prospect of 108 horses equals 8,316 piles of poop every week. Which is a lot to clean up for one person per lot. The average horse waste is 60 – 70 pounds per day, with equal 47, 140 pounds of waste per week, equaling close to 24 TONS. That again is a very large amount of waste for the once per week pickup of waste!!!! Putting that much waste so close to single family, non-equestrian homes is wrong.

Flooding : – moving lakes close to road is again a bad idea, we already have had major flooding on that road several times since we moved into the Aero Club, 21 years ago.

Thank you

Suzanne Kuoppala

BARBUTO LAW & ASSOCIATES, P.A.
ATTORNEYS & COUNSELORS AT LAW

September 2, 2016

Lakefield South Homeowners' Association, Inc.
c/o Howard Slifkin, Property Manager
4000 S. 57th Avenue, Suite 101
Lake Worth, FL 33463

Re: *Winding Trails*

Dear Mr. Slifkin,

Please accept this correspondence as an update on our firm's investigation of the Winding Trails proposed development, as well as our inquiry into the attitude of the Lakefield South ("LS") homeowners regarding the development.

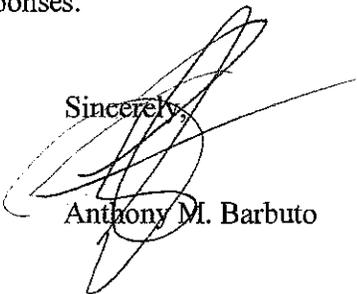
First and foremost, in response to the estimated 200 surveys your office mailed out to the homeowners, approximately 63% of the homeowners failed to respond. We are in receipt, however, of about 73 responses, mostly in survey form, but others in email form sent directly to my firm or the Village of Wellington. From the 73 responses, a small amount seemed to be uncertain due to wanting more information, however, it is clear that homeowners of approximately 47 different homes within the LS community oppose the development, while 20 support the development. Further, many of the homeowners presented a multitude of questions and concerns that I had the opportunity to address with both the developer and the Village of Wellington. Many Q&A's are posted on the Winding Trails website, along with updated proposed plans and digital renderings of the proposed development (see www.windingtrailswellington.com). Additionally, please find attached a list of questions posed by the LS community, along with responses to each. Please note that the information provided is the latest information as of today's date and are based upon information provided to me by both the developer and the Village of Wellington over the course of the last couple weeks.

Regarding the public hearing dates, please be advised that a hearing before the Equestrian Preserve Committee is scheduled to take place on September 7, 2016 at 6:15 p.m. at the Village of Wellington's town center located at 12300 Forest Hill Blvd., Wellington, FL 33414. Further, a public hearing before the Planning, Zoning & Adjustments Board is scheduled to take place on September 14, 2016 at 7:00 p.m. also at the town center. As of now, if approval is recommended, the Wellington Council will meet on October 25, 2016 at 7:00 p.m. at the town center. The public hearings will be informative about the development, and we recommend all LS residents who oppose the project, or have questions about the project, to attend. The hearings are also televised and recorded so if any resident is unable to make the hearing, they can log online and access a recording of the hearing.

BARBUTO LAW & ASSOCIATES, P.A.
ATTORNEYS & COUNSELORS AT LAW

Please let me know if you have any questions. I suggest that this letter be circulated to the homeowners at your earliest convenience, and I will also email this letter to the homeowners who requested more information in their survey responses.

Sincerely,



Anthony M. Barbuto

Enclosure

Lakefield South Homeowners' Questions & Answers

Question

Is the golf course surrounding the LS community currently zoned to permit any type of equestrian activity?

Answer

No. The land is currently zoned "commercial recreational" and allows for a golf course only. At this time, there is no approval for any equestrian use on the property; however, people are permitted to apply for a special use permit that may allow individual equestrian events to take place on the property.

Question

Will the new development have any impact on the value of the homes within the LS community?

Answer

The LS HOA cannot predict the future real estate market and the LS HOA cannot represent that the proposed development will decrease or increase property values. However, the developer of Winding Trails believes that based upon the quality of equestrian amenities and large lot configuration of the parcels, there will be a benefit to the home values of the LS community. Further, at the developer's public meeting held on August 24, 2016 at the Wellington National Golf Club, local realtor David Welles of Sotheby's International Realty gave a small presentation to various LS homeowners opining that if the Winding Trails development came to fruition, then it would have a positive impact on the value of the LS homes. Mr. Welles stated that this was not only his opinion, but also the opinion of some of his colleagues. Additionally, the developer has stated that it plans to have an independent property appraiser address the Village of Wellington at the public hearings on this very issue.

Question

What impact, if any, will the development have on potential flooding, liability, increased taxes, maintenance and insurance costs to the LS community.

Answer

Regarding potential flooding, the developer will need to convince the Village of Wellington's engineering department and South Florida Water Management District that the drainage requirements will be met and the proposed development will not affect the drainage on the property. Further, the Winding Trails community will have its own HOA, which will cover property maintenance, liability, taxes and insurance costs. Further, the lakes will continue to be maintained by their owners, Acme Improvement District, which is governed by the Village of Wellington.

Question

What will the values of the proposed properties be once they are built?

Answer

The developer has not placed values on the properties at this time; however, we imagine that the prices will be consistent with other equestrian properties of similar size in Wellington.

Question

Will the new development have any impact on Lakefield South HOA payments?

Answer

The development and Winding Trails community will have no impact on the LS HOA. The Winding Trails community will have their own HOA that its residents will be responsible to pay for their own maintenance, expenses, etc.

Question

How will the development affect Lakefield South's recreational and facility space?

Answer

The recreational and facility space that is owned by LS will not change as a result of the proposed Winding Trails project. The project is only taking place on the old Wanderers Club par Three Golf Course, which was not under the ownership of the LS community.

Question

How will the development impact or affect the security at Lakefield South?

Answer

While the LS HOA cannot represent to its homeowners that the development will increase or decrease the security at LS, the developer strongly believes that Winding Trails will in fact increase security at LS. Particularly, there are access points to the Lakefield South neighborhood throughout all of the fairways from both Aero Club Drive and Greenbriar Blvd. With the Winding Trails project, the entire community will be surrounded by lakes, increased vegetation and fencing. The Winding Trails community will have a multi-use path on the exterior perimeter along the exterior roads (Aero Club Drive and Greenbriar Blvd) that will be confined with a four-foot high fence. Each of the nine lots will have their own private driveway that will contain a private security gate. The existing lakes are going to be redesigned, to provide the entire LS community with a buffer of water, which the developer believes will add to the level of security.

Question

Will the Winding Trails owners, residents, vendors, guests and third parties use Lakefield South's entry gates?

Answer

No. Each of the nine lots will have their own driveway off of either Aero Club Drive or Greenbriar Blvd. No access through the LS entry gates will be necessary.

Question

How long will the construction last?

Answer

The developer estimates a 6-8 month construction time frame to complete the redesign of the lake areas. After this, it could take another year to prepare the lots and build out the barns. According to the Village of Wellington, there is a traffic report that currently requires the construction to be complete by 2020.

Question

Who will be responsible for the dust, noise and damage caused by the construction?

Answer

The developer will obtain a land development permit where they will be required to follow rules and regulations of construction standards and management. The Village of Wellington maintains strict development standards and will require the improvements to be bonded to guarantee that the work will be completed per Village standards. If there is any liability associated with the construction for dust, noise or damage caused by the developer, LS will not be responsible.

Question

Who will be responsible for maintaining the lakes that are being built (i.e. general maintenance, alligators, mosquitoes, flooding, etc.)?

Answer

The lakes are currently owned and maintained by Acme Improvement District, which is controlled by Wellington's Village Council. The developer proposes to expand the lakes, but Acme Improvement District will continue to maintain the lakes. The developer, however, will maintain the littoral planting around the lakes.

Question

Is the developer's intent to rent or sell the properties they propose to develop? And, if the intent is to sell, with the new owners be permitted to rent their properties and/or horse stalls?

Answer

The developer's intent is to develop and sell the nine lots to individual equestrian owners. The owners will be permitted to rent their properties and/or stalls in accordance with the Winding Trails HOA's rules and regulations, as well as the Village's. The Village of Wellington allows such properties to sublet.

Question

Will the properties be occupied year round or seasonally?

Answer

It is expected that both year-round and seasonal owners will occupy the properties.

Question

What will be the requirements of the Winding Trails HOA's bylaws for the new development?

Answer

If Winding Trails is developed, there will be HOA bylaws, but none have been drafted at this time. The developer is happy to share them with LS residents if and when they are finalized.

Question

How is air quality going to be affected around Lakefield South?

Answer

The developer does not foresee any change in air quality based upon the construction proposed to be performed.

Question

How will bugs, insects, rodents and flies be controlled?

Answer

The developer does not anticipate having any issues with bugs, insects, rodents and flies. All barns will be equipped with fans and fly sprayers to keep flies away.

Question

How will the odor/manure smell be controlled?

Answer

On August 24, 2016, the developer held a meeting for the benefit of the concerned LS community and Village of Wellington residents. At the meeting, a manure expert, Joe Iadisernia, spoke about manure maintenance and his opinion as to whether there could be a smell of manure odor permeating the LS air space if the development proceeded. His opinion was that there would be no smell of manure within the LS community. Further, the Winding Trails properties will be required to maintain covered manure bins that will be emptied on a regular basis to reduce any potential odor nuisance.

Question

What will be done to prevent water contamination and soil erosion?

Answer

The Village Land Development code and state law strictly regulate water quality and sediment control. Additionally, the developer plans to provide littoral planting around the lakes, which may assist in the cleansing of water and the prevention of soil erosion.

Question

How will pollution control be handled?

Answer

Part of the approval process with the Village of Wellington is to maintain strict guidelines for setback requirements. These setbacks are to prevent pollution and are reflected on the site plan. For example, according to the setback requirements, manure has to be a certain distance from the road or water conveyance (like a swale, well or lake).

Question

Will dirt roads be placed behind any properties?

Answer

No. There will be one private driveway off of Greenbriar Boulevard to access lots 1 and 2. This driveway will have a lake as well as landscaping between the driveway and houses. The developer plans to make this driveway gravel or concrete; however, the Village of Wellington has represented that it may require the roads to be paved if the development proceeds. Further, the multi-use path that the developer will provide around most of the LS community will be grass.

Question

Will lakes be built behind any properties?

Answer

Yes, there will be more lakes added to the property. There are currently approximately 18 acres of lakes owned by Acme. The new project will consist of 22+ acres of lakes. Please refer to the site plan for more detailed information on the location of the lakes. The lakes have been designed to provide water views and a buffer for residents.

Question

Will any access roads be built behind any Lakefield South properties?

Answer

No, only a driveway as discussed above to access proposed lots 1 and 2.

Question

Will water be placed outside properties to act as a buffer?

Answer

Yes. According to the developer, there are many new areas of lakes that are intended to provide buffering and as an amenity for LS residents.

Question

How will the new development affect Lakefield South property views?

Answer

The developer believes that the new lakes will be a substantial improvement to the views at LS due to additional water bodies and littoral planting. The developer has posted digital photographs on its website demonstrating how the views would likely appear (see www.windingtrailswellington.com).

Question

Will any Lakefield South property views be blocked (i.e. by barns or horses)?

Answer

The developer does not believe so. The developer believes that the property views will be enhanced by the new lakes and additional landscape. The existing views consist of an overgrown field, while the proposed view will be of lakes and thoughtfully designed vegetation.

Question

Are 2 story barns going to be built?

Answer

There will be one 2-story structure built on each of the nine parcels. The first floor will consist of horse stalls and one groom's quarter, while the second floor will consist of an owner's dwelling unit. There are artistic renderings and site plans on the Winding Trails website for the structures (see www.windingtrailswellington.com).

Question

Are 2 story apartments or homes going to be built?

Answer

The structures will contain the owner's dwelling unit on the second floor. There will be no apartments.

Question

How many homes will be built on the Winding Trails property?

Answer

The proposed site plan does not contain detached homes. A total of nine luxury barns with an owner's dwelling unit in each are proposed within the Winding Trails community.

Question

How will the storage and removal of manure, feed and hay deliveries be handled? And, who will be responsible for any damage caused by them?

Answer

Each lot will have one enclosed manure structure, which will house a covered manure bin. The developer estimates that the manure bins will be emptied once or twice per week when the barns are occupied, depending on the size of the barn. The feed and hay will be delivered to each property on an as-needed basis. Generally, for the barn sizes anticipated, delivery will occur once per month. Further, since the manure removal trucks and delivery trucks will access the properties through private driveways, they will not be traveling on LS property so if damage occurs from the deliveries, it will not be a concern to LS.

Question

How will noise issues be handled?

Answer

Winding Trails will be within the Village of Wellington, so noise complaints will be handled just as they are handled by any other residential neighborhood in Wellington – through code enforcement. The Village of Wellington maintains noise standards.

Question

How will paddock maintenance be handled?

Answer

Each property owner will be required to have a landscape contract with an independent landscape company. The Winding Trails HOA documents will mandate regular maintenance of all vegetation.

Question

How many horses will be allowed per acre?

Answer

Each lot will be permitted to maintain 4 horse stalls per acre with a maximum of 12 stalls per lot.

Question

How will the welfare of the horses be ensured?

Answer

The owners of the properties will take care of the welfare of the horses. The developer anticipates that the horses occupying the stalls will be very expensive animals, which will be given the highest level of care.

Question

How many people will be hired to take care of animals and the properties?

Answer

This will be up to the individual owners; however, properties of this type generally have one groom and an assistant.

Question

Will fencing be used in the new development?

Answer

Yes, it is proposed that there will be a new multi-purpose path around the perimeter of the project along Aero Club Drive and Greenbriar Boulevard that will have two sets of fencing (a two-rail fence on the outer side of the path along the right-of-way and a four-rail fence along the interior of the path. Each individual property will also have a continuous four-foot high fence along the perimeter of the property.

Question

Would fencing prevent LS residents from being able to use the paths with access to Aero Club Drive and Greenbrier Boulevard?

Answer

It will prevent LS residents from using the current paths; however, per the request of some LS residents, a multi-purpose path is proposed that will provide a connection from the LS community to the private driveway along the eastern property boundary of Winding Trails, so that LS residents can access both the multi-purpose path and the existing sidewalks along Greenbriar Boulevard. To ensure continued safety, the multi-purpose path will have a pedestrian gate that will require a keycard to access. Keycard access will be restricted to LS residents, so the multi-purpose path will be available to all LS residents for their convenience.

Question

Will the multi-purpose path be used solely for walking?

Answer

The multi-purpose path will be a grass path and it will be available to equestrians, pedestrians, and golf carts.

Question

Identify all the security measures that will be taken by the new development?

Answer

1) Virtually a continuous lake will be reconfigured to surround the community; 2) A 2-rail horse fence along the perimeter of the multi-purpose path will be erected; 3) A 4-rail horse fence along the inside of the multi-purpose path will be erected; 4) Landscaping around the property will be added; 5) There will be a gated driveway added for the Winding Trails property owners; and 6) There will be a secured gate for the LS residents to access the new multi-purpose path.

Question

What are the aesthetic impacts of the development?

Answer

This is certainly a subjective question, however, the developer believes that the aesthetics will be enhanced because of the views of new landscaping, new lakes, and new littoral planting.

Question

Will there be artist renditions done of the proposed structures with landscaping and trails?

Answer

Yes. Renderings have been recently uploaded to the Winding Trails website.

Question

Will meetings be held where plans can be explained to the residents of Lakefield South? And if so, how will the residents be advised of every meeting?

Answer

Yes. The developer held a meeting for the benefit of the LS community on August 24, 2016 that attracted many LS residents. Further, regarding the public hearing dates, a hearing before the Equestrian Preserve Committee is scheduled to take place on September 7, 2016 at 6:15 p.m. at the Village of Wellington's town center located at 12300 Forest Hill Blvd., Wellington, FL 33414. A public hearing before the Planning, Zoning & Adjustments Board is scheduled to take place on September 14, 2016 at 7:00 p.m. also at the town center. As of now, if approval is recommended, the Wellington Council will meet on October 25, 2016 at 7:00 p.m. at the town center.

To: Village of Wellington Council
Development Review Committee
Equestrian Preserve Committee
Planning, Zoning & Adjustment Board

Kelly Ferraiolo – kferraiolo@wellingtonfl.gov

Robert Basehart rbasehart@wellingtonfl.gov

C Cramer cramer@wellingtonfl.gov

Paul Schofield pschofield@wellingtonfl.gov

Ann Gerwig agerwig@wellingtonfl.gov

Jmcgovern@wellingtonfl.gov

mnapoleone@wellingtonfl.gov

mdrahos@wellingtonfl.gov

tsiskind@wellingtonfl.gov

Dear Kelly, Board Members, Village Council and Committee members,

First I want to thank all of you for reading this letter. I know you have a very important role in the community and your time is very limited.

I'm a resident of Lakeview South Community. I purchased my home in December 2016. I love living in Wellington. I love everything about it...and what I love the most is the country feeling and the amount of green space my family has the opportunity to experience every day.

I have a 6 year old son and I couldn't choose a better place to raise a child.

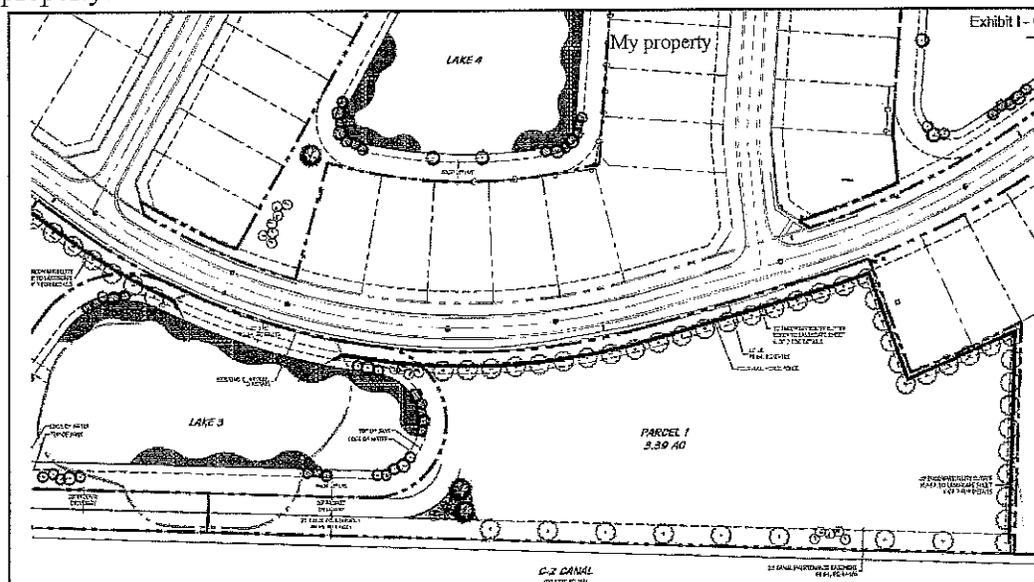
When I heard about the sale of the executive golf course, I was not worried at all because I knew the land was zoned recreational and I knew little would change. Now that I received "Wards" plans I am very concerned that all the green space we have enjoyed so far will be gone.

I understand Wellington is an equestrian community and horses, horse paths, etc... will be part of our day to day living. I am not opposed to living among an equestrian community. My biggest concern is the magnitude of this project and the consequences to the village.

I have contacted the builder, their attorney and their marketing agent. The responses I received on my questions were very vague and unsatisfactory.

Here are my main concerns and I would love for you to take these in consideration when making your decision:

- Lake Redesign plan – my property highlighted below in yellow. Next to lake #4
 - **The plan to redesign the lake highly concerns me.** I recommend increasing lake easement from 20 feet to 50 feet
 - Windingtrails plans on making a lake steps from my backyard where currently is empty land. Why can't empty land stay empty and become open space?
 - There are beautiful trees in these lands that will have to be sacrificed. Just the other day I saw 5-7 parakeets flying by and landing in one of the trees. I thought to myself "enjoy this experience because it's going away...thank you Ward and greedy team"
 - Alligators - I am petrified of alligators and I just saw one the other day when I went for a walk. I feel they are moving these animals closer to our backdoors.
 - Water/floods – will water from these lakes flood into my backyard? The plans show the lake pretty close to my property. What is the plan in case windingtrail lakes flood into my property?



- **Magnitude of Windingtrails.** I recommend reducing the number of homes/stalls and increasing the green space.
 - 9 properties? Each one with 12 stalls? That's over 100 horses at one time. Where is the space for all these people and horses? I recommend you drive by the neighborhood and try to build this in your head and ask the builder to scale it down.
- **The purpose of the property.** I recommend the village to review HOA bylaw agreements prior to approving the project.
 - Has anyone clarified the purpose of Winding Trails? Is it a rental property? I thought the Village voters voted "no" to hotels for a purpose. This seems to me a bunch of rental properties for equestrian owners. I would like to see the HOA bylaw contracts. I'm curious to why they are waiting to create these contracts after the village approves the project.
- **Construction Challenges and Damage to Lakeview South Residents.** I recommend the village to make the builder responsible for damage, dust, noise caused by construction that is so close to the lakefield south community.

- Who will be responsible for dust, noise, mud and damages caused during construction? They plan on digging a giant hole (lake) steps from my uncovered pool and backyard.... Who will clean up their mess?
- Will my property be prone to flooding after they relocate the lake?
- How long will the construction last?
- What will be the construction hours and days? Will there be construction outside my backyard during my 2017 summer?

Responses from the builder and their marketing team:

From: Sharon Merchant <sharon@themerchantstrategy.com>
Date: July 26, 2016 at 3:42:53 PM EDT
To: dasilva.nandah@gmail.com
Subject: Fwd: alligator question

[Next](#) [P](#)

Hi Fernanda:

See below re the alligator question.

There will be a public meeting on August 24th from 6-7:30 PM. The project team will all be there and able to respond to any questions.

Sharon

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

From: Tricia Holloway <tricia@yardrealestatelc.com>
Date: Fri, Jul 22, 2016 at 11:16 AM
Subject: Re: alligator question
To: Sharon Merchant <sharon@themerchantstrategy.com>, "Kate DeWitt, AICP" <kdewitt@cotleur-hearing.com>

Wow this is very thorough.

Kate, aren't we way more than 10 feet. I think Sharon we are required to have a 20 Foot lake maintenance easement plus the property lines. Kate can you please give her an educated response to this.

Thanks

On Fri, Jul 22, 2016 at 8:43 AM, Sharon Merchant <sharon@themerchantstrategy.com> wrote:
 Hi Tricia:

For the Q&A, can we say that homes and walkways will be more than 10 feet away? Need some input. Once we decide how to phrase it, Kelly will expnd the Q&A on the website to include it. I also need to provide something to Fernanda about this.

Sharon

Sharon

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

From: SNAP - Statewide Nuisance Alligator Program <snap@myfwc.com>
Date: Thu, Jul 21, 2016 at 4:59 PM
Subject: RE: alligator question
To: "sharon@themerchantstrategy.com" <sharon@themerchantstrategy.com>
Cc: SNAP - Statewide Nuisance Alligator Program <snap@myfwc.com>

Dear Ms. Merchant,

Thank you for contacting us with your question. Unfortunately, we do not have data that addresses your exact question on water amount that attracts to alligators, but I can advise you on the property advice that we provide to home owners concerned about living safely with alligators.

Alligators are very mobile and can travel miles to find a body of water to live in. Here in Florida, it is best for every resident or visitor to assume that any body of water could have an alligator in it. I can say that many bodies of water connected with culverts or canals will allow easy travel from one body of water to another for fish and alligators. You can try to keep the bodies of water separated or grate the culverts, but even so, alligators will travel over land to get from one water body to another so this won't completely limit alligators. With any presence of water, your community will have the presence of an alligator at some point. When an alligator is in the neighborhood and is perceived as a threat, please call the FWC Nuisance Alligator Hotline at [1-866-392-4286](tel:1-866-392-4286).

I would suggest that, as you redesign the water features, make sure any walking paths are placed at least 10 feet from the water's edge and that buildings are placed a safe distance from water (more than 10 feet) so people can practice keeping a safe distance from water. We also recommend fenced-in areas to provide safe yard areas for dogs and children to play that restricts their access to the water.

Large amounts of food will also attract alligators. If the ducks are fed in the area and congregate in the neighborhood, an alligator will be attracted to that area. Similarly, if fishing is allowed, fish scraps should NOT be thrown in the water. This provides a free food source to alligators and they will be drawn to those areas. Instead, provide garbage cans that fishermen can discard their fish scraps safely.

Residents should be cautious around water at all times and if they see an alligator that they perceive as a threat, they should call our Nuisance Alligator Hotline that is open every day of the year. The number is [1-866-392-4286](tel:1-866-392-4286).

From: Sharon Merchant <sharon@themerchantstrategy.com>
Date: August 6, 2016 at 4:25:23 PM EDT
To: dasilvanandah@gmail.com
Subject: Fwd: Winding Trails Wellington

Hi Fernanda:

Below are the answers from the owner. Hope to see you on the 24th.

2. Will it be a fence or trail that connects lakes #4 and #3? The only trail (multi use path, in grass) will be around the entire perimeter of the property along Aero Club Drive and Greenbriar Blvd. This will be an extension of the grass trail that is currently along Greenbriar Blvd.
3. What is the date construction will begin. It depends on when the project gets approved.
4. Will the new construction cause their home to be in a flood zone? This answer is on the website. The answer is no. We have to maintain the Acme basin requirements that are currently on the property now.
5. With more water, she fears more alligators and potential danger for her kids
6. Stated that there is noise, dust, and mud during construction. Who handles the clean up? Who is responsible for cleaning out the dust in her pool? We have to follow strict land development guidelines when doing construction that will be maintained by the Village of Wellington Building Department.

Sharon J. Merchant, President

The Merchant Strategy, Inc.

Business Development, Government Relations, Public Involvement

1804 North Dixie Highway, Suite B

West Palm Beach, FL 33407

561-301-8930

Thank you again for taking the time and reading this letter. I would love to discuss my concerns with you in details if you wish.

Again, I love this village, I love the equestrian community, I love living here, and wouldn't choose anywhere else to raise my child.

I just want to continue to see my son play the ball in the backyard and see the smile on his face every time he sees the horses trotting by on the trails.

I have a feeling Windingtrails is squeezing Lakeview south into a tiny island so they can make more space to build more for greedy reasons.

I know you want the best for the community and trust you will make the right decision

Thank you

Fernanda DaSilva – 407.618.6878

15138 Newquay court

Wellington, FL 33414

Kelly Ferraiolo

From: Cory Cramer
Sent: Friday, September 02, 2016 11:44 AM
To: Kelly Ferraiolo
Subject: Fwd: Traffic on Aero Club Drive

Kelly please see Bob's email and let's make sure we do so.

Sent from my iPhone

Begin forwarded message:

From: Robert Basehart <rbasehart@wellingtonfl.gov>
Date: September 1, 2016 at 8:45:47 PM EDT
To: Cory Cramer <CCramer@wellingtonfl.gov>
Subject: **FW: Traffic on Aero Club Drive**

Cory,

I am attaching an email I received from Paul. In the 3rd paragraph he has promised Mr. Garrell that he will have his comments into the public hearing record. Please make sure this gets into the packet and if the packet has already gone out we need to start a pile for the PZAB to see when the hearing occurs. I hope we have a pile containing all the letters.

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

From: Paul Schofield
Sent: Thursday, September 01, 2016 6:11 PM
To: Drew Garrell; Anne Gerwig; John McGovern; Michael J. Drahos; Michael J. Napoleone; Tanya Siskind
Cc: Jim Barnes; Robert Basehart
Subject: RE: Traffic on Aero Club Drive

Dear Mr. Garrell,

I understand and appreciate your traffic concerns related to noise, safety and quality of life. The Village has increased traffic patrols on Binks' Forrest and Aero Club. We are finding that the commercial traffic has destinations within Wellington. That being the case they are entitled to travel to and from their delivery destination. Having said that there are several things that we are doing or will look to implement.

As a part of the new budget we will be adding two dedicated commercial traffic enforcement officers to our law enforcement staff. Council has asked that our engineers evaluate traffic control measures that will slow vehicles on the roads and encourage casual users to find alternate routes.

With regard to the proposed Winding Trail project, I will have your comments included in the hearing record and I encourage you to attend the public hearings on that project which are scheduled for:

September 7th, Equestrian Preserve Committee meeting at 6.30 p.m.
September 14th, Planning Zoning and Adjustment Board at 7:00 p.m., and
October 11th, Village Council at 7:00 p.m.

Best regards,

Paul Schofield
Village Manager

Phone (561) 791-4000
Fax (561) 791-4045
e-mail Pauls@wellingtonfl.gov

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

From: Drew Garrell [<mailto:drewgarrell@icloud.com>]
Sent: Thursday, September 01, 2016 2:04 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Cc: Jim Barnes <jbarnes@wellingtonfl.gov>; Paul Schofield <pauls@wellingtonfl.gov>
Subject: Re: Traffic on Aero Club Drive

I was following up on the email below regarding noise and traffic concerns on Aero Club Drive. We have not seen any change and now that school has started and additional construction projects have begun, it is worse than ever. Cars and trucks continue to speed down the road at a high rate, increasing the sound projection.

I did get a note back from Michael Napoleone saying only that there were limitations on what could be done and that they would look into the issue. I am not aware at any action(s) that have been taken to address these concerns and have seen the issue worsen, not improve.

In addition, we received a notice from the Village regarding a hearing on a proposal to add an Equestrian development directly across the street from our home. This will only serve to increase the traffic and noise on Aero Club Drive and it will not, despite what supporters say, increase our property values

The road noise has become the major, and in some cases from buyer feedback, the single issue with our inability to sell our home, something we are now considering as a result of the noise. Imagine if you owned a \$1M+ home that had been significantly improved over the years and were now being forced into a potential short sale because buyers are not willing to live on what has over the years now become a major thoroughfare vs a quiet, secondary road.

As a property owner, long time resident and tax payer, we are very frustrated, disappointed and upset with potentially being forced to move out of the area because of this issue.

I would ask that you again speak personally with your staff to see what measures can be taken to address these concerns. I would also ask that you vote not to allow the proposed Equestrian project to be built should the project progress to that point.

Thank you for your considerations.

Drew Garrell

Sent from my iPhone

Sent from my iPhone

On Jul 19, 2016, at 8:58 PM, Anne Gerwig <AGerwig@wellingtonfl.gov> wrote:

I will ask staff to address your concerns. I think we can all agree that more traffic patrols would help. There have been quite a few tragic accidents along there over the years most of which included speeding. We will see what we can do, but yours is not the only community asking for limiting truck traffic. You are correct that the construction is causing it and that will eventually come to an end.

Anne

Sent from my iPad

On Jul 19, 2016, at 5:59 PM, Drew Garrell <drewgarrell@icloud.com> wrote:

As a resident in the Aero Club since 2004, and with a home that backs up to Aero Club Drive, I wanted to ask your support and consideration for limiting, minimizing or eliminating truck traffic on Aero Club Drive.

Over the past year, as building on Palm Beach Point has intensified, Aero Club Drive has become the main route/passage for trucks coming from Southern Blvd to Palm Beach Point. Along with traffic from Equestrians coming from areas north of Wellington, trucks begin traveling down Aero Club Drive around 5:00 a.m. and continue throughout the entire day.

It has gotten to the point that the noise, rumbling and vibration is so constant and loud that we are regularly awakened or disturbed by the on-going truck traffic. If you were to sit at the corner of Binks Forest and Southern Blvd, you would see truck after truck turning off of Southern and onto Binks Forest and then later onto Aero Club Drive. It has significantly affected our quality of life and has had a negative impact on our property value.

I would make a few suggestions in the hope that the Village would consider some/all of them to address this issue.

1-Eliminate Commercial Truck Traffic on Binks Forest and Aero Club Drive, unless they are heading to a stop in the developments along those roads.

2-Re-route Commercial Truck traffic from Southern Blvd onto a less densely populated and rural Flying Cow Road and create access to Palm Beach Point from Flying Cow.

3-Add Speed bumps or roundabouts on Aero Club Drive, slowing down truck traffic and /or encouraging them to take another road into the area, i.e. a less densely populated Greenbriar Blvd.

4-Regularly enforce the speed limit between Lakefield West and the southernmost entry by the Dog Park to the Aero Club. Trucks, cars and motorcycles regularly travel down this stretch at speeds of over 60 mph.

Understanding that each of these suggestions has its challenges and concerns, for those residents living along these now heavily traveled roads, implementing any of them would address what has become a significant irritant and concern for all of us.

While this is a seemingly insignificant issue, it does impact a fairly large number of Wellington residents. I hope you will give these suggestions further study and review.

Thank you-

Drew Garrell
15320 Emmelman Road

786-255-5328

Sent from my iPhone

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

From: Billpaquin@aol.com
Sent: Friday, September 02, 2016 1:32 PM
To: Robert Basehart; Kelly Ferraiolo; Cory Cramer; Paul Schofield; Anne Gerwig; John McGovern; Michael J. Napoleone; Michael J. Drahos; Tanya Siskind
Subject: Winding Trails

The proposed zoning change requested by the owners of the "now named" Winding Trails provides:

9 properties of 2 to (just under) 4 acres.

Inclusion of these properties in the Equestrian Preserve with the associated zoning designation allowing 4 stalls per acre up to a maximum of 12 stalls per parcel.

Our understanding is that horse owners who occupy properties of that size do not typically own more than 1 or 2 horses. This implies that the intent of the investors in Winding Trails is to sell the properties to owners who will rent stalls to others, resulting in up to 104 horses surrounding a community of 200 zero lot line homes. Lakefield South is essentially surrounded by residential communities such as Lakefield North, Lakefield West, AeroClub and others.

In Paddock Park, a residential area nearby, horses are allowed, but are limited to 1 or 2 stalls per acre. This prevents commercial activity (stall rental) in that residential area.

As an owner who lives in Lakefield South, I strongly object to the approval of a commercial project in a residential area. This change would result in a dramatic increase in traffic (multiple horse owners, grooms, trailers etc.)

In addition, the proposed change would result in 2 story structures, horse waste, etc. less than 40 yards from our zero lot property lines.

By way of this letter, I am asking the following:

The zoning change request for Winding Trails be denied, and replaced by the zoning approved and already in place for Paddock Park

Lot sizes for the proposed 9 properties be reduced such that the distance from those property lines to those of Lakefield South property lines be at least 300 feet, an increase from the existing proposal of approximately 150 feet.

Thank you for your consideration.
William A. Paquin, owner
2581 Neaton Court

Kelly Ferraiolo

From: MERRY MORRIS <morris.merry@gmail.com>
Sent: Friday, September 02, 2016 1:33 PM
To: Billpaquin@aol.com
Cc: Michael J. Drahos; Anne Gerwig; Robert Basehart; Kelly Ferraiolo; Cory Cramer; Paul Schofield; Tanya Siskind; Michael J. Napoleone; John McGovern
Subject: Re: Winding Trails

I agree..Good thinking!

On Sep 2, 2016 1:31 PM, <Billpaquin@aol.com> wrote:

The proposed zoning change requested by the owners of the "now named" Winding Trails provides:

9 properties of 2 to (just under) 4 acres.

Inclusion of these properties in the Equestrian Preserve with the associated zoning designation allowing 4 stalls per acre up to a maximum of 12 stalls per parcel.

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As an owner who lives in Lakefield South, I strongly object to the approval of a commercial project in a residential area. This change would result in a dramatic increase in traffic (multiple horse owners, grooms, trailers etc.)

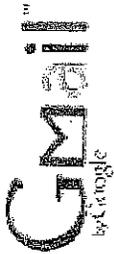
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Lot sizes for the proposed 9 properties be reduced such that the distance from those property lines to those of Lakefield South property lines be at least 300 feet, an increase from the existing proposal of approximately 150 feet.

Thank you for your consideration.
William A. Paquin, owner
2581 Neaton Court



Tricia Holloway <tricia@wardrealestateilc.com>

Winding Trials

2 messages

Tricia Holloway <tricia@wardrealestateilc.com>
To: dogandcatvet@gmail.com

Tue, Aug 16, 2016 at 9:27 AM

Dr. Oberg,

Thank you for talking to me and for supporting the project as much as you have.

The meeting we are holding is next Wednesday August 24th 6-7:30 at Wellington National. Please bring your neighbors!

The Equestrian Preserve Meeting is on September 7th at 6PM (I think it is at Village Hall, but I will let you know) and then the Planning and Zoning Meeting is September 14th at 7PM (Village Hall).

I have attached some renderings for your review.

Sincerely,

Tricia

Tricia Ward Holloway, CCIM
12180 South Shore Blvd. Suite 104
Wellington Florida 33414
Office 561-798-4160
Fax 561-798-4162
Cell 561-202-5003
tricia@wardrealestateilc.com
www.wardrealestateilc.com

Please View My Listings at
<http://www.loopnet.com/profile/13167328420/Tricia-Ward-Holloway/Listings/>

4 attachments

 HollowayFrontView_17a.pdf
2224K

 HollowayKitchenView_01a.pdf
406K

 HollowayLivingRoomView_01a.pdf
368K

 HollowayRearView_14b.pdf
2141K

1

Jean Oberg <dogandcatvet@gmail.com>

To: Tricia Holloway <tricia@wardrealestatelc.com>

omg I want one. wow so cool. Love them.
[Quoted text hidden]

New Address for my Home:
Dr. Jean M. Oberg
2680 Country Golf Drive
Wellington , Florida 33414-9314
new home cell 561-779-1733
Work Cell 561-254-8471

Wed, Aug 17, 2016 at 9:16 AM



Tricia Holloway <tricia@wardrealestateilc.com>

Lakefield South

1 message

Homer Calvert <homercalvert@bellsouth.net>
To: tricia@wardrealestateilc.com

Thu, Aug 18, 2016 at 4:35 PM

Thank you for sending us the information concerning the proposed construction in our area.

We are not opposed to your plans. Hopefully, you can acquire the necessary approvals.

②

Homer and Gerri Calvert

Sent from my iPhone

bobpegbenson@gmail.com <bobpegbenson@gmail.com>
To: Tricia Holloway <tricia@wardrealestatelic.com>

Mon, Aug 22, 2016 at 3:47 PM

3

Tricia:

Sorry about my late response to your phone call but I was having my usual Computer problems restricting my Email.

I enjoyed your call about the pending Real Estate project as it applies to Lakefield South. The enclosed renderings were great. As I indicated, I have no reservations about the plans the new owner proposed. I sometimes think the new horse neighbors might be easier to live with than some of our current settlers.

Thanks again for your insight.

Bob Benson
2751 Neaton Court
Wellington, FL, 33414

From: Tricia Holloway
Sent: Thursday, August 18, 2016 3:43 PM
To: bobpegbenson@gmail.com
Subject: Winding Trails Information and Tricia Holloway Information

[Quoted text hidden]



Tricia Holloway <tricia@wardrealestatellc.com>

Winding Trails Information and Tricia Holloway Information

2 messages

Tricia Holloway <tricia@wardrealestatellc.com>
To: bobpegbenson@gmail.com

Thu, Aug 18, 2016 at 3:43 PM

Bob & Peg,

Thank you for your support of the project. It was a pleasure speaking with you. I have attached renderings for your review.

Thank you again,

Tricia

Tricia Ward Holloway, CCIM
12180 South Shore Blvd. Suite 104
Wellington Florida 33414
Office 561-798-4160
Fax 561-798-4162
Cell 561-202-5003
tricia@wardrealestatellc.com
www.wardrealestatellc.com

Please View My Listings at
<http://www.loopnet.com/profile/13167328420/Tricia-Ward-Holloway/Listings/>

2 attachments

HollowayLivingRoomView_01a.pdf
368K

HollowayRearView_14b.pdf
2141K



Tricia Holloway <tricia@wardrealestateilc.com>

Lakefield South

1 message

4

Karen Galanaugh <kareng@galanaugh.com>

Sun, Aug 21, 2016 at 1:58 PM

To: "Tricia Holloway (tricia@wardrealestateilc.com)" <tricia@wardrealestateilc.com>

Hi Tricia,

I happily support the development proposal for the retired executive golf course. Let's talk early this week about how I can help influence these stakeholders.

I'm back in Buffalo, Wyoming, my home base until end of September. Just completed a tour of Yellowstone and the Grand Tetons. We have a magnificent Country! I'm also working with clients out here, so it's not all play, just sounds like it.

You mentioned you may want me to compose a letter—I presume it's for our neighborhood newsletter. Let's talk Monday. I am on Mountain Time (2 hours difference). What's a good time to call you?

Please send me the link to the web section on the proposed development.

Thanks,

Karen

Karen Galanaugh, APR, MSW

cell: 561-632-4378

kareng@galanaugh.com

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Twitter @KarenGalanaugh

LinkedIn: Karen Galanaugh

Facebook: Galanaugh & Company



Tricia Holloway <tricia@wardrealestatellc.com>

FW: Winding Trails

1 message

Laura Meyer <laura@wardrealestatellc.com>
To: "Tricia W. Holloway" <tricia@wardrealestatellc.com>

Fri, Aug 19, 2016 at 4:02 PM

(5)

From: Jim Caton [mailto:jim_caton@yahoo.com]
Sent: Friday, August 19, 2016 3:55 PM
To: Laura Meyer <laura@wardrealestatellc.com>
Subject: Re: Winding Trails

That looks acceptable to us.

Jim Caton

Santa Ana International
10448 Trianon Place
Wellington Florida 33449

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

Skype: jameswcaton

From: Laura Meyer <laura@wardrealestatellc.com>
To: jim_caton@yahoo.com
Sent: Friday, August 19, 2016 3:25 PM
Subject: Winding Trails

Mr. Caton,

Here is the website to view the drawings: <http://www.windingtrailswellington.com/>

Thank you,

Laura Meyer

for Tricia Holloway

Laura Meyer
WARD REAL ESTATE, LLC

12180 South Shore Blvd., Suite 104

Wellington, FL 33414

Direct 561.798.4160 | Fax 561.798.4162

Email laura@wardrealestatellc.com

www.wardrealestatellc.com

JOHN F. SMITH
2602 Country Golf Drive
Wellington FL 33414

6

July 13, 2016

Dear Developers of Winding Trails,

I currently lease a home in the Lakefield South community, and I am considering purchasing here. I've seen the proposed plan for the new equestrian development, and I thought I'd give you my "two cents" on the matter. I think it's a great concept. A main concern of mine has been security - I do notice many trespassers wandering on the property, and I think the new lake structure will solve that problem. The plan compliments the equestrian community here in Wellington nicely, too. I feel that this plan will benefit the neighborhood and impact it in a positive way, including increasing property values.



John F Smith

Laura Meyer

From: Tricia Holloway <tricia@wardrealestatellc.com>
Sent: Saturday, August 06, 2016 7:37 AM
To: Laura Meyer
Subject: Fwd: Development of Land Surrounding Lakefield South

(A)

Can you please print this and just put on my chair

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

From: **rgwt farm** <rgwtfarm@me.com>
Date: Fri, Aug 5, 2016 at 1:20 PM
Subject: Development of Land Surrounding Lakefield South
To: tricia@wardrealestatellc.com

Greetings!!

Ernie Shook call me a while ago and I am Miriam Godshalk and live at 2579 Country Golf Drive, Wellington, FL on a seasonal basis. I am looking forward whole heartedly to your development of the land surrounding Lakefield South. It will make and outside areas safer for all of us!

My email address is below and does not include my name. Let me know if I can help in any other way.

Yours, MG
rgwtfarm@me.com

Tricia Ward Holloway, CCIM
12180 South Shore Blvd, Suite 104
Wellington Florida 33414
Office 561-798-4160
Fax 561-798-4162
Cell 561-202-5003
tricia@wardrealestatellc.com
www.wardrealestatellc.com

Laura Meyer

From: Tricia Holloway <tricia@wardrealestatellc.com>
Sent: Saturday, August 06, 2016 8:10 AM
To: Laura Meyer
Subject: Fwd: Tricia Holloways Information



Please put on my chair

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

From: **Mary Lou Shook** <ernieshook@aol.com>
Date: Fri, Aug 5, 2016 at 11:21 AM
Subject: Re: Tricia Holloways Information
To: Tricia Holloway <tricia@wardrealestatellc.com>

We are looking forward to your project. It is innovative and will be exciting to watch develop. Best of luck to you and your husband with the new arrival.
Ernie and Lou Shook

Sent from my iPad

On Aug 5, 2016, at 10:00 AM, Tricia Holloway <tricia@wardrealestatellc.com> wrote:

Hi Ernie,

Thank you so much for your kind words and support. I look forward to seeing you when you return in November!

Tricia

--
Tricia Ward Holloway, CCIM
12180 South Shore Blvd, Suite 104
Wellington Florida 33414
Office 561-798-4160
Fax 561-798-4162
Cell 561-202-5003
tricia@wardrealestatellc.com

--
Tricia Ward Holloway, CCIM
12180 South Shore Blvd. Suite 104
Wellington Florida 33414
Office 561-798-4160
Fax 561-798-4162
Cell 561-202-5003
tricia@wardrealestatellc.com
www.wardrealestatellc.com

Please View My Listings at
<http://www.loopnet.com/profile/13167328420/Tricia-Ward-Holloway/Listings/>

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 | 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 | www.wellingtonfl.gov
Office Hours: 7:00 am. to 6:00 pm. Monday through Thursday



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

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 | www.wellingtonfl.gov
Office Hours: 7:00 am. to 6:00 pm. Monday through Thursday



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 gaited 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

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
www.wellingtonfl.gov



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; Michael J. Drahos; Tanya Siskind
Cc: 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

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 | www.wellingtonfl.gov



Kelly Ferraiolo

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
(c) 561-758-8593
(f) 561-354-6036

Kelly Ferraiolo

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 | 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; Howard Slifkin; 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

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

Zoning Board Robert Basehart rbasehart@wellingtonfl.gov
Kelly Ferraiolo kferraiolo@wellingtonfl.gov
C Cramer ccramer@wellingtonfl.gov

Mayor and Council Ann Gerwig agerwig@wellingtonfl.gov
jmcgovern@wellingtonfl.gov
nnapoleone@wellingtonfl.gov
mdrahos@wellingtonfl.gov
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. 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

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
www.wellingtonfl.gov



From: Pat Keeler [<mailto:plk2001@yahoo.com>]
Sent: Tuesday, July 05, 2016 4:20 PM
To: sharon@merchantstrategy.com; 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

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

From: Frank Utermehle <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>
Date: July 2, 2016 at 12:15:31 PM EDT
To: 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

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

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

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> 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

From: Jim Caton [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

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

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

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> 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
www.wellingtonfl.gov



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)

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.

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