

**Wellington
Equestrian Preserve Committee Meeting
June 7, 2023
Village Hall Council Chambers
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

Chair Cleveland called the meeting to order at 6:30 PM.

Members present: Jane Cleveland, Haakon Gangnes, Carlos Arellano, Glen Fleischer, Dr. Kristy Lund, Richard Cunkle and Dr. Rachel Eidelman

Members late: None.

Members absent: None.

Staff present: Jonathan Reinsvold, Tim Stillings, Kelly Ferraiolo, Cory Cramer, Laurie Cohen, Judy Rios, Orlando Lindo and Helen Archer.

II. Pledge of Allegiance

Pledge of Allegiance was done.

III. Remarks by Committee Chair

Chair Cleveland introduced the committee members and explained the meeting structure.

IV. Additions/Deletions/Reordering of Agenda

Motion was made by Dr Rachel Eidelman to move the election of committee chair and vice chair until the end of the meeting, seconded by Dr. Kristy Lund. Motion passed unanimously (7-0)

V. Approval of Minutes

Glen Fleischer motioned to approve the March 1, 2023 and April 12, 2023 EPC Minutes. Dr. Kristy Lund seconded. Motion passed unanimously (7-0).

VI. New Business

Wellington North Ordinance No. 2023 -01 Petition 2022-0002-CPA and Ordinance No. 2023-01 Petition 20022-0001 - RES

Laurie Cohen, Village Attorney notified the EPC that this item was quasi-judicial and that an interested party was present. Witnesses were sworn in, followed by ex-parte communication disclosures.

Consensus was made by the committee to extend the presentation time for the applicant from twenty (20) minutes to forty (40) minutes. Interested parties time was extended to 35 minutes.

Kelly Ferraiolo, Village of Wellington Senior Planner presented Staff Report on **Ordinance No. 2023 -01 Petition 2022-0002- CPA and Ordinance No. 2023-01 Petition 2022-0001-RES** for the Wellington North project.

Mrs. Ferraiolo outlined the applicant's request to remove a portion of land (95.67 acres) from the EPA/EOZD and develop the 101.9 acres site into a 300 unit residential project. Staff Analysis, rezoning and master plan request were presented.

Cory Cramer, Planning and Zoning Manager and Tim Stillings, Planning and Zoning Director answered the committee's questions regarding the project request.

Applicant's Presentation

Paige Bellissimo, Executive Vice President & Partner for Wellington Lifestyle Partners gave an introduction of her company.

Don Hearing of Cotleur and Hearing, an agent for the applicant gave a summary of the project.

Doug McMahon, C.E.O. of Wellington Lifestyle Partners gave his staff introductions.

Andres Beck, Chief Commercial Officer for Global Equestrian Group gave a summary of their business strategy and equestrian expansion.

Douglas McMahon spoke of the conceptional plan for the North Parcel and the development partner NEXUS.

Interested Party

James Gavigan, of Shutts & Bowen representing Solar Sports Systems Inc which owns Deerridge Farms located and 12500 Pierson Road. His client is opposed to the project.

EPC Comments and Questions

Chair Cleveland stated the Committee had questions for the applicant and interested party.

Mr. Fleischer asked Mr. McMahon, how a golf community enhances an equestrian community?

Mr. McMahon explained the amenities would keep equestrians in Wellington year-round.

Chair Cleveland added to Mr. Fleischer's question regarding the applicants request for luxury housing, she stated that the public surveys that were sent out prior to the meeting were mostly requests for grooms quarters, not one request came in for luxury housing.

Dr. Kristy Lund requested the definition of Equestrian Centric Community.

Mr. Hearing explained that a World Class Equestrian venue would bring additional demand for luxury homes.

Dr. Rachel Edleman questioned the project not having equestrian aspects like stables or barns.

Mr. McMahon explained that the project was a chess piece to a bigger equestrian community.

Dr. Lund commented on the golf course that has been purchased by Global Equestrian Group.

Mr. McMahon stated they had an agreement/contract.

Chair Cleveland stated that one of the provisions of that contract (golf course) was that this project (Wellington North) get approved.

Mr. Fleischer asked if this project is voted down, would the golf course still move forward?

Mr. Hearing stated that the projects are tied together. The concept was to move dressage down to the expanded showground.

Chair Cleveland asked who could speak regarding the Bellissimo project.

Mr. McMahon answered that Wellington Equestrian Partners could answer questions.

Chair Cleveland challenged the ownership. Far Niente was the owner under the Palm Beach Property Appraiser.

Bonnie Miskel of Dunay, Miskel & Backman the Zoning and Land Use Lawyer for the applicant responded that Wellington Equestrian Partners does own the land.

Chair Cleveland had questions for the Global Equestrian Group, asked for clarification regarding Waterland Private Equity the majority owner of Global Equestrian Group, on why they were not present at the meeting?

Mr. Hearing confirmed Waterland Private Equity did own Global Equestrian Group.

Mr. Haakon had a question for Mr. Hearing regarding the plan being compliant with the comprehensive plan.

Mr. Hearing answered that the documents showed the majority of the plan was compliant and that the staff report was detailed.

Ms. Miskel also added that the comprehensive plan was aspirational. The plan was consistent to amendments, Chapter 163, and the comprehensive plan was found compatible.

Mr. Arrellano stated that he did not think that they should vote on this project not knowing where the dressage group would be going.

Mr. McMahon added that this project is an exchange. Dressage would move from Equestrian Village to the 180 acres that Global Equestrian Group is re-planning. This is what was being proposed and a commitment was made.

Dr. Lund had questions regarding the Bellissimo statement of staying competitive. That amenities and upgrades were needed in order to keep the people happy.

Mr. Hearing stated that the amenities that the project is bringing was for the equestrian community.

Dr. Lund stated that the number one amenity would be the upgrades for the horse show grounds, good stables, and provisions for the spectators. Second is the equestrian preserve. The fact that there was no plan on where the dressage group would be going was also an issue.

Chair Cleveland and let me add that this is good faith with a group that promised to make improvements in 2012 and never did make them.

At 9:20 PM, Chair Cleveland called for a recess prior to opening for public hearing.

Motion was made to open the public hearing by Dr. Kristy Lund, seconded by Glen Fleischer. Motion passed unanimously (7-0)

VII. Public Comments

The following 18 individuals spoke and were opposed to the North Project:

1. Patrick Parsons
2. Marc Kasowitz
3. Maureen Brennan
4. Alina Carta
5. Pat Bachi
6. Chris Schubert

7. Mark Elie
8. Lynda Sirota
9. William McCue
10. Carol Coleman
11. Phoebe Weseley
12. Jennifer Benoit
13. Melinda Rockwell
14. Sherri Carfi
15. Paulette Venere
16. Jana Lhota on behalf of Victoria McCollough
17. Mary Ellen Sencer
18. Dr. Carolyn Luther

The following 38 individuals did not want to speak but are opposed to the project:

1. Richard Ellis
2. Thorson Rockwell
3. Caleb Allen
4. Anabella Rockwell
5. Anne Highley
6. Edward Marshall
7. Robert Boyd
8. Sam Reto
9. Arlette Ravet Rigby
10. Linda Clarke
11. Jack & Sonja Seals
12. Therese Mersentes
13. Erin S Gallagher
14. Kathy Connelly
15. Christine Husson
16. Krystle Rendon
17. Dr. Carolyn Luther (previously spoke)
18. William Custer
19. Barbara Richardson
20. Emily T. Marschok
21. Christian Bradeen
22. Sherry Maira
23. Paulette Massicotte
24. Sophie Ghedin
25. Hilary Hebert
26. Margaret Duprey
27. Betsy Rebar Sell
28. Robin Hummel Johnson
29. Diane Perkins
30. Richard Ellis

31. Karin Bradeen
32. Sahar Daniel Hirosh
33. Sydney Schreiber
34. Karen Ramsing Bixler
35. Randy Halvorsrod
36. Chris Curiger
37. Andrew Carduner
38. Nancy Martelli

The following individual spoke and supports the project:

- Tommy Skiffington - Supports Project

Motion to Close Public Hearing was made by Haakon Gangnes, second by Glen Fleischer, motion was unanimous (7-0)

VIII. Staff Comments: None

IX. Board Comments

Glen Fleischer motioned to deny the Ordinance 2023-01, seconded by Carlos Arellano, motion was unanimously denied (7-0).

Glen Fleischer motioned to deny the Ordinance 2023-02, seconded by Richard Cunkle, motion was unanimously denied (7-0).

X. Adjournment

Motion to Adjourn was made by Glen Fleischer, second by Dr. Rachel Edelman, motion was unanimous (7-0)

Chair Cleveland adjourned the meeting at 10:47 PM.

Jane Cleveland, Chair

Helen Archer, Recording Secretary