

**Wellington  
Equestrian Preserve Committee Meeting  
October 8, 2014  
Village Hall  
12300 Forest Hill Boulevard**

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## **MINUTES**

### **I. Call to Order**

Linda Elie called the meeting to order at 6:18 p.m.

Members present: Linda Elie, Richard Ellis, Maryjo Shockley, Houston Meigs, Linda Smith-Faver, Dr. Lund and Michael Whitlow.

Staff present: Robert Basehart, Tim Stillings, Cory Cramer and Kelly Ferraiolo

### **II. Pledge of Allegiance**

### **III. Approval of Agenda – October 8, 2014**

A request was received from the Attorney for Victoria McCullough to be given an extended time to make a presentation to which the committee agreed.

**A motion was made by Ms. Shockley, seconded by Ms. Smith-Faver, approved (7-0) to approve the October 8, 2014 agenda.**

#### **A. Approval of Minutes – July 21, 2014**

Mr. Meigs, Ms. Elie and Ms. Smith-Faver made minor grammatical changes.

**A motion was made by Mr. Meigs, seconded by Mr. Ellis, approved (7-0) to approve the July 21, 2014 minutes with changes.**

#### **B. Approval of Minutes – July 9, 2014**

**A motion was made by Mr. Whitlow, seconded by Mr. Meigs, approved (7-0) to approve the July 9, 2014 minutes.**

#### **C. Meet the Staff – Cory Lyn Cramer, Associate Planner**

Cory Lyn Cramer, Associate Planner, stated she has been in planning for approximately 14 years working in both the private and public sector. She joined the Village of Wellington in 2011 and has been involved in long range planning, current planning and economic development. Challenges she faced was not knowing much about horses and the needs of the various disciplines. Mr. Ellis asked what was the goal of long range planning in the equestrian community. Ms. Cramer stated the goal is to determine how to preserve the equestrian community, fulfill the needs of the different disciplines and how they relate and react to the non-equestrian community.

Mr. Whitlow asked if she understood that the equestrian industry is what keeps Wellington from being just another bedroom community to which Ms. Cramer responded it is a very important part of Wellington as a whole.

#### **IV. Declaration of Ex-Parte Communication**

Ms. Cohen explained the disclosure procedure for ex-parte communication due to the upcoming quasi-judicial petition.

Dr. Lund stated she spoke with Cynthia Gardner who was concerned a lot of facts were missing. Michael Whitlow spoke with Councilman Greene, Carol Coleman and Steve Gogola about the petition.

Mr. Meigs spoke with Cynthia Gardner, Tim Stillings, Vice Mayor Greene, Councilman Coates and Carol Coleman for clarification of the documents. He also did some research on the property.

Ms. Shockley spoke with Councilwoman Gerwig, Cory Cramer and David Flinchum regarding the petition.

Ms. Elie spoke with Carol Coleman who stated things were missing from the documents. She also spoke with staff to clarify some additional questions she had.

#### **V. New Business**

##### **A. Wellington Countryplace PUD Master Plan Amendment Petition 2014-016 MPA6**

Ms. Cory Lyn Cramer made a presentation on the proposed Master Plan Amendment and provided a history of the PUD.

Mr. Meigs asked how they received more units. Ms. Cramer stated they can receive more units by a Master Plan Amendment. Mr. Meigs asked where the units were transferred to/from. Mr. Basehart stated they were transferred to other pods within the PUD. The applicant can also request additional units.

Ms. Cramer stated the overall PUD density is one dwelling unit/two and the requested amendments include;

- Add 3 access points
- Transfer 18 dwelling units from Phase VI to Phase VII
- Reconfigure the roadway through Pod F – Phases VI and VII
- Modify Condition #8 of Resolution 2011-73

Mr. Meigs asked how many acres are in the preserve and how do they calculate density for a pod. Ms. Cramer stated density calculations are based on gross acreage.

Tatiana Yaques, 819 Cindy Circle Lane, representing the applicant stated they are requesting changes to the existing master plan which was approved in 2011. Some of the questions and concerns the committee had as they were already previously approved and not part of the application. She explained the increase to the dwelling units was a result of litigation in 2011 involving Peacock Pond which required the Village of Wellington to grant the PUD more dwelling units.

Mr. Sexton presented to the Committee an overview of the proposed amendments.

Ms. Smith-Faver asked if a groom's quarter was considered a dwelling unit. Ms. Cramer stated a groom's quarter is not considered a dwelling unit. If they are over five acres, they are not required to have a single family residence. Properties under 5 acres require a single family home.

Mr. Sexton stated the bridle paths will run along the proposed roadway and Gene Mische Way.

Mr. Meigs asked if they keep moving dwelling units to different phases, how dense will it gets. Mr. Sexton stated the Village has allowed the developer to hold onto the approved units. Mr. Meigs stated this may exceed the limit of the EOZD. Mr. Sexton stated they may be able to bank the excess units. The Village will look at the Pod when they go to develop to ensure they meet the EOZD regulations.

Mr. Basehart stated cluster development is allowed within Subarea D. There is a limit to the amount of units transferred and 10% can be transferred administratively if they have the same development type. Beyond 10%, the transfer has to be approved by the Village Council after it is reviewed by EPC and PZAB. Mr. Sexton stated they transferred units to Phase 7 which has the highest density. Any cluster development would require another Master plan Amendment. Mr. Basehart stated there is no limit on the number of units an applicant can request to transfer.

Ms. Smith-Faver asked why they need an access point that aligns with Palm Beach Point Boulevard when there is no roadway to the access point. Mr. Sexton stated in the current work plan with the Village of Wellington, 40<sup>th</sup> Street will be a paved road and this will allow for better alignment to Palm Beach Point Boulevard. 40<sup>th</sup> Street is not part of

the application or within Countryplace PUD. The access point would be for a future connection. Ms. Smith-Faver asked if Gene Mische Way will be a thru street. Mr. Sextons stated it is a private road in the PUD and currently paved from Pod A to Pod F.

Ms. Smith-Faver asked if they have considered the separation of golf cart traffic. Mr. Sexton stated golf carts could use the private roads to get to Pod A. They are not encouraging golf carts on public roadways. Ms. Smith-Faver would like a provision for golf carts on Gene Mische. Mr. Sexton stated on the east side of PBIEC, there is a north/south bridle path which connects to the South Shore bridle paths. Equestrian Sports Productions provides crossing guards. In Grand Prix Village South there is a public bridle path and the applicant will allow the exhibitors to use Gene Mische Way. The bridle path to the south of the property is open to public.

Mr. Meigs asked why they aren't trying to alleviate traffic that exits on South Shore and Pierson. Mr. Sexton responded the issue will benefit when Pods E and G have a connection to Equestrian Club Road into the spectator parking areas.

Mr. Sexton stated Gene Mische paving will be a required improvement as part of the Master Plan and Site Plan Amendment. There was a condition for POD F Site Plan to go to Council as well. They will hopefully schedule the previous Master Plan and Site Plan Amendments at the same Council Meeting. It was a condition of the Master Plan. They continued to discuss bridle trails and golf cart circulation throughout the PUD.

Mr. Meigs asked why the traffic report wasn't included in the staff report. Ms. Cramer stated the traffic report is not usually provided. They continued discussion on traffic issues on Gene Mische Way and 40<sup>th</sup> Street.

Andrea Troutman, Village Traffic Engineer, explained the geometry of the access points at Gene Mische and 40<sup>th</sup> Street. The analysis showed a right turn lane is still not needed but they will continue to monitor. Mr. Meigs asked about the timing of those improvements. Mr. Riebe stated the construction of 40<sup>th</sup> street has already been designed and bonded. Ms. Cohen reminded the committee the construction of 40<sup>th</sup> Street is not part of this application and they are not to consider it in their decision. Mr. Whitlow argued they need that information in order to make an informed decision. Mr. Riebe stated 40<sup>th</sup> Street is an important east/west connection and already identified in the Comprehensive Plan.

Mr. Riebe stated the proposed construction of 40<sup>th</sup> Street will accommodate future traffic. Some of the traffic currently on Pierson will be diverted to 40<sup>th</sup> Street.

Mr. Sexton stated the Lake Worth Road 120' easement is proposed to be abandoned and has already been taken off the long range plan. It has always been included in Pod F. It was dedicated to Wellington for a road right-of-way. Ms. Cramer stated all canals and road right of ways are included in the gross acreage. Mr. Meigs suggested exploring an alternative use of the right of way. Ms. Cohen stated if the land is not used for a road, typically it is abandoned to the adjacent owners. Staff is researching and

may reach out to the Attorney General's office and other municipalities for their opinion. Ms. Cramer stated the abandonment would be a separate application. Mr. Whitlow asked if it could be sold. Ms. Cohen explained a privilege fee is often required. Mr. Meigs asked why they are restricted to one use. Ms. Cohen again stated this issue was not part of the application.

**A motion was made by Ms. Shockley, seconded by Dr. Lund, approved (7-0) to open for public hearing.**

Janna Lhota, Holland and Knight, 515 East Las Olas, Fort Lauderdale, representing Victoria McCullough, owner of lots in Mida Farms located at 13801 40<sup>th</sup> Street South, and Vendetta farms, 1365 Santa Barbara Drive in Southfields. She provided a presentation to the committee of the location, vicinity of her clients properties and the history of Countryplace PUD. During the 2011 Master Plan Amendment process, Council approved a condition that required future site plan amendments for Pods E, F and G to be approved by Council to monitor internal circulation of those Pods. She stated improvements to 40<sup>th</sup> street and various access points would encourage the internal circulation within the PUD including the relationship to the improvements of 40<sup>th</sup> Street to this application will be used by people to bypass the intersection of South Shore and Pierson Road. It will also cross over two public bridge paths. She would like the committee to reconsider the internal circulation issue due to the access on Gene Mische Way and proposed connection via 40<sup>th</sup> Street.

Ms. Elie stated the internal road around Mida Farms is not part of the application. Ms. Cramer stated Mida Farms is also outside of the PUD and the third access point on 40<sup>th</sup> Street was requested by staff. It was not part of the applicant's request.

Mr. Riebe stated it is very critical for 40<sup>th</sup> street to align with Lake Worth Road. Ms. Lhota stated her client is concerned the road is still being included when the condition in 2011 stated the internal roads would be revisited if 40<sup>th</sup> street was improved and Gene Mische was connected. Council was to reconsider the proposed roadways around Mida Farms. Ms. Lhota didn't understand why this applicant wasn't required to show the entire internal circulation of the site and felt they should look at the entire PUD. The committee should look at the entire project not just piece meal.

Bob Rennebaum, President of Simmons and White Engineers, has worked on many projects throughout the EPC and currently represents Glenspur Farms which is on the southeast corner of South Road and 40<sup>th</sup> Street. He agreed with Ms. Lhota. It is not consistent with Goal 1.0 of the Equestrian Element and the applicant has not presented a plan to include bridge path and golf carts. His client would like the committee to reconsider the connection from Gene Mische Way outside of the PUD for equestrian traffic into the EPA and 40<sup>th</sup> Street. It belongs in the PUD within the already dedicated Lake Worth Road right of way. They don't want 40<sup>th</sup> Street to be paved. He suggested aligning the road with Lake Worth Road in the right of way and to the south of Mida Farms then back north into the right of way. 40<sup>th</sup> Street is a smaller canal right of way.

**A motion was made by Mr. Meigs, seconded by Dr. Lund, approved (7-0) to close for public hearing.**

Ms. Yaques stated the arguments heard from Ms. Lhota and Mr. Rennebaum are not to be considered and raise “not in my backyard” issues. The conditions for 40<sup>th</sup> Street were in effect in 2008 and any of the arguments mentioned would have been listed in the previously approved conditions. The Grand Prix Master Plan Amendment in 2008 governs how 40<sup>th</sup> Street is to be built. She asked the committee to focus the amendments being requested tonight.

Mr. Ellis, Mr. Whitlow and Mr. Meigs wanted to look at the entire plan rather than in pieces. Mr. Whitlow had a problem with Phase VII and the dwelling units. He needs to know about what is going to be developed in all the future phases. He felt they should also see site plans. Mr. Basehart stated in order to cluster develop, you have to get approval from Council and there are design and size criteria that limit the extent of development. It would need to be heard by EPC and PZAB as well. Ms. Cramer stated Equestrian Club Estates is an example of cluster development. The goal of clustering is to minimize the actual area of development and maximize open space. Mr. Basehart stated the applicant hasn’t asked for cluster development. Ms. Elie stated just because a property is developed for equestrians doesn’t mean years from now it will remain an equestrian property. She cited Horseshoe Acres subdivision an example. Ms. Cramer stated any site plan for clustering would be reviewed for code requirements at DRC.

Mr. Meigs suggested scheduling a workshop for this item. He didn’t think it was thoroughly presented to them.

Ms. Troutman stated the traffic statement wasn’t included in the staff report because there was not an increase to intensity in the PUD. The traffic study addressed concerns of the new access point and how it will divert traffic on Lake Worth Road. It included current traffic from PBIEC and the counts were conducted in March. The traffic volume on a paved road is significantly different than a dirt road. The number of cars using Gene Mische would increase once it’s paved. In the AM peak hour 290 trips (7-9am) and PM peak hour 300 trips (4-6pm) are projected. The traffic study only addresses what is being changed and analyzed in one hour windows.

Ms. Smith-Faver asked if the Preserve in Pod F, Phase VII was included in the acreage for Pod F. Ms. Cramer responded it is about 18 acres, not buildable and was included in the acreage of Phase VII. Ms. Smith-Faver was concerned with the proposed access point that aligns with Palm Beach Point Boulevard and asked who determines how many units per Pod. Ms. Cramer stated there are a lot of factors and it depends on the code and what the developer is requesting. Discussion followed.

Ms. Elie suggested having a cul-da-sac at the south end of Gene Mische Way. Mr. Riebe stated from an engineering standpoint, connecting Gene Mische with 40<sup>th</sup> street is the best option and will disperse traffic off Pierson Road. Ms. Smith Faver stated she didn’t want 40<sup>th</sup> Street to be like Pierson Road. Mr. Riebe stated they may consider

placing speed humps on 40<sup>th</sup> Street and the posted speed limit will be 30 mph. Traffic calming within the EPA is critical.

Mr. Ellis asked why March was chosen for the traffic study. Ms. Troutman stated they also did counts in January, February and March with March being the highest month.

Ms. Elie asked why the cul-da-sac was not a suitable option. Mr. Sexton stated there is a condition Gene Mische be connected to 40<sup>th</sup> Street. What is different now is 40<sup>th</sup> is to be paved by a different development. Mr. Ellis asked if this would be safer for horses than the current situation as they are increasing the traffic and speed. Mr. Sexton stated there will be crossing signals and striping which is an improvement. He believed the bridle paths will also have greater use.

Mr. Sexton stated the roads inside the PUD will be private but wasn't sure if they would also be gated. Mr. Riebe stated if there is a gate, they will not be able to back up into the public road right of ways. Mr. Sexton stated they have land that already has approved density but needs to be improved in order to enhance the equestrian lifestyle and industry.

Mr. Meigs stated the problem is they don't know the future development. Mr. Sexton stated they are requesting changes in Pod F only compared to what was previously approved. Ms. Elie asked why they needed to move 18 dwelling units. Mr. Sexton stated the best way to utilize Pod F phase 6 now is to build desirable 5 acre equestrian estates. Ms. Smith-Faver would like the developer to share his vision with the committee so they have more of an understanding of what is being proposed. Mr. Sexton stated there currently is not a plan for future Phase VII.

Ms. Cohen stated a site plan is not something that is required to be done at this time and does not precede a Master Plan. The developer does not have to provide his vision for the remainder of Pod F and has a right to get approval in phases.

**A motion was made by Mr. Meigs, to provide a workshop for further work. Motion failed for a lack of a second.**

Ms. Cohen noted any recommendation cannot require the applicant to hold a workshop. The applicant has the right to move their application through the public hearing process in a timely manner.

**A motion was made by Mary Jo Shockley to approve the Master Plan Amendment based on what was under consideration. Motion failed for a lack of a second.**

Dr. Lund expressed her concerns about not providing sufficient bridle paths. Ms. Cramer stated the master plan does provide for both public and private bridle paths but were hard to see on the master plan. Mr. Sexton reviewed the location of the paths throughout the PUD and he believed they addressed all the path connections.

**A motion was made by Linda Elie recommended approval of the Master Plan Amendment with the removal of access points to 40<sup>th</sup> Street and to reduce the transfer of units by half. Motion failed for the lack of a second.**

**A motion was made by Michael Whitlow, seconded Houston Meigs, approved (6-1) to deny the petition due to the lack of information.**

Ms. Smith-Faver asked if they could attend the PZAB meeting. Ms. Cohen stated they can attend on their own or the committee can appoint a member to represent the committee.

#### **VI. Staff Comments**

None

#### **VII. Board Comments**

Ms. Shockley asked if staff received any comments on the survey. Ms. Smith-Faver asked if it was only supposed to be about the bridle trails. Ms. Ferraiolo will resend the survey information to the Committee.

Ms. Elie stated PBSO will be ticketing Golf Carts that are not low speed vehicles and not street legal. PBSO will be making a presentation at the committee meeting next week.

Ms. Elie stated the Charrettes for Saddle trail are scheduled and advertised so the Committee members will be able to attend and speak in front of each other. They will be discussing the design elements.

#### **VIII. Public Comments**

None.

#### **IX. Adjournment**

**A motion was made by Ms. Smith-Faver, seconded Dr. Lund, approved (7-0) to adjourn the meeting. The meeting adjourned at 10:10 pm.**

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Linda Elie, Chair

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Kelly Ferraiolo, Recording Secretary