To: Council Members

From: Staff

Date: March 16, 2012 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Wellington Comprehensive Plan
Amendment No. 12-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

Background

Wellington is proposing the Equestrian Village Comprehensive Plan Text Amendment, which consists of text amendments to the Land Use and Equestrian Preservation Elements of the comprehensive plan.

Evaluation

Wellington received a request from Equestrian Sports Partners, LLC for approval to develop a 5-story hotel with below grade parking garage, a separate 75,000 square foot (SF) commercial complex, and a commercial Equestrian Arena on a 59.5 acre parcel located at the northeast corner of the intersection of Pierson Road and South Shore Boulevard. The Equestrian Village parcel is located in the Wellington Planned Unit Development within the Equestrian Preservation Area. The future land use designation of the parcel is Commercial Recreation. The proposed 75,000 SF commercial complex consists of 20,000 SF of combined restaurants, 25,000 SF of retail, and 30,000 SF of offices. The following text amendments are requested to accommodate the proposed development:
1. Land Use Element

- Amend Policy 1.3.7 that limits building height to 35 feet in all land use categories to add the following exception: A hotel located within the Equestrian Preserve Area on a property having a Commercial Recreation land use designation in a planned development shall be limited to a maximum height of 58 feet.

- Amend Policy 1.3.14 for properties with a Commercial Recreation land use designation in the Equestrian Preserve Area to increase the maximum allowed building coverage from 10% to 15% and increase the maximum allowed floor area ratio from 0.10 to 0.15.

2. Equestrian Preservation Element

- Amend Objective 1.1.c to allow for the commercial uses supporting the equestrian industry which may include hotel, restaurant, retail, and office uses within the Equestrian Preserve Area. Any hotel, office or retail use may only be permitted on property with a Commercial Recreation land use designation and located in a planned development district provided the property has direct access to and is located at a major street intersection with an arterial road. A hotel must be integrated within a minimum 50 acre permanent Commercial Equestrian Arena and have a minimum 2,000 foot separation from another hotel.

Development of the Equestrian Village is proposed at the former site of the Palm Beach Polo Stadium parcel, which consisted of a polo stadium, polo fields, and equestrian support facilities. This is one of three equestrian venue locations in Wellington. The other two venue locations consist of the Palm Beach International Equestrian Center and the International Polo Club. The Wellington staff report indicates that these projects have all undergone recent improvements in response to the increased international interest, competition levels, expanded services and entertainment schedules that continue to draw an increased number of spectators. The requested Land Use and Equestrian Preservation Element amendments are in response to the commercial recreation activities often found and expected at competitive level stadiums and arenas.

**Extrajurisdictional Impacts**

The proposed amendment was provided by Wellington staff to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and was circulated by the IPARC Clearinghouse Coordinator on January 27, 2012. No extrajurisdictional impacts have been identified.

**Effects on Significant Regional Resources and Facilities**

Significant regional resources and facilities in the vicinity of the proposed project include Southern Boulevard, Forest Hill Boulevard, and State Road 7. Traffic analysis of the proposed Wellington Equestrian Village indicates the project is in compliance with both Palm Beach
County and Wellington traffic performance standards and there will not be a negative impact on regional roadways. No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is not in conflict or inconsistent with the SRPP. Many citizens have expressed concern with the proposed project related to the intensity of development, traffic and environmental impacts, and quality of life. Wellington should give careful consideration to these local concerns prior to taking final action on the proposed amendment.

Recommendation

Council should approve this report and authorize its transmittal to Wellington and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. 2020 Future Land Use Map
3. Equestrian Overlay Zoning District
4. Aerial of the Equestrian Village site and Surrounding Area
Exhibit 1
General Location Map

Wellington
Exhibit 2
2020 Future Land Use Map

Equestrian Village Parcel
Exhibit 3
Equestrian Overlay Zoning District
Exhibit 4
Aerial of the Equestrian Village Site and Surrounding Area

Subject Site
List of Public Comments

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<td>2/22/2012</td>
<td>Laura Regalado, Department of Economic Opportunity</td>
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<td><a href="mailto:Ngirolamo810@aol.com">Ngirolamo810@aol.com</a></td>
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Good Morning,

The Department of Economic Opportunity was asked by the Governor’s office to respond to citizen comments they received regarding the proposed Wellington 12-1ESR amendment. We stated in our response that we would forward their comments on to the other reviewing agencies.

I will send these comments in batches. You may have already received some of these. Please let me know if you have any questions.

Thank you,

Laura Regalado, Planning Analyst
Department of Economic Opportunity
Bureau of Community Planning
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399
Laura.Regalado@deo.myflorida.com
(850) 717-8508
Fax: (850) 717-5822
DEO
FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
Stephanie Heidt

From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Monday, February 20, 2012 4:00 PM
To: Regalado, Laura
Subject: FW: Wellington Equestrian Area - Village of Wellington

From: Ngirolamo810@aol.com
Sent: Wednesday, February 15, 2012 2:28 PM
To: Governor Rick Scott
Subject: Wellington Equestrian Area - Village of Wellington

Governor, please review the plans and disapprove the loss of this equestrian preserve in the Village of Wellington.

-- Save the Wellington Equestrian Preserve and Stop this massive commercial development
-- The Wellington Equestrian Preserve is an environmental and economic jewel - Please don't allow it to be exploited
-- Please consider the enormous traffic, environmental and quality of life impacts this commercial development will have on the residents in Wellington.
-- We are counting on your careful review and vigorous oversight - Please don't rubber stamp this development as our Village Council did
Governor Scott,

I live in Wellington, just outside of West Palm Beach. Today your office has received from our Village council a request to significantly change our town with a HUGE commercial development. Our Village Council as they always do with this developer, has rubber stamped this after hearing from hundreds of residents that are opposed to this development. I strongly urge you and your staff to not do what they did. So Please take your time to do your due diligence in this matter. The council has used an outdated traffic study and have totally violated a program they themselves set up called the Wellington Equestrian Preserve. This program was set up to avoid just this kind of situation within the preserve area. Now a local developer who has a long history of doing things now and saying he is sorry later, has proposed a huge commercial program within that reserve.

He has, over and over again, misled the council and this town on what kind of impact it will have. For example, they claim there will be no traffic impact with his new Dressage Horse Arena that seats 3500 people, plus the riders, handlers, trainers for the horses showing. This arena empties out onto a 2 lane road (one each direction currently..key word currently) or possibly (if they get another property owner to agree) a 4 lane road. BUT how is it possible that this will not impact those roads. They are not demanding any impact fees for future road improvements, that would fall on us, the taxpayers of this town.

They have in addition to that proposed a 5 story hotel, shops and other commercial ventures totalling over 400,000 sq. ft. (they claim in their mysterious way it is only 200,000, but the Hotel alone is over that)

The Environmental impact on our town will be tremendous, especially by adding 400 stalls and all that brings to the area.
The Village of Wellington Council has repeatedly given this developer a free ride on violations. For example, just last year, he re-routed a road leading to his venue without permits or permission from the homeowners that use this road every day. Not only did they not stop him, nor were any traffic studies done, but they never fined him for violating the law. I know if I had done this I would most assuredly been fined and sued.

This happens over and over again.

Our biggest complaint is, why the rush, why not do traffic studies that take into account the entire scope of his proposed development and not just empty land that is has been for many years. It has been used for Polo fields and since the Hurricanes a few years ago, there have been no buildings on it at all. Prior to that, there were Polo matches on Sunday and the traffic was horrible and that was before our town became as populated as it is today.
We have asked the council one thing, when are they going to stop and do what is right for our town and not just a few people. The impact to this town will be tremendous, and not in a good way. We moved here for the laid back lifestyle and the open spaces. That is what we were sold, not a HUGE commercial development in the middle of our town.

PLEASE stop this from going forward. Your office has the power NOW. If you approve it, there will just be another rubber stamp put on this and the developers will get what they want. For him it is all about building a Hotel/Condo/Timeshare because in his own words at the last meeting, he could not do this without that, so that says it all right there. It has nothing to do with doing something to enhance the sport of Dressage, he could build anything as long as he has the hotel part of it.

As a matter of fact he started building this new arena, a huge structure before he even had any approvals, and once again the city gave him those after the fact. And just a week ago, his structure was deemed unfit and was red tagged but amazingly, just 2 days later after all work was halted and they didn't even change anything it got a temporary approval, HOW DOES THAT HAPPEN.

All I can say is enough is enough, we all want business to succeed, but not at the expense of misleading people and hurting our taxpayers in the long run. so I am asking you to tell them to just slow down and get all the proper studies done and if then if everything comes out the way they want it, then we would have no choice, but that is highly unlikely.

Thank you for your time

Sincerely
Mark L. Elie
1698 Grantham Dr.
Wellington, FL. 33414
From: Bill Bower [mailto:wbowerjr@comcast.net]  
Sent: Wednesday, February 15, 2012 4:14 PM  
To: Governor Rick Scott  
Subject: Wellington Equestrian Preserve

Dear Governor Scott,

Having just visited numerous representatives in Tallahassee last week regarding many issues I wanted to reach out to you to let you know we have a serious situation in Wellington, FL in which you could assist.

I am requesting that you do not approve the requested commercial development within the existing “Wellington Equestrian Preserve” as the preserve has been a long standing environmental and economic jewel.

Even though I am in the construction industry and we desperately need jobs, there is plenty of existing commercial property that could be developed within 5 to 10 minutes of the preserve.

I wish to thank you in advance for your consideration in this matter.

William M. Bower, Jr.

2189 Sunderland Ave.

Wellington, FL 33414
Governor Scott,

Please save our Wellington Equestrian Preserve from massive commercial development. We are counting on you to carefully review the plans set forth and to consider the overwhelming traffic and quality of life impact on the residents of Wellington. Please don't allow our community to be exploited and destroy our environmentally sensitive area.

Respectfully,

Elizabeth Tremblay
Wellington Resident
From: Stephanie Heldt
Sent: Tuesday, February 21, 2012 3:43 PM
To: Regalado, Laura
Subject: FW: Opposition to the Equestrian Village Rule Changes in Wellington, fla

From: Smaretta@aol.com [mailto:Smaretta@aol.com]
Sent: Thursday, February 16, 2012 2:25 PM
To: Governor Rick Scott
Cc: info@wellingtonalliance.com
Subject: Opposition to the Equestrian Village Rule Changes in Wellington, fla

My husband and I have been in Wellington since 1995. We bought property here just because it was designated Equestrian friendly and that no large commercial type development would infringe on our desire to live in an equestrian village.

Now, we have to face the possibility of a developer forever changing the landscape of Wellington. This is totally unacceptable. Not only will it change the way of life equestrians enjoy today, but it will change our lives forever. Once again, we will be faced with the proposition of being forced out of an equestrian area. We lived in Long Grove, Illinois before Wellington. We were forced out by development there. We found Wellington after a long search for an area where we thought we would not have to be afraid of commercialization of the land around us. This is not only a way of life change, but a safety issue for all of us that use the roads and land for not only riding horses but also horse drawn vehicles.

Please think this process out and contact the landowners in Wellington other than the developers to find out what is really happening here. We are depending on you to do the right thing and refuse to change the Equestrian Preserve Rules, bylaws and way of life.

Matt and Sherri Carfi
14890 Palm Beach Point Boulevard
Wellington, Flia. 33414
(561) 791-9686
From: Marlene Solomon [mailto:marlene@ajcop.org]
Sent: Thursday, February 16, 2012 12:29 PM
To: Governor Rick Scott
Subject: Save the Wellington Equestrian Preserve

Dear Governor Scott:

I am writing to you today to share my concerns regarding the proposed commercial development of the Wellington Equestrian Preserve. The plans for this proposal are currently in Tallahassee for approval. We moved to Wellington sixteen years ago, and have seen massive development like the Wellington Mall and all of its outparcels, the expansion of roads, the expansion of the Wellington Regional Hospital, and the building of hundreds of new homes. All of these developments have had impact—mostly positive, some not so positive.

The proposal for massive commercial development at the crossroads of the Wellington Equestrian Preserve, would be disastrous to our peaceful, bucolic community. The last project, “improvement” of Southshore Blvd. between Pierson Road and Lake Worth Road, was a disappointment of high order. For two years we put up with the construction of what we believed would be a widening of that major access route, only to find that upon completion, the road is still two lanes, with a bike lane, a couple of turn lanes, and a wide median. The road now has numerous (about every 6 feet for a mile and a half stretch) palm trees and other trees both on the median and on both sides of the street. If we should have a hurricane (even a small one) the chances of that road being seriously blocked by downed trees are very great. During rush hour (morning and evening) traffic backs up for two or three light cycles, at least. My equestrian friends complain that the road is now so narrow, it is extremely difficult to make the turns with their horse trailers. That is a done deal—but I am telling you this because this is precisely where they are proposing to build a five story condo hotel and shops—at the intersection of Southshore and Pierson Road!

Pierson Road is a two lane road that with entrances to the equestrian venues. I understand that it is in the Village Charter that Pierson Road cannot be widened, as it is part of the Equestrian Preserve. The impact of this massive commercial project on already congested vehicle and horse traffic and the environment will irrevocably erode the quality of life of all Wellington residents.

Please block the approval of this Wellington Development proposal and save our Wellington Equestrian Preserve.

Respectfully,

Marlene Solomon
Wellington, Florida
I’m writing to express my grave concern over a project proposed for Wellington that is now under your review. This project called “Equestrian Village” would destroy what was the state’s first Equestrian Preserve ever recognized through the comprehensive planning process. It would allow intense development of a 5-story condo/hotel and nearly 100,000 square feet of commercial space in an area set aside as an equestrian preserve.

The developer has told our local leaders that he must include the hotel and commercial space to pay for the competition facilities he proposes on the site. He is dangling the promise of jobs and loss of equestrian events to coerce our local elected leaders to approve what he wants. But they’re ignoring the fact that this one project could destroy everything around it. It is projected to bring 1 million more trips a day to an intersection that already is hazardous because it is the primary horse crossing in Wellington.

As a lifelong equestrian, Olympian and leader in the equestrian industry, I’m familiar with competition venues around the world. Ringside hotels and stores are not the elements of a successful venue or event. They are the elements of a developer trying to disguise a commercial project around nothing more than the equestrian theme.

Wellington’s Equestrian Preserve was a landmark in the state of Florida and recognized the unique treasure that exists in the community. Please carefully review this project. Don’t allow a rubber-stamp review as it got by our local leaders. Help us in the equestrian industry to truly preserve this industry in Wellington and throughout Florida.

Thank you,

Mason Phelps, Jr.
The information contained in this electronic mail transmission is intended only for the use of the recipient(s) named above. It may contain proprietary, confidential or privileged information of the sender. If you are not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of the information contained in this transmission is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by reply electronic mail and delete the original message and any copy of it from your computer system.
From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Monday, February 20, 2012 4:00 PM
To: Regalado, Laura
Subject: FW: No development of the equestrian preserve!

-----Original Message-----
From: Michael Kohl [mailto:mkohl123@gmail.com]
Sent: Thursday, February 16, 2012 8:00 AM
To: Governor Rick Scott; ray.eubanks@deo.myflorida.com
Subject: No development of the equestrian preserve!

Dear governor Scott, Please I urge you to stop the development of our equestrian preserve in Wellington. This is a preserve and should be kept a preserve. I am a resident of Wellington and moved here as an equestrian because of the open green space that our community provides us. Now a greedy developer wants to develop a hotel and several hundred square feet of retail. He claims the horse show needs this development yet there is plenty of commercial space available for this sort of development in the area and no need to change the law protecting our preserve! I have seen communities that over developed and have lost their horse communities. Namely Bloomfield Michigan, Barrington Illinois, and Wayne Illinois! Also this will set a precedent for development of any space zoned commercial rec., which could be disastrous to every golf course in any town in Florida! The traffic and environmental effect of this massive project in this otherwise quiet area where now horses can safely hack through the neighborhood will be disastrous and dangerous to the public as well as the horses that are stabled in the area. The residents who already live and thrive on this corner will also be affected and their homes will now overlook parking lots manure pits and a noisy un necessary hotel and retail! Wellington as other communities in our area is full of vacant strip malls and retail commercial space. Why not revive these areas promote growth of our already developed space but PLEASE do not let our politicians who seem to be in bed with this developer change the law and develop what the law has already deemed a jewel that will never be replaced, THE EQUESTRIAN PRESERVE!

Thank you for your attention to this matter Dr Michael Kohl resident

Sent from my iPad
From: Mary Sue Jacobs [mailto:marysue@destinyinter.com]
Sent: Thursday, February 16, 2012 12:15 PM
To: Governor Rick Scott
Subject: NO CHANGE TO WELLINGTON COMP PLAN PLEASE

Dear Governor Scott,

I am a Wellington Resident and I beg you to turn down the request to change the Wellington Comp Plan for the Hotel and extra Commercial in the new Equestrian Village. That intersection is extremely dangerous and many people, golf carts, mopeds and horses cross that already overused 2 lane area when the seasonal equestrians are here in the Winter already. We have had many people hit in that intersection and it is only a matter of time with all the congestion, before a child or horse is hit and we have a complete disaster. The owners already have a piece of land across the street that is appropriately zoned for the hotel, so there is absolutely no need to change the Comp plan to put a hotel where it really doesn’t belong on the corner of Pierson. The Village of Wellington is dying and there are many, many businesses going out of business everyday from over commercialization. PLEASE do not add more commercial to this mix or you will be signing a death sentence for this town and the year round people trying desperately to make a living.

Thank you,

Marysue Jacobs
Broker
Destiny International Properties of the PB Inc
1841 Clydesdale Ave, Wellington FL 33414
561-731-250-1
Stephanie Heidt

From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Monday, February 20, 2012 3:54 PM
To: Regalado, Laura
Subject: FW: Wellington Equestrian Preserve

From: JBomar1072@aol.com [mailto:JBomar1072@aol.com]
Sent: Thursday, February 16, 2012 12:58 PM
To: Governor Rick Scott
Subject: Wellington Equestrian Preserve

Dear Governor Scott,

I know you are receiving emails and phone calls about the Wellington Equestrian Preserve, so I will keep my email short. I share similar concerns about the proposed plan as many other residents. I am writing to you today to ask you to block the approval of the proposed commercial development of the Wellington Equestrian Preserve. The plans for this proposal are currently in Tallahassee for approval.

Thank you,
Kristi Bomar
3548 Moon Bay Cir.
Wellington, FL 33414
Dear Governor Scott,

Please slow down the over development of the Equestrian Preserve in Wellington. The equestrian part is fine, but the commercial development does not need to be on the same protected property. In my opinion, this is too much, too soon in the wrong location. I think the super luxury hotel will be a bust in time...why ruin the Preserve. Please consider some alternatives.

Thank you.

E. Marshall

Wellington, Fl.
Dear Sirs,

I am writing to you on behalf of the Wellington Equestrian Preservation Alliance. A developer by the name of Mark Belissimo is weaving his ways through village politicians in order to build a huge hotel/condominium and commercial plaza on land that has been designated as equestrian preserve. The intersection he is proposing to build on is one of the busiest intersections in Wellington for horses, golf carts, cars, bikes and pedestrians. To build anything commercial on this sight would be a catastrophe, ruining what is left of an equestrian lifestyle that has been the heart of Wellington for decades. The public's overwhelming opposition in the form of ballots at the village council meetings, emails, and public outcry has done nothing to deter the Mayor of Wellington and some of his council members from rubber stamping this project right through. I've never seen anything like it. Why even go through the process? They've made a laughing stock out of the residents and have totally ignored all requests for more studies.

This proposal to develop green space will also set a precedent in Wellington for other commercial developers waiting in the wings to do the same. PLEASE, there is very little green space left between West Palm Beach and the Everglades. It is a unique preserve and not a foot of it should be spared. Once it's gone, it's gone FOREVER.

We all hope the future of Wellington is in our hands and not in those of a developer trying to make a quick buck.

Thank you for your time and your service.

Sincerely,

Joan Jacobs
12500 Pierson Rd.
Wellington, FL 33414
From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Monday, February 20, 2012 3:54 PM
To: Regalado, Laura
Subject: FW: Please stop the building in the Wellington preserve.

-----Original Message-----
From: Laura DeMato [mailto:gilboa7@comcast.net]
Sent: Thursday, February 16, 2012 5:21 PM
To: Governor Rick Scott
Subject: Please stop the building in the Wellington preserve.

This is a wonderful family town that is now being destroyed by all the excessive building.
We have always had equestrian venues without the need to destroy the life we moved here
For. Please do not allow this over building to continue.

Laura DeMato
Sent from my iPad
Dear Governor Scott,

I have been a resident and a business owner in Wellington for the last fifteen years. Wellington is unique due to the open spaces and rural lifestyle we enjoy. The equestrian preserve was created to protect that lifestyle; to encroach on the preserve would be a terrible thing for this community. Please help save the equestrian preserve in Wellington.

Thank you
Neil S. Hirsch
12076 Polo Club Road
Wellington, FL 33414

Sent from my iPad
-----Original Message-----
From: Gmail [mailto:marcia.radosевич@gmail.com]
Sent: Friday, February 17, 2012 7:03 AM
To: Governor Rick Scott
Subject: Wellington Equestrian Preserve

Dear Governor Scott,

The Wellington Equestrian Preserve is the reason Wellington has grown and prospered, adding millions of dollars to the tax coffers as property values have increased and equestrians from all over the world flock to Wellington. I am one of these transplants who has put millions of dollars into building my horse farm.

The Preserve is now threatened by developers who will unravel the zoning protections that keep the Preserve precious and unlike any other place in the country. If the developers are allowed to proceed, the Preserve will be ruined. It will become like thousands of other horse show venues across the country. And many of us will pack up and leave. Other towns, such as Aiken, South Carolina, have venerable horse traditions and are vying for us to relocate there. They will succeed if you don't preserve the Preserve.

Wellington Village Council has approved the developers' plans without adequate investigation into the traffic, noise and environmental problems the proposed development will cause. I believe the Council acted precipitously because they are relatively unsophisticated and are star struck by the developers' tales of increased prosperity for all.

I've followed your business career and know you are sophisticated and not vulnerable to tall tales from salesmen. Please exercise your talents, apply your experience and subject the development plans to rigorous and appropriate examination.

Thank you.

Marcia Radosевич
5121 Las Palmas Ave
Wellington FL
From: Alec Majors [mailto:buckmajors@msn.com]
Sent: Friday, February 17, 2012 7:15 AM
To: ray.eubanks@deo.myflorida.com; Governor Rick Scott
Subject: Equestrian Village in Wellington

Honorable Rick Scott & Department of Economic Opportunity,

Pleased be advised that the "Equestrian Village" project will bring hundreds of jobs and $10's of millions to our local economy. I have a small business that employs 10 persons and when Equestrian Village is built I will be adding two or three more. I am aware of probably ten other such businesses. And these jobs are in addition to those that will be generated on-site at this new world-class equestrian venue. And world-class is not an empty term. The covered arena is under construction and Rolex is just one global sponsor that is already on-board. There are people from throughout the United States, Europe and South America who are already investing in real estate and bringing their businesses to Wellington.

Our Village Council approved Equestrian Village after it was approved (unanimously) by our Equestrian Advisory Committee and Zoning Board.

Please do not be influenced by a small group that has used scare tactics and false information to incite people. They refer to Equestrian Village's covered equestrian arena, small boutique hotel and 75,000 sf of equestrian space as "massive" commercial development comparable to "the largest Wal-Mart". They've shamelessly exaggerated the traffic and other impacts from the project.

And now they claim their campaign of deceit is catching your attention (below). I hope not unless you have been completely informed about their efforts in which case I believe you will come to the correct conclusion.

Thank you.

Respectfully,

Alec Major
YOU! Your voices are really making a difference. For those of you who have not yet contacted the Governor - WE REALLY NEED YOUR HELP.

The fight to save the Equestrian Preserve and protect Wellington neighborhoods has moved to Tallahassee. And the Alliance is fighting hard in Tallahassee every day to Save the Preserve from this massive commercial development.

These emails and letters from Wellington residents are getting the attention of the Governor and continued pressure will make a huge difference in our fight to Save the Preserve and protect our community.

If you have not already done so, PLEASE contact the Governor's Office and the Department of Economic Security in Tallahassee today. You can really make a difference.

The contact information you need is in the attached email.

THANK YOU!

-------- Original Message --------
Subject: Tallahassee! URGENT!
From: <info@wellingtonalliance.com>
Date: Wed, February 15, 2012 12:21 pm
To: info@wellingtonalliance.com

Dear Friends and supporters --

Plans for the "Equestrian" Village development are now in Tallahassee for state government review which means we have the opportunity to comment and to express our opposition to the development.

The plans are now in the hands of the Governor's Office and Florida's Department of Economic Security which have review and oversight authority on development plans such as these. They will review these plans for compliance and take into account impact on the community and environment before sending the issue back to the Village Council for a final vote. Public input at this stage is encouraged, welcomed and VERY IMPORTANT.

Your input can really make a difference and we need your help.

Please contact the Governor's Office and the Department of Economic Security TODAY! There is not a minute to waste.

Tell them in your own words . . .

-- Save the Wellington Equestrian Preserve and Stop this massive commercial development
-- The Wellington Equestrian Preserve is an environmental and economic jewel - Please don't allow it to be exploited
-- Please consider the enormous traffic, environmental and quality of life impacts this commercial development will have on teh residents in Wellington.
-- We are counting on your careful review and vigorous oversight - Please don't rubber stamp this development as our Village Council did

Also, please let us know how and when you contacted state government so we can track and amplify your messages to Tallahassee. You can blind copy us your emails or notify us of your letters or calls at info@wellingtonalliance.com

Please take time TODAY to email, call or write.
1. Office of The Governor  
The Florida Capitol  
Tallahassee, FL 32399-0001  
Phone: (850) 488-7146  
email: Rick.Scott@eog.myflorida.com

2. Department of Economic Opportunity  
Attn: Ray Eubanks, Plan Processing Administrator  
Division of Community Planning  
Caldwell Building  
107 E Madison-MSC 160  
Tallahassee, FL 32399  
Phone: (850) 717-8483  
email: ray.eubanks@deo.myflorida.com  
email: Rick.Scott@eog.myflorida.com  
KEEP UP THE FIGHT - THIS BATTLE IS FAR FROM OVER

THANK YOU!
Good Morning,

I am of the belief that we have an opportunity to save our life-style from further development. The area in question is designated as the 'wellington preserve' Building hotels, condos, or additional businesses was not the intended use of this preserve area.

The additional traffic and noise this would create is not the intended use of this land.

Thank you for your help.

Peter Tauber
13676 Folkstone Ct.
Wellington, Fla. 33414
ptauber106@aol.com
From: Sarah Moghadam [mailto:moghadam8186@gmail.com]
Sent: Friday, February 17, 2012 10:12 AM
To: Governor Rick Scott
Subject: Commercial Development Plan in Wellington

Dear Governor Scott:

I would like to express my concerns, as a home owner, over the issue of the massive commercial development plan in the Equestrian Preserve of Wellington, Florida. Most home owners in the Wellington purchased properties just because of Wellington Equestrian. We were promised that the Village would preserve the Equestrian and would not allow any commercial developments that will exploit the Wellington Equestrian Preserve and our environment. The plans, if approved, will bring more traffic and damages our beautiful environment and quality of life.

PLEASE DO NOT ALLOW THE VILLAGE COUNCIL TO PURSUIT THE ISSUE AND PUT A STOP TO THE PLAN FOR THE SAKE OF SAVING OUR BEAUTIFUL CITY AND PRESERVING THE QUALITY OF OUR LIVES. THE BIG DEVELOPERS CAN LOOK ELSEWHERE TO IMPLEMENT THEIR PLANS. WELLINGTON HAS BEEN DOING GREAT AND WE ALL DEMAND TO KEEP IT THE SAME WAY. WE SAY NO TO ALL AND ANY COMMERCIAL DEVELOPMENT THAT WOULD CHANGE THE FACE OF OUR EQUESTRIAN PRESERVE.

Thank you for listening to my concern and hope you do your best to save our Wellington Equestrian.

Sarah Moghadam

15850 Schweizer Ct.

Wellington, Fl 33414
Thank you, Ms. Regalado. Your help is appreciated.

Rex

From: Regalado, Laura [mailto:Laura.Regalado@deo.myflorida.com]
Sent: Tuesday, February 21, 2012 10:49 AM
To: Governor Rick Scott
Subject: RE: Wellington Equestrian Preserve

Ms. Chevalier,

Governor Scott thanks you for your email of February 17, 2012 regarding the proposed Wellington 12-IERS comprehensive plan amendment, and has asked the Department of Economic Opportunity to respond on his behalf. The Department received the amendment from Wellington on February 10, 2012, and is in the process of reviewing it to determine if important state resources and facilities within the Agency’s authorized scope of review will be adversely impacted. Other state and regional agencies have also received the amendment and are conducting a similar review from the perspective of their area of responsibility. Agency comments are due to Wellington by March 9, 2012.

Thank you for your comments. They will be taken into consideration as we conduct the review and will be shared with the other reviewing agencies. Please contact me if you have additional questions or concerns regarding this amendment.

Thank You,

Laura Regalado, Planning Analyst
Department of Economic Opportunity
Bureau of Community Planning
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399
Laura.Regalado@deo.myflorida.com
(850) 717-8508
Fax: (850) 717-5822

From: Terri Chevalier [mailto:terri.chevalier@gmail.com]
Sent: Friday, February 17, 2012 11:44 AM
To: Governor Rick Scott
Cc: ray.eubanks@deo.myflorida.com  
Subject: Wellington Equestrian Preserve

To whom it may concern:

Please note that I and many others here in Wellington are very concerned about this proposed development in Wellington.

The traffic alone would be considerable for the surrounding communities.

I am also worried about the ridiculous height of the proposed hotel.

I am not totally against some improvements and some expansion but, not quite like this proposed development.

Please consider the surrounding areas which have ALWAYS been more of a residential area with horses.

Thanks for your consideration,

Terri Chevalier

Wellington resident
Stephanie Heidt

From: Governor Rick Scott <Rick.Scott@ecog.myflorida.com>
Sent: Monday, February 20, 2012 3:53 PM
To: Regalado, Laura
Subject: FW: Wellington Equestrian Preserve Irresponsible Development

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From: Lloyd Walton [mailto:lwelton56@yahoo.com]
Sent: Friday, February 17, 2012 12:08 PM
To: Governor Rick Scott
Subject: Wellington Equestrian Preserve Irresponsible Development

Dear Governor Scott,

I am a resident of Wellington Florida and have been for over 20 years.

I am absolutely opposed to the hotel and retail development project, laughingly known as the Equestrian Village, that is currently in review by the Department of Economic Opportunity. Please weigh in and tell Mr. Ray Eubanks to reject this request.

The Wellington community has been a great blend of average hard working citizens and the Equestrian community. Up to now, the village council has responsibly protected the area known as the Equestrian Preserve, even developing a specific plan, which overrode the village master plan.

Now, most of our Village council is scrapping that responsibility in favor of a massive development project, which is not Equestrian related, will change the landscape of the area with a 5 story hotel (2 stories above current village code), and create a huge increase in traffic that the residents of Wellington do not want or need. Another perfect example of government not listening to the 99%.

Listen to the 99%, we have something to say.

Thank you

Lloyd Walton
1768 Harborside Circle
Wellington FL 33414
From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Monday, February 20, 2012 3:53 PM
To: Regalado, Laura
Subject: FW: Wellington preserve


From: Granny Deedles [mailto:grannydeedles@aol.com]
Sent: Friday, February 17, 2012 12:12 PM
To: Governor Rick Scott
Subject: Wellington preserve

please don't allow the massive development take place and destroy what we moved here for.
The community of Grand Isles
Governor Scott --

Please please please do not allow this monstrosity known as the "Equestrian" Village in Wellington. Its a huge commercial development that was rammed through our City Council by a politically connected developer. It will have a huge impact on our environment and our quality of life.

The environmental impact on Wellington will be devastating. They plan to build 400 stables on the banks of a canal. Can you imagine the smell and the environmental impact of all that horse waste and urine. Most could be ending up right into our water supply. This is crazy!

This community needs you Governor - please help save us from this man made disaster

Thank you

Corey Ryles
From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Monday, February 20, 2012 3:52 PM
To: Regalado, Laura
Subject: FW: "Wellington Equestrian Preservation alliance"

From: Joanne MacLeod [mailto:bakermacl@hellsouth.net]
Sent: Friday, February 17, 2012 2:08 PM
To: Governor Rick Scott
Cc: ray.eubanks@deo.myflorida.com
Subject: "Wellington Equestrian Preservation alliance"

Dear Governor Scott, Please do not let the "Equestrian Village" commercial development in Wellington, Florida go through. This massive development will ruin the quality of life in Wellington, & the horse community! The traffic will be horrendous! Wellington is already being over developed! Thank you, Joanne MacLeod
Governor Scott and Mr. Eubanks --

We have an environmental jewel here in our Village known as the Wellington Equestrian Preserve. It is a beautiful and one-of-a-kind place.

Recently, we were so sad to learn that a smooth talking developer used his considerable influence with our Mayor and town council and is now planning on paving this paradise and putting up hotel the size of a Walmart. Not only that, they are planning stores and restaurants and office space.

The traffic and noise and pollution will needlessly destroy our little piece of heaven on earth and disrupt thousands of lives

We have done nothing to deserve this travesty. My neighbors and I are good stewards of the environment and care deeply about our community. I am pleading with you to exercise whatever authority you have to stop this nonsense and give us our neighborhoods back from the Mayor and his developer friends

Please help us save this wonderful place for generations to come and stop this senseless development

Thank you for your attention and consideration

I am,
Rich Franzen
Wellington, FL
From: Len S [mailto:lischaffel@hotmail.com]
Sent: Friday, February 17, 2012 5:36 PM
To: Governor Rick Scott
Subject: Wellington Equestrian Preserve

Dear Governor Scott:

The Wellington Equestrian Preserve is an environmental and economic jewel - Please don’t allow it to be exploited. I envision the enormous traffic, environmental and quality of life impacts this commercial development will have on the residents in Wellington.

I am counting on your careful review and vigorous oversight - Please don’t rubber stamp this development!

Leonard Schaffel
11873 Donlin Dr
Wellington, FL 33414
Stephanie Heidt

From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Monday, February 20, 2012 3:52 PM
To: Regalado, Laura
Subject: FW: Wellington’s Equestrian Village

From: Kathy Birmingham [mailto:kbirm@hotmail.com]
Sent: Friday, February 17, 2012 8:33 PM
To: Governor Rick Scott
Subject: Wellington’s Equestrian Village

Dear Governor Scott,

I am writing to express my grave concern regarding the proposed Equestrian Village in Wellington FL. I am in favor of the dressage competition facility but my objection is to the hotel and commercial aspect of this development. This project is proposed at an already busy intersection in the Equestrian Preserve. This intersection is already almost too dangerous of an area to ride a horse and that is how many people and horses have gone from their properties to the horse show. There are other commercial areas in Wellington which would be more appropriate for a hotel and commercial development!

Many of us came to Wellington and purchased property due to the “horsey” environment. The Equestrian Preserve was designated to shield the entire area from becoming paved over and not conducive to horse ownership, safety and enjoyment. This development would change the complexion and lifestyle of Wellington in a negative way, increase traffic to an unacceptable level in addition to making it dangerous to ride horses in the area.

I strongly urge you to vote against this development!

Respectfully,
Kathleen Birmingham
From: AFS [mailto:afs@ckler.net]
Sent: Saturday, February 18, 2012 5:59 PM
To: Governor Rick Scott
Subject: In support of saving the Wellington Equestrian Preserve

To voice my deep concern,

Our family has been coming to Wellington to participate in the Winter Equestrian Festival for the last 10 years. We bought a home in Wellington because we loved this horse friendly community. We felt that the balance between the equestrian/agricultural and the commercial use of the Wellington Preserve was a healthy one.

Over the years and to our dismay we have watched this relaxed horse friendly village become a metropolis. The speed limit was once 35MPH to ensure the safety of horses and riders. The two or four lane roads easily supported the limited traffic, being only somewhat crowded on Sundays with spectators arriving to see the Grand Prix. Even the Polo games were relaxed and bucolic.

But the Village that was Wellington, an equestrian community, is now seriously overdeveloped. It is rapidly discomfitting the community that once supported it. The roads are no longer horse friendly. The volume and speed of traffic is now a hazard to horse and rider alike. The speed limit is now 40 or 45 mph. The main roads are now six to eight lanes wide and lined with strip developments, none of which are thriving. Equestrian spectator events are no longer limited to one day a week but are approaching a daily occurrence. The Winter Equestrian Festival has morphed into an ugly and dirty three ring circus!

The illegal structures built in the Wellington Equestrian Preserve are encroaching on the vital space that brought horse people from all over the country here. The Preserve is disappearing under covered stadiums, paved parking lots and concession edifices. Acre upon acre of Preserve land has been willfully and illegally converted to commercial use by greedy developers eager for short term profit. Human facilities such as turnout for the horses have given way to more stalls, pavement and buildings. What brought us here is being lost and soon the community will lose many and more of us.

It is a shame that such a well balanced economic and environmental zone is falling victim to unbridled economic greed enabled by local political corruption. We have learned over the last decades that environmental balances are fragile and can easily be destroyed, often irreversibly. The Wellington Equestrian Preserve is one such precariously balanced environment on the brink of ruin (both environmentally as well as economically.)

Wellington does not have the infrastructure to support further large commercial development of the WEP. It will need more fire fighting equipment and personnel, more police, more waste removal and more clean water. The existing roads will need to be wider to accommodate the increased volumes of traffic.

In the end the fiasco of building a bigger commercial equestrian facility will have the same result as building a new stadium for the Marlins. Who will realistically end up paying for the failure waiting to happen when all the horse people move on to Ocala or other more horse friendly environments?

Having tuned into the hearings in the Village of Wellington one night, I was astounded that no impact studies on vital issues such as traffic abatement, noise abatement and environmental impact to the rest of the preserve were presented. I had the impression that the developers were employing the rhetoric that they were not doing anything different from what has always done in the past. Continuous violations in the past should not make a precedent for the future.

Please review carefully what is being pushed through by a quasi PAC. They are corrupting the future of the Village of Wellington. Use your offices to judiciously gather and seriously review all the facts on the impact of this project which you are being asked (or bullied) to approve.
Stop the massive commercial development of our delicate ecosystem of WEP before it is too late.

Arthur F. Sackler
-----Original Message-----
From: Hubbard, Lisa [mailto:Lisa.Hubbard@jetblue.com]
Sent: Saturday, February 18, 2012 12:09 AM
To: Governor Rick Scott
Cc: ray.eubanks@deo.myflorida.com
Subject: Wellington Equestrian Preserve

My husband and I do not want anymore expansion in the Wellington Equestrian Preserve. We do not want the traffic problems that will be caused by the impact of this huge undertaking of this commercial development. This development will impact all of the residents of wellington. We are hoping that you can help to put a stop this.

Lisa and Ken Hubbard
I’m writing to express my grave concern over a project proposed for Wellington that is now under your review. This project called “Equestrian Village” would destroy what was the state’s first Equestrian Preserve ever recognized through the comprehensive planning process. It would allow intense development of a 5-story condo/hotel and nearly 100,000 square feet of commercial space in an area set aside as an equestrian preserve.

The developer has told our local leaders that he must include the hotel and commercial space to pay for the competition facilities he proposes on the site. He is dangling the promise of jobs and loss of equestrian events to coerce our local elected leaders to approve what he wants. But they’re ignoring the fact that this one project could destroy everything around it. It is projected to bring 1 million more trips a day to an intersection that already is hazardous because it is the primary horse crossing in Wellington.

As a lifelong equestrian, Olympian and leader in the equestrian industry, I’m familiar with competition venues around the world. Ringside hotels and stores are not the elements of a successful venue or event. They are the elements of a developer trying to disguise a commercial project around nothing more than the equestrian theme.

Wellington’s Equestrian Preserve was a landmark in the state of Florida and recognized the unique treasure that exists in the community. Please carefully review this project. Don’t allow a rubber-stamp review as it got by our local leaders. Help us in the equestrian industry to truly preserve this industry in Wellington and throughout Florida.

Thank you,

Mason Phelps, Jr. and Ronald T. Neal
February 19, 2012

The Honorable Rick Scott
Governor
State of Florida

Mr. Ray Eubanks
Department of Economic Development

Gentlemen:

The beneficial economic impacts that Equestrian Village will create for Wellington and Florida are immense. The decision on this project is being anticipated internationally. Equestrian Village and therefore Wellington, Florida will become the global focal point of dressage. *The state-of-the-art arena will be the premier dressage venue in the world. And with that comes the money that is spent by owners, riders, sponsors, grooms, trainers and many others who will be traveling to Wellington. This will bring jobs and income to people and residents.*

Of great importance to the project is the hotel and its conference facilities. Combined with the covered arena it will diversify the equestrian industry and the equestrian season. For instance there are many organizations and groups from around the world who have wanted to hold equestrian conferences and trade shows in Wellington. But there are no facilities to accommodate them so they go to the Kentucky Horse Park or Spruce Meadows in Canada or elsewhere. Now they can spend their money here.

I hope you support Equestrian Village.

Fredric
Gentlemen:

Please do not allow the Wellington Equestrian Preserve, an environmental and economic jewel, be exploited.

This project if allowed to precede, will cause major traffic disruptions, lower real estate values, would bring more noise and dirty air. Further, it will disrupt actual equestrian activities, lengthen response times for police and fire and would fundamentally change the feel of our community.

Also, it will cause serve water shortages during our drought season. Knowing the equestrian business, the amount of water consumed, would be devastating to our community. It's bad enough, that we can not water our lawn's and gardens when needed, let alone taking care of bathing and watering such a large amount of horses as proposed by this project.

I would like to know, why the Mayor of our city will not provide a public workshop so that the public can have some input and slow this project down so that we the taxpayer can decide for ourselves whether this project is worthy of it's stated value.

Thank you for your cooperation in this matter.

Yours truly,

Michael F. Tuccinardi
President
Wellington Home Owners Association
Stephanie Heidt

From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Monday, February 20, 2012 3:51 PM
To: Regalado, Laura
Subject: FW: Equestrian Village, Wellington, Fla.

From: Carmen [mailto:paterniti@earthlink.net]
Sent: Sunday, February 19, 2012 4:03 PM
To: Governor Rick Scott
Cc: paterniti@earthlink.net; Tax44480@aol.com
Subject: Equestrian Village, Wellington, Fla.

My wife and I are residents and voters in Wellington, Florida. We oppose the invasion of commercial development in the equestrian preserve area of our community. This area was legally established to develop and foster equestrian activities, which is what defines our community for the past 30 years. The developers are not equestrian oriented advocates, but they are in fact developers with financial motivations. They now own commercial property adjacent to this property where they could build their commercial elements.

Allowing this development would create Environmental and traffic congestion. In addition to the normal traffic flow, upwards of one thousand vehicles would be fed onto a two lane roadway which is already over burdened. Our quality of life would be diminished, and as persons who have been involved with horses for the past 50 years, we fear for the safety of horses and riders who would have to cross over these crowded roads. Hopefully your considered oversight will save our community.

Thank You: Carmen and Nan Paterniti
From: Governor Rick Scott <Rick.Scott@eog.myflorida.com>
Sent: Tuesday, February 21, 2012 11:58 AM
To: Regalado, Laura
Subject: FW: Equestrian Village Deve.

From: JOHN M KAPSOS [mailto:kapsosj@bellsouth.net]
Sent: Monday, February 20, 2012 9:15 AM
To: Governor Rick Scott
Cc: ray.eubanks@deo.myflorida.com
Subject: Equestrian Village Deve.

Please do not go forward with this outrageous commercial development we need to help keep Wellington the way it was meant to be with the Trees and the GREEN not Hotels more shopping and more traffic. We have a Hotel which is more than we need and we sure have enough shopping centers. The Traffic is already overflowing. Enough. Let help keep Wellington Green.

Sincerely
Marilyn Kapsos
Stephanie Heidt

From: Governor Rick Scott <Rick.Scott@ega.myflorida.com>
Sent: Tuesday, February 21, 2012 9:19 AM
To: Regalado, Laura
Subject: FW: Wellington Equestrian preserve

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From: Ellen Rawlings [mailto:ekb1959@att.net]
Sent: Monday, February 20, 2012 2:57 PM
To: Governor Rick Scott
Subject: Wellington Equestrian preserve

I live in the preserve and have for 12 years there are bridle paths instead of sidewalks. IT IS A HORSE COMMUNITY

The proposed changes to our preserve are not suitable to our community. There will be major traffic problems as well as odor and fly problems which will impact all of Wellington not just the horse community.

Please think long and hard about this proposal because you may never get this chance again to preserve a precious fragile environment that we have too little of left.

Much of the land being developed were polo fields which acted as flood plains during storms. WHERE IS ALL THAT WATER GOING TO GO
Dear Sir,

I hope you have been deluged in mail about the "Equestrian" Village in Wellington, FL. and I hope you read it all and take it to heart as this issue is of vital importance to the survival of Wellington's horse show and polo industry. There is no reason to repeat what others have sent. I will be brief as possible.

If as the developer and compliant Village Council of Wellington are allowed to break the Equestrian Zoning Overlay District (EZOD) the "Bill Of Rights" that has protected this preserve for many years, the equestrian preserve is lost to those whose sole purpose is to DEVELOP regardless of what is destroyed in the process. What will be destroyed by breaking the EZOD is one of the finest equestrian locations in the nation if not the world.

Several of the sub issues and I do mean sub issues are as follows:

1. No REAL traffic study has been done and this is deliberate as a REAL traffic study would show that the road/traffic NOT could take the increase in traffic that a 300,000 sq. ft. condo/hotel, retail five story building would generate.

2. No"needs" study has been done also deliberately.

3. No "compatibility" study with respect to the surrounding community has been done also deliberately.

4. No "environmental impact" study has been done also deliberately.

5. South Florida Water Management has not approved this development.

The list goes on and on. For these reasons and more I implore you to do something GOOD for our state of Florida. STOP THIS DEVELOPMENT !!!!
Michael Whitlow
2361 Appaloosa Trail
Wellington, FL 33414

Full disclosure --- I am on the Village Equestrian Committee and The Equestrian Preservation Alliance
From: Robin Hummel-Johnson [mailto:robinhjohnson@comcast.net]
Sent: Monday, February 20, 2012 1:08 PM
To: Governor Rick Scott
Subject: Proposed "Equestrian Village", Wellington, FL 33414

2/20/2012

Office of the Governor
The Florida Capitol
Tallahassee, FL 32399-0001

February 18, 2012

To: Department of Economic Opportunity – Attn: Ray Eubanks, Plan Processing Administrator
   Treasure Coast Regional Planning Council – Attn: Terry L. Hess, AICP, Planning Director
   Department of State – Attn: Susan Harp, Historic Preservation Planner
   Department of Transportation, Dist. 4 – Attn: Gerry O’Reilly, Director of Production and Planning
   South Florida Water Management District – Attn: P.K. Sharma, Lead Planner

Dear Sirs and Madams;

I am writing to you today to voice my concerns regarding the proposed “Equestrian Village” development, within the Equestrian Preserve in Wellington, Florida.

My first and foremost concern is preserving the Equestrian Preserve long term. Which is why the preserve was created in the first place. Let me first of all state that I am not against development within the preserve which enhances and expands equestrian activities. I am all for that. I think the new dressage complex is a welcome, needed and long overdue addition. Equestrian activities have enhanced our community financially and physically for many years now. Expansion of equestrian activities, especially those which may add more months of activity, will only help our business community. If the current “equestrian season” has one downfall it is that is it only four months of the year, leaving our area businesses with a long span of reduced activity and income.

My concern is with the introduction of commercial interests (hotel/condo/convention center and extensive retail space) that far exceeds the needs of the equestrian events themselves. These all gravely stretch the intents and the limitations set down to preserve the “Equestrian Preserve”, if not totally ignore them. As we have seen all over the country, once variances are granted for one interest group or individual, they cannot be denied to others. Once the door is opened, few, if any areas have been successful in closing it again. Wellington and it’s equestrian activities are nearly unique in this country. Irreplaceable. Few places can boast of international competition, or of a period of events as diverse, well attended, and of the quality Wellington enjoys. This is worth preserving, and despite arguments to the contrary, preservation is not dependent upon more commercialization, more traffic or more dense housing. Quite to the contrary.

Wellington has ample area for commercial development outside of the preserve. Outside of the preserve the streets are capable of and appropriate for handling the additional traffic. Keeping the hotel/condo/convention center and retail
space out of the preserve would better serve the community. Right now more and more entertainment and retail activity is happening within the horse show grounds. This keeps more of the exhibitors and spectators on the horse show ground instead of inviting them back out into the community to shop, eat and find housing. Would it not be better to allow the higher prices for residential (houses, condos, apartments, and hotel rooms) rentals benefit the whole community. Rather than compromise the Equestrian Preserve, why not improve some of our deteriorating neighborhoods to accommodate the need for more housing. Would it not be of more benefit if the equestrian event people spent more time in the shops and restaurants of Wellington instead of being encouraged to never leave the “compound”?

The issue of additional traffic flow is of great concern. We are already having horses and the accompanying golf carts, scooters, etc. crossing busy roads. Of concern are horses crossing on asphalt or cement, which is quite slippery when wearing metal shoes (if and when a horse falls down on these surfaces it is very difficult for them to get back up due to the lack of traction). Nearly all of the horse paths are parallel to the roads and, although separated by a taller fence now, are still potentially dangerous especially at the crossings and intersections. Of concern are motorists who do not know that honking, barking dogs, and driving too close to horses can cause those animals to shy, bolt or panic. We already have a less than safe, but tolerable condition. Adding more traffic can only make it worse. Some of this problem is historic, due to the physical separation of venues. Let us not make it a lot worse by adding commercial traffic that can be kept on existing roads that are already capable of handling additional traffic.

Another concern is with how changes are happening. Roads have been changed in the dark of night and granted permits later. Work has proceeded without proper permits and inspections. There are numerous lawsuits and injunctions. Legitimate concerns are being dismissed as emotional. Most concerning is that every time I attend another meeting regarding the plans for the “Equestrian Village” the details are different. We are being asked to accept a development plan that keeps evolving. Sort of the greased pig problem.

I am asking you to please take into consideration what we are at risk of losing by allowing the introduction of the proposed commercial development within the Equestrian Preserve in Wellington.

Sincerely,

Robin Hummel-Johnson
14596 Belmont Trace
Wellington, Florida 33414
From: Governor Rick Scott [mailto:Rick.Scott@eog.myflorida.com]
Sent: Tuesday, February 21, 2012 2:18 PM
To: Regaldo, Laura
Subject: FW: Equestrian Village - Wellington, Florida

From: Barbara P. Richardson [mailto:BRichardson@shults.com]
Sent: Tuesday, February 21, 2012 2:15 PM
To: Governor Rick Scott
Subject: FW: Equestrian Village - Wellington, Florida

From: Barbara P. Richardson
Sent: Monday, February 20, 2012 9:26 PM
To: 'Rick.Scott@eog.myflorida.com'; 'ray.eubanks@deo.myflorida.com'; 'thess@tcrpc.org'; 'sharp@mail.dos.state.fl.us';
'gerry.oreilly@dot.state.fl.us'; 'psharma@sfwmd.gov'
Cc: 'swana@pbgov.org'; 'KMarcus@pbgov.org'; 'pburdick@pbgov.org'; 'BAARONSO@pbgov.org';
'ptaylor@pbgov.org'; 'rweisman@pbgov.org'; 'gwebb@pbgov.org'; 'jsantama@pbgov.org'
Subject: Equestrian Village - Wellington, Florida

Ladies and Gentlemen:

I am opposed to the changes in our law that would be required for the Equestrian Village to be permitted. The subject site is in a preservation area known as the Equestrian Preserve Overlay District, and is governed by a special zoning ordinance known as the Equestrian Overlay Zoning District regulations. The stated purpose of the EOZD regulations, along with the Equestrian Element of the Village of Wellington’s Land Use Regulations, is to “protect, preserve and enhance” the rural character of the area and the equestrian lifestyle.

The Preserve consists of 9,000 acres which is bordered on the south and on the west by the Everglades, and on the north and east by residential and commercial areas. The EOZD regulations allow only two lane roads, so there are no four lane roads until you reach the boundaries on the north and east. There is also a large canal system throughout the Preserve for drainage. If you discount the roads and the canals, there are only 8,000 acres in the Preserve, and there is no way to expand or recreate that.

The Equestrian Village and the increased density sought by the developer is not at all compatible with the rural character of the Preserve. A close look at the EV plan will show that the equestrian use is secondary and minimum when compared to the proposed 5 story hotel (although the developer keeps calling it a condominium that will be put in a rental pool), the 75,000 square feet of retail space and the office space. I might add that hotels are not permitted by the EOZD regulations, and any commercial or retail use that is permitted is limited to those accessory to equestrian use, such as feed stores, tack stores, horse shoe supply shops, veterinary clinics, polo equipment shops. I
might also add that Wellington is a very seasonal equestrian destination and there is already an over abundance of such equestrian accessory shops and vendors. The developer of the Equestrian Village would like to expand the types of shops that will be permitted by stretching the term “accessory to equestrian use” far beyond what was intended by the EOZD regulations. One example that was given was a dry cleaning store because equestrians have their show clothes dry cleaned. If that is true, then they could say that a grocery store such as Publix is also “accessory to equestrian use”. In this economy, there are already many vacant retail stores and office space in Wellington. We have a regional mall that is having a difficult time keeping stores and there are empty spaces in the mall and in its many outparcel strip centers. The last thing our Village needs is more vacant retail and office space.

Another concern is the increase in traffic that will necessarily result from the 5 story hotel (condo?) and other proposed uses of the Equestrian Village. As previously mentioned, only two lane roads are allowed in the Preserve. The traffic studies used by the developer are questionable at best and should be very carefully scrutinized. There is already a tremendous amount of traffic at the main intersection of South Shore Boulevard and Pierson Road during season and during peak hours, and what makes this a very special intersection is that many horses, riders, grooms, golf carts and scooters cross it to go to and from the barns to the existing show grounds. While the new equestrian use within Equestrian Village will most probably not generate additional horse traffic across this intersection, there will be many more tourists, visitors, pedestrians, cabs and cars that will make the intersection more dangerous than it already is. The developer has already talked about paving over a canal to create a turn lane. It won’t be long before there will be a need to make four lanes of traffic in this vicinity, which flies in the face of the two lane road mandate in the EOZD regulations.

Once the Comprehensive Plan is amended allow the increased building height and increase in density (there is no 5 story anything in Wellington, much less in the Preserve – the height and increased density are not compatible), the EOZD regulations will have to be amended to allow the hotel (condo?). This opens up a door for other parcels in the Preserve to be developed in similar fashion and thereby deteriorate what the EOZD regulations were enacted to protect. Our Village staff thought that hotel (condo?) development could be limited to this particular intersection by adding certain language to the EOZD regulations. However, I submit that such limitation could arguably be deemed legislation that benefits only one land owner, which as you know is prohibited by law. Thus, there will be other land owners wanting to make more intense commercial use within the Preserve and nothing to stop them. 8,000 acres really isn’t that much land.

It has been said that the Equestrian Village is necessary for the future of Wellington and for the equestrian community to grow. I strongly disagree and have heard many people say they would take their horses and their money elsewhere if the Preserve is compromised. The long term effect of this project on the entire Village of Wellington will be devastating.

A compromise has been suggested but to no avail. The developer has been asked to put the “hotel” across the street on commercial property they already own which is zoned for that type of use. The only deviation in law the developer would need was an increase in the height restriction. It has become apparent that the hotel is really a condominium, meant for sale at higher values on account of the view in order to make the equestrian use of the subject property feasible.

In closing, the height, increase in density, amount of commercial/retail/urban rather than rural use, and increase in traffic at a very delicate intersection make this project incompatible with the Preserve area that our government had been given the charge to protect, not change.

Respectfully submitted,

Barbara P. Richardson
1335 Lake Breeze Drive
Wellington, FL 33414
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Stephanie Heidt

From: Regalado, Laura <Laura.Regalado@deo.myflorida.com>
Sent: Wednesday, February 22, 2012 10:15 AM
To: 'gerry.oreilly@dot.state.fl.us'; 'sheidt@tcrpc.org'; 'tmmanning@sfwmd.gov'; 'sharp@dos.state.fl.us'; 'kae.craig@dep.state.fl.us'
Subject: FW: Wellington, Florida, Equestrian Village Carol Coleman

From: Governor Rick Scott [mailto:Rick.Scott@eog.myflorida.com]
Sent: Tuesday, February 21, 2012 10:22 AM
To: Regalado, Laura
Subject: FW: Wellington, Florida, Equestrian Village Carol Coleman

From: Tax44480@aol.com [mailto:Tax44480@aol.com]
Sent: Tuesday, February 21, 2012 9:17 AM
To: Governor Rick Scott; ray.eubanks@deo.myflorida.com; thess@tcrpc.org; sharp@mail.dos.state.fl.us; psharma@sfwmd.gov
Cc: svana@pbegov.org; KMarcus@pbegov.org; pburdick@pbegov.org; BAAKSONSO@pbegov.org; ptaylor@pbegov.org; rweisman@pbegov.org; gwebb@pbegov.org; jsantama@pbegov.com
Subject: Wellington, Florida, Equestrian Village Carol Coleman

To who it may concern;

As a long time resident of the Village of Wellington, I implore you to consider very carefully the Comprehensive Plan Amendment for the "Equestrian Village" which has come before you from our Village.

The Village of Wellington is very unique and has established an area known as the Equestrian Overlay Zoning District (EOZD). This area was created to "protect, preserve and enhance the equestrian lifestyle" that identifies the special and unique nature of our Village. There are certain restrictions that were created to maintain this area that are being challenged by a developer who is stating that he needs the hotel/condo and commercialization for his dressage facility to be successful. Although the plans change almost daily, it is more likely that the developer will build condos which he can sell instead of the alleged necessary accommodations he claims he must have for the Equestrian Village. For more then 30 years I have been a senior judge for the United States Equestrian Federation and the Canadian Equestrian Federation and know that the success or failure of a horse show is not dependent on the housing or retail opportunities offered at the venue. These amenities are appreciated, but are not mandatory to insure success of a horse show and are more often available in the surrounding areas bringing economic benefits to the communities in or near the venues. The changes that are being requested "forever" have an impact on our Village and change the EOZD and the character and uniqueness of what many people came to Wellington for. These changes include (but may not be limited to):

1. Increasing the intensity of the land
2 Increasing the density of the land  
3. Increasing the height limits of the Village  
4. Increasing the traffic  
5. Impacting the environment  
6. Impacting the ecology  
7. Impacting the neighborhoods surrounding the area with noise, light and odor  
8. Impacting the noise ordinances throughout the Village  
9. Impacting the canals with waste

What has not been done are as follows:

1. The traffic studies that have been done where not done during times when the equestrian venue will be most attended. Only week days, Monday through Friday, were viewed leaving the weekends with no studies at all.  
2. Proper compatibility studies were not conducted.  
3. Surrounding community HOA documents were not taken into consideration.  
4. Environmental studies were not conducted.  
5. Ecological studies were not done.  
6. Required approvals from abutting property has not been obtained.  
7. Impact studies are lacking.  
8. Feasibility studies are missing  
9. Economic impact on existing businesses has not been address,  
and possibly more I am unaware of.

In general, this project has been fast tracked to accommodate the developer without adequate information or input from the community at large. There have not been any work shops to explain this project. This developer has had several controversial projects over the past several years that have provoked laws suits which are still pending. "At Risk" permits have been issued and for years this developer has had more then a 100 code violations in the Village which include safety violations, parking violations, noise violations, building violations, work without permits violations, hours of operation violations, failure to get certificates of occupancy, failure to get inspections and multiple stop orders. Some of these violations have resulted in serious injury and even death. The current administration has been looking the other way or "fast tracking" permits to aide this developer who has had preferential treatment not available to the average citizen. It should also be noted that this developer has also failed to get required SFWM approvals before doing the work which have resulted in violations and fines.

Please take your time and thoroughly investigate this project proposal before allowing this massive and unnecessary development to encroach on "THE EQUESTRIAN PRESERVE" that has become the most important economic engine to our Village. If we open the door to changes in the EOZD, we will most assuredly risk the demise of what is the "soul and character" of our precious Village of Wellington.

Respectfully,

Carol Coleman
From: Lucy Mitchell-Innes [mailto: lucy@miandn.com]
Sent: Tuesday, February 21, 2012 4:02 PM
To: Governor Rick Scott
Cc: ray.eubanks@deo.myflorida.com
Subject: Equestrian development, Wellington Florida

Dear Governor Scott,

I am writing as a seasonal resident and tax payer in Wellington, Florida to emphasize that I do not support the proposed development by Mark Bellissimo at Pierson and Southshore Blvd. The roads in this area are already overloaded with local, commuter and horse show traffic. The new dressage center (which is entirely appropriate for the venue) has already substantially increased the traffic in the area. A hotel/condominiums/conference center/retail space will further congest the area and seems unnecessary in this particular location. There is plenty of unfilled office and retail space elsewhere in Wellington.

I also want to be sure that Mr. Bellissimo is operating within the law when it comes to building permits etc. I believe this has not always been the case.

I am also extremely concerned about the implications for the water systems in this conservation area with further development.

My final question relates to the changes in the code that this will require from recreational to mixed use. My understanding is that a change in the code for this location will have a knock on effect for other recreationally zoned parcels in the town of Wellington. This would indeed be a shame. Please help keep Wellington as the equestrian preserve that it was created to be.

Yours sincerely,

Lucy Mitchell-Innes

Lucy Mitchell-Innes

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