

# Winding Trails

Winding Trails proposes to transform an overgrown, abandoned par 3 golf course into nine beautiful barn apartments with wonderful living quarters above the barn for owners and a groom's apartment below. Waterfront property will be created, adding value to current residents. A homeowner's association will ensure consistent high quality aesthetics. A new multiuse path is planned with individual safe ingress and egress for property owners, and will not interfere with the current Lakefield South community.

1. **Question:** How will the proposed new construction impact my property values?

**Answer:** Based on a similar project, Equestrian Club Estates, your property values will likely be increased. Based on the quality of equestrian amenities and large lot configuration of the parcels, we believe there will be a substantial benefit to the home values of the Lakefield South community. To substantiate this belief, the property owner is in the process of obtaining input from a disinterested third party property appraiser.

- I. Equestrian Club Estates home values before and after:

- a) 1997 \$962,000 → 2015 \$1,300,000
- b) 1998 \$400,000 → 2013 \$1,250,000
- c) Aug 1998 \$347,000 → July 2014 1,1375,000
- d) Nov 1998 \$418,000 → March 2014 820,000
- e) Nov 1999 \$350,000 → December 2014 \$750,000

- II. Equestrian Club Estates Townhome Values before and after:

- a) 1999 \$70,000 → 2016 \$950,000 to \$1,025,000
- b) July 1998 \$410,000 → November 2014 \$950,000
- c) June 1998 \$375,000 → Sept 2012 \$825,000

2. **Question:** More specifically, how will the development impact or affect the Lakefield South community and property values? Please be specific and also include the impact the development will have on potential flooding, liability, increased taxes, maintenance and insurance costs.

**Answer:** See answer to question No. 1 regarding the anticipated impact on adjacent property values. The question regarding flooding has been answered on the Winding

Trails website. The Winding Trails community will have its own HOA that will cover maintenance, liability, taxes, and insurance costs.

3. **Question:** What is going to be the value of the properties being built?

**Answer:** The property owner has not placed values on the properties at this time.

4. **Question:** Will the new development have any impact on Lakefield South HOA payments? How will they be affected if at all?

**Answer:** There will be no impacts to the Lakefield South HOA. The Winding Trails community will have their own HOA.

5. **Question:** How will the development affect Lakefield South's recreation and facility space?

**Answer:** The recreation and facility space that is owned by Lakefield South will not change as a result of the proposed Winding Trails project. The project is only taking place on the old Wanderers Club Par Three Golf Course, which was not under the ownership of the Lakefield South community. There will be no change to Lakefield South owned land.

6. **Question:** How will the development impact or affect the security at Lakefield South?

**Answer:** The Winding Trails development will greatly increase the security of Lakefield South. Currently, there are access points to the Lakefield South neighborhood throughout all of the fairways from both Aero Club Drive and Greenbriar Boulevard. With this new project, the entire community will be surrounded by lakes, increased vegetation, and fencing. The entire Winding Trails community will have a multi-use path on the exterior perimeter along the exterior roads (Aero Club Drive and Greenbriar Boulevard) that will be confined with a four-foot high fence. Each of the nine lots will have their own private driveway from either Greenbriar Boulevard or Aero Club Drive that will contain a private security gate. The existing lakes are going to be redesigned, to provide the entire Lakefield South neighborhood with a buffer of water, which will add to the level of security.

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

**Answer:** No. Each of the nine lots will have their own driveway off of either Aero Club Drive or Greenbriar Boulevard. No access to the Lakefield South entry gates is necessary.

8. **Question:** How long will construction last?

**Answer:** A 6-8month construction time frame is expected to complete the redesign of the lake areas. It would then be another year to prep the lots ad build out the barns.

9. **Question:** Who will be responsible for the dust, noise and damage caused by the construction?

**Answer:** The developer will be required to obtain a land development permit where they will be required to follow rules and regulations of construction standards and management. The Village maintains strict development standards. The Village will require the improvements to be bonded to guarantee the work will be completed per Village standards.

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

**Answer:** The lakes are currently maintained by Acme Improvement District and will continue to be maintained by Acme the same way they are now. The lakes will, however, be planted with littoral vegetation and trees, which will make the lake more aesthetically pleasing and provide natural mosquito control.

11. **Question:** Is the intent to rent or sell the properties? And, if to sell, will owners be permitted to subsequently rent them?

**Answer:** The intent is to develop and sell the nine lots to individual equestrian owners. The owners will be permitted to rent their properties in accordance with the Winding Trails HOA rules and regulations.

12. **Question:** Will the properties be occupied year-round or seasonally?

**Answer:** Both types of owners would be expected.

13. **Question:** What are the HOA bylaws going to be for the new development?

**Answer:** There will be HOA bylaws, but they have not been written at this time. We would be glad to share the documents when available.

14. **Question:** How is air quality going to be affected around Lakefield South?

**Answer:** Air quality should not change.

15. **Question:** How will bugs, insects, rodents and flies be controlled?

**Answer:** We don't anticipate any issues. All barns will be equipped with fans to keep flies out and state-of-the-art organic fly sprayers. The distance of barns in existing the neighborhood across the canal in the Saddle Trail neighborhood are 100-300 feet from the nearest home and those we are planning will be over 300 feet away. According to Dr. Jerry Hogsette of the USDA Agricultural Research, the wind movement in Wellington is an excellent detriment to flies and mosquitoes, as they are weak flyers. <http://www.ars.usda.gov/pandp/people/people.htm?personid=2541>

Dr. Jerry Hogsette\*, United States Department of Agriculture (USDA) Research Entomologist, has worked in the field of veterinary and medical entomology for 35 years. His specialty has been the biology, ecology and management of nuisance higher Diptera, particularly house flies and stable flies, in agricultural and urban settings.

16. **Question:** How will the odor/manure smell be controlled?

**Answer:** All barns will be equipped with airtight manure dumpsters, hidden out of sight, inside small attractive structures. Dr. Hogsette noted that the heat inside the dumpsters will be too intense for flies and emptying them twice per week is a major step to controlling the fly population.

17. **Question:** What will be done to prevent water contamination and soil erosion?

**Answer:** The Village Land Development code and state law strictly regulate water quality and sediment control.

18. **Question:** How will pollution control be handled?

**Answer:** Part of the approval process with the Village of Wellington is to maintain strict guidelines for setback requirements. These setbacks are to prevent pollution and are reflected on the site plan. State and federal laws strictly prohibit pollution.

19. **Question:** Will dirt roads be placed behind any properties?

**Answer:** No. There will be one private driveway off of Greenbriar Blvd to access lots one and two. This driveway will have a lake as well as landscaping between the driveway and houses. The driveway will be gravel or concrete.

20. **Question:** Will lakes be built behind any properties?

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

21. **Question:** Will any access roads be built behind any Lakefield South properties?

**Answer:** No, only a driveway as discussed above.

22. **Question:** Will water be placed outside properties to act as a buffer?

**Answer:** Yes. There are many new areas of lakes that are intended to provide buffering and as an amenity for residents.

23. **Question:** How will the new development affect Lakefield South property views?

**Answer:** The new lakes will be a substantial improvement to the view. The new water bodies will also be planted with littoral plantings.

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

**Answer:** No. The property views will be enhanced by the new lakes and additional landscape. The existing views consist of an overgrown field. The proposed view will be of lakes and thoughtfully designed vegetation.

25. **Question:** Are 2 story barns going to be built?

**Answer:** There will be nine 2-story structures built on each parcel. The first floor consists of horse stalls and one groom's quarter. The second floor will consist of the owner's dwelling unit. There are renderings and site plans on the website for your review. The proposed structures are architecturally beautiful. Artistic renderings of the structures have been provided on the Winding Trails website.

26. **Question:** Are 2 story apartments or homes going to be built?

**Answer:** The structures will be 1-story with a 2-story element, which will contain the owner's dwelling units. There will be no apartments.

27. **Question:** If any 2 story buildings, homes or barns are going to be built, will they affect or obstruct any of the Lakefield South property views?

**Answer:** No. The property views will be enhanced by the new lakes and additional landscape. The existing views consist of an overgrown field. The proposed view will be of lakes and thoughtfully designed vegetation.

28. **Question:** How many homes will be built on the Winding Trails property?

**Answer:** The proposed site plan does not contain detached homes. A total of nine luxury barns with one owner's dwelling unit above are proposed within the Winding Trails community.

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

**Answer:** Each lot will have one enclosed manure structure which will house a covered bin. The manure bins will be emptied once to twice a week depending on the barn size. This disposal will be outlined in the Winding Trails HOA documents. The feed and hay will be delivered to each property on an as needed basis. Generally, for the barn size anticipated within the community, this delivery will occur once a month. The delivery will occur via the private driveways.

31. **Question:** How will noise issues be handled?

**Answer:** Winding Trails will be part of the Village of Wellington and therefore noise complaints will be handled just as they are handled by any other residential neighborhood, through code enforcement. The Village maintains strict noise standards.

32. **Question:** How will paddock maintenance be handled?

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

33. **Question:** How many horses will be allowed per acre?

**Answer:** Each lot will be permitted to maintain four horse stalls per acre with a maximum of 12 stalls per lot. This is discussed on the Winding Trails website as well.

34. **Question:** How will the welfare of the horses be ensured?

**Answer:** The owners will see to their welfare. These are very special and expensive properties and animals. Like all equestrian owners, the animals will be given the highest level of care.

35. **Question:** Will there be a limit on the number of barns per acre to avoid overcrowding of the horses, which would compromise their welfare and also contribute to a rodent and fly problem?

**Answer:** Yes, there is a limit of one barn structure per lot.

36. **Question:** How many people will be hired to take care of animals and the properties?

**Answer:** This is up to the individual owner; however, properties of this nature generally have one groom's taker and an assistant.

37. **Question:** Will fencing be used in the new development?

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

38. **Question:** Would fencing keep Lakefield South residents from being able to use paths with access to aero club and greenbrier roads?

**Answer:** Per the request of Lakefield South residents, a multi-purpose path is proposed that will provide a connection from the Lakefield South community to the private driveway along the eastern property boundary of Winding Trails, so that Lakefield South residents can access both the multi-purpose path and the existing sidewalks along Greenbriar Boulevard. To ensure continued safety, the multi-purpose path will have a pedestrian gate that will require a keycard to access. Keycard access will be restricted to Lakefield South residents.

39. **Question:** Will the multi-use paths be used solely for walking?

**Answer:** The multi-purpose path will be grassed areas. The paths will be available to equestrians, pedestrians, and golf carts.

40. **Question:** How will the current lakes be affected?

**Answer:** Please see the lake restructuring plan available on the Winding Trails website. The new lakes will be more aesthetically pleasing and more ecologically functional.

41. **Question:** Will the current lakes be kept intact or will some be filled in?

**Answer:** The lakes will be redesigned and more lake areas are proposed to be added. Please see the lake restructuring plan available on the Winding Trails website. There are some portions of the existing lake areas that will be filled to achieve the ultimate design.

42. **Question:** Identify all the security measures that will be taken by the new development.

**Answer:**

1. Virtually continuous lake will be reconfigured to surround community.
2. A 2-rail horse fence along perimeter of the multi-use path
3. A four-rail horse fence along the inside of the multi-use path
4. Additional landscaping surrounding the entire property.
5. Secured and gated driveway for new Winding Trail Property owners
6. New gated multi-purpose path secured access for residents only.

43. **Question:** What are the aesthetic impacts of the development?

**Answer:** All positive enhancements which include, new landscaping, new lakes, new littoral plantings, etc..

44. **Question:** Will there be artist renditions done of the proposed structures with landscaping and trails?

**Answer:** Yes. Renderings have been recently uploaded to the Winding Trails website. We are confident that the surrounding residents will be extremely pleased with the quality of the structures proposed.

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

**Answer:** Yes, the property owner and its development team are holding a meeting on August 24, 2016 at the Wellington National Country Club from 6-7:30 pm on Binks Forest.

46. **Question:** My child is allergic to horses. How will this project impact his/her health?

**Answer:** We checked with staff in the office of Dr. Swerdlin, DVM. To be impacted one must come into close contact with a horse, horse dander (like dandruff), clothing or equipment.

47. **Question:** Will altering the water features and adding more water attract alligators?

**Answer:** The Statewide Nuisance Alligator Program (SNAP) does not have data about the amount or configuration of water that may attract alligators. Their advice is for every resident or visitor to assume that any body of water could have an alligator in it. Bodies of water connected with culverts or canals allow easy travel from one body of water to another for fish and alligators. Alligators also travel over land to get from one water body to another. A community with water features will have the presence of an alligator at some point. When an alligator is perceived as a threat, call the Fish and Wildlife Commission Nuisance Alligator Hotline at [1-866-392-4286](tel:1-866-392-4286).

48. **Question:** When will Winding Trails receive final approval?

**Answer:** We are meeting with all interested parties right now and are planning a public meeting on August 24th. After that are several meetings with the Village. We hope to have final approval sometime in late October.



We are very interested in hearing your thoughts and ideas on how we might collaborate to make this project even better. Our website will be updated regularly, as documents become available.

Please visit our website at [www.windingtrailswellington.com](http://www.windingtrailswellington.com) for more information or email the Project Management Team at [info@windingtrailswellington.com](mailto:info@windingtrailswellington.com).