

**Wellington  
Equestrian Preserve Committee Meeting  
August 18, 2014  
Village Hall  
12300 Forest Hill Boulevard**

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## **MINUTES**

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

Bob Basehart called the meeting to order at 7:00 p.m.

Members present: Linda Elie, Richard Ellis, Maryjo Shockley, Houston Meigs.  
Dr. Lund arrived late.

Members absent: Linda Smith-Faver, Michael Whitlow

Staff present: Robert Basehart, Tim Stillings, Bill Nemser, Mike O'Dell and  
Kelly Ferraiolo

#### **A. Approval of Agenda**

**A motion was made by Richard Ellis, seconded by Maryjo Shockley, approved (4-0) to approve the August 18, 2014 agenda.**

#### **B. Approval of Minutes – June 17, 2014**

The committee listed various changes to the minutes.

**A motion was made by Ms. Shockley, seconded by Mr. Ellis, approved (4-0) to approve the June 18, 2014 with changes.**

#### **C. Meet the Staff – Ryan Harding**

Ryan Harding, Planning Technician, has been employed at the Village of Wellington for 4 ½ years in the Clerk's Office. He has worked in accounting and inventory reconciliation. His role for the Equestrian Preserve is to assist in providing the most accurate information to the committee. The Committee can help him by keeping communication lines open. Mr. Ellis asked what type of data is assembled. Mr. Basehart stated he assists with research to develop the text for the Equestrian Master Plan.

### **II. New Business**

#### **A. Ordinance 2014-26 Bridle Path Map Comprehensive Plan Amendment**

Mr. O'Dell made a presentation on the proposed Bridle Path Map Comprehensive Plan Amendment.

Mr. Meigs would rather adopt it when it is in a completed form. There are aspects that concern him including the connectivity in the trails and interconnecting dirt roads are abridged from the plan even though they are trails. He would also like to see the proposed trails on the plan. Mr. Basehart stated the trail plan and the Equestrian Element of the Comprehensive Plan is supposed to be periodically updated. They need to make the Comprehensive Plan as up to date as possible. This will help Mr. O'Dell when he tries to acquire right of ways from private owners. Mr. O'Dell stated the Bridle Path Map represents the 2010 equestrian trail plan approved by the Committee but it was never adopted by Ordinance. Mr. Meigs stated the plan has to address future acquisition.

Mr. Ellis asked if they adopt this now, do they have to wait years to make changes. Mr. Basehart stated they do not have to wait to update the plan. They eventually will have to complete an Evaluation and Appraisal Report that will evaluate the entire Comprehensive Plan. Mr. O'Dell discussed some of the easements he is trying to acquire.

Mr. Meigs asked how adopting the map would help gain easements for the Village. Mr. O'Dell stated some property owners do not want to give up 25 feet of their land. If this plan is adopted by Ordinance, they can show the owners that the easement is part of the bridle plan.

Mr. Meigs asked about the easements Mr. O'Dell is requesting along Pierson Road. Most property owners are requesting them to be indemnified against any actions of the people using the property but it violates the Village's Sovern Rights. They are trying to get the land deeded to them so the property owners would be indemnified. In Grand Prix Farms, the property owners would lose a vote with their HOA if they deeded the property to the Village and are working on granting it an easement. Mr. Meigs asked if the bridle trail was an easement, does the Village have the right to widen the road. Mr. O'Dell stated the easement language would limit the uses. There needs to be consistent language. The intent is to provide for bridle paths. If someone wants to do something within a property, this will allow a bridle path to already be dedicated.

Mr. Meigs asked if the dirt roads could be indicated on the plan. Mr. O'Dell stated the primary purpose of the map is to show where the bridle paths are. Mr. Ellis asked if a bridle path exists on a dirt road and they approve that, will it protect that road from ever being paved. Mr. O'Dell stated it would not protect it from paving but a bridle path would have to be provided for along the paved road. Ms. Elie stated they can discuss the possibility of adding roads at the next time they update the map.

**A motion was made by Dr. Kristy Lund, seconded by Mary Jo Shockley, approved (4-1) to recommend approval of Ordinance 2014-26 Bridle Trail Map with the changes noted.**

### **III. Workshop**

#### **A. Equestrian Master Planning**

Mr. Basehart stated the issues list was prioritized. Mr. O'Dell reviewed the issues list. They will need to jump around and tackle the issues and it wasn't intended to be a rigid agenda. Ms. Elie stated the Equestrian Lifestyle and Vision is the most important in order to get started. They need to determine what rural really means. They reviewed the issues list and reordered but at times they will be talking about issues simultaneously. Mr. Basehart stated rural may not be the right word to use. They discussed the use and the definition of the word "rural". They discussed using the term "equestrian lifestyle".

Ms. Shockley suggested having seasonal codes. Mr. Ellis suggested discussing the intensity of the use. Mr. Meigs stated there a lot of vague terms that need to be better defined. Mr. Basehart stated most provisions in the code can be interpreted more than one way. There is a great need to clearly define the requirement that the committee is trying to accomplish.

They discussed the options for the next meeting as they needed to reschedule. Ms. Ferraiolo will survey the Committee on available dates. Mr. O'Dell will schedule the venues to provide the committee presentations at the beginning of the meetings. They are working with the Treasure Coast Regional Planning Council so they can facilitate future meetings. They are talking with Peter Rizzo from USPA to speak with the Committee as well.

Mr. O'Dell asked if they had any comments on the issues list to email Ms. Ferraiolo and they will make any changes suggested.

### **IV. Staff Comments**

None

### **V. Board Comments**

Dr. Lund visited the Tryon equestrian academy. In her opinion, it will never have what people have here. It is an hour away from anything but it will be a nice complex. She couldn't see going there for 3 months, maybe a one week stay. There will be a different type of crowd. She didn't think it was going to be a competition between Wellington as it was presented in the newspaper.

Mr. Meigs stated they are putting sod on bridle trails along Pierson road. Mr. O'Dell drove the section of South Shore Boulevard to the showground's. They put millings

down earlier this year. He wasn't sure if they were putting it on top of the millings, but he will check with Mr. Fleury.

The committee had no objection to say the pledge of allegiance at the beginning of the meeting.

Ms. Elie stated Council needs to look at the Special Use Article 5 changes before season starts or they lose another year.

Ms. Elie stated if there will be any further work done on the trailheads if they could be done by the beginning of season. Mr. O'Dell will ask Mr. Fleury.

#### **VI. Public Comments**

None

#### **VII. Adjournment**

**A motion was made by Mr. Meigs, seconded Dr. Lund, approved (5-0) to adjourn the meeting. The meeting adjourned at 7:58 pm.**

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**Linda Elie, Chair**

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**Kelly Ferraiolo, Recording Secretary**