

**Wellington
Equestrian Preserve Committee Meeting
January 17, 2017
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order/Pledge of Allegiance

Chair Cleveland called the meeting to order at 6:15 pm. Jane Cleveland, Doug Hundt, Dr. Rachel Eidelman, and Robert Bushey were present. Dr. Sergio Guerreiro and Dr. Kristy Lund arrived late. Carol Cohen had an excused absence.

Staff present: Michael O'Dell, David Flinchum, J. Higbee, and Ryan Harding.

II. Remarks by Committee Chair

Ms. Cleveland discussed the upcoming meetings and possible agenda items for those meetings.

III. Additions/Deletions/Reordering of Agenda

There were no changes to the agenda.

IV. Discussion Item – Land Development Regulations

Mr. Flinchum went over the Future Land Use map and the land uses that exist in the Equestrian Overlay Zoning District (EOZD). He reviewed the various approval processes with the committee. He then went over a draft matrix of use types. Mr. Flinchum asked the committee's opinion on each use regarding whether or not it should be allowed, and the approval process that should be required.

Catering – Permitted in Commercial Recreation, Neighborhood Commercial

Equestrian Arena, Commercial – Development Review Committee (DRC) in Commercial Recreation, Neighborhood Commercial

Equestrian Retail or Service – DRC in Commercial Recreation

Equestrian Stadium – Conditional Use in Commercial Recreation

Office – DRC in Neighborhood Commercial

Outdoor Entertainment – Not Permitted

Restaurant – DRC in Neighborhood Commercial

Restaurant, Fast Food – Not Permitted

Veterinary Clinic – DRC Neighborhood Commercial and Residential A

Accessory Dwelling – Permitted in Residential A, Residential B, Institutional

Bed and Breakfast – DRC in Residential A and Residential B

Congregate Living Facility – Permitted in Residential A, Residential B, Residential C

Family Day Care Home – Permitted in Residential A, Residential B, Residential C

Garage or Yard Sale – Equestrian Permit in Residential A, Residential B, Institutional

Grooms Quarters – Permitted in Residential A, Residential B, and Commercial Recreation

Home Occupation – Permitted in all residential areas

Single Family Detached Home – Permitted in all residential areas

Single Family Detached Patio Home – Permitted in all residential areas

Two Unit Attached Home – Permitted in Residential C

Assembly – DRC in Institutional

Government Services – DRC in Institutional

Park – DRC in Institutional

Place of Worship - DRC in Institutional

School – DRC in Institutional

Agriculture – Permitted in Residential A

Airplane Landing Strip or Heliport– Conditional Use in Residential A, Commercial Recreation

Barn or Stable – Permitted in Residential A, Residential B, and Commercial Recreation

Electric Transmission Facility – Permitted in Utilities

Equestrian Arena, Private – Permitted in Residential A, Residential B, Commercial Recreation

Equestrian Instruction – Permitted in Residential A, Residential B, Commercial Recreation

Equestrian Small Venue – Conditional Use in Residential A, Residential B; Permitted in Commercial Recreation

Green Market – Not Permitted

Livestock – Permitted throughout EPA

Recreational Vehicle Park – No consensus. The EPC asked staff to bring back the RV Park language that was previously considered for their review.

Utility Minor – DRC throughout EPA

Water or Treatment Plant – Permitted in Utility

Wireless Communication Facility – Permitted up to 60 feet, DRC from 60-80 feet, Conditional Use above 80 feet.

V. Staff Comments

There were no staff comments.

VI. Board Comments

There were no board comments.

VII. Public Comments

There were no public comments.

VIII. Adjournment

The meeting adjourned at 9:22 p.m.

Jane Cleveland, Chair

Ryan Harding, Recording Secretary