

**Wellington
Equestrian Preserve Committee Meeting
September 10, 2014
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

Linda Elie called the meeting to order at 6:15 p.m.

Members Present: Chair Linda Elie, Vice Chair Michael Whitlow, Houston Meigs, Maryjo Shockley and Richard Ellis. Dr. Kristy Lund and Linda Smith-Faver arrived late

Staff Members: Tim Stillings, Michael O'Dell and Kelly Ferraiolo

II. Pledge of Allegiance

III. Approval of Agenda

Meet the Staff was changed to Tim Stillings.

A motion was made by Mary Jo Shockley, seconded by Michael Whitlow, to approve (5-0) the September 10, 2014 Equestrian Preserve Committee Meeting Agenda with changes.

a. Meet the Staff – Tim Stillings, Planning Director

Mr. Stillings, Planning Director, has a Bachelor Degree from Virginia Tech and a Master's Degree from Iowa State. He has worked in the public and private sector. He has worked for the Village of Wellington since 2011. His biggest challenge is Wellington has a Land Development Code that was inherited from the County. They are trying to tailor it more to the Village.

IV. Declaration of Ex-Parte Communication

Mr. Whitlow spoke with Carol Coleman, Cynthia Gardner, Mat Forrest, and Councilman Matt Willhite. Ms. Elie spoke with staff. Mr. Meigs spoke with Mat Forrest.

V. Old Business

a. Ordinance 2014-28 (amending Chapter 5.7 "Seasonal Equestrian Uses" of the Land Development Regulations).

Mr. Stillings made a presentation on the proposed changes to Chapter 5.7 “Seasonal Equestrian Uses”. It was presented to the Committee in the spring and it was included in the amendments to Article 5, but they have separated it so that the changes can move forward. He explained the various types of proposed seasonal equestrian permits including changes to equestrian permits outside of the EPA.

Mr. Meigs stated the restrictions of the EPC are just what is inside the EPA. Mr. Stillings wanted to make sure the EPC was aware of the changes. Mr. Meigs stated the authority of the EPC needs to be extended for them to make recommendations. Dr. Lund stated they are asking their opinion as an advisory board and they aren’t making any official changes. Mr. Stillings stated any equestrian issues are presented to the EPC. The item will go to the Planning, Zoning and Adjustment Board once EPC provides a recommendation.

The proposed changes are as follows:

Section 5.7.4 – Seasonal Equestrian shows and competitions. Seasonal equestrian permits for equestrian shows and competitions may be used for property that meets the following:

- 1. Designated on the Wellington Future Land Use Map as Commercial Recreation; or*
- 2. Property within the EOZD which the applicant/owner can demonstrate that the proposed show/competition can accommodate all activities, including parking, on-site and meet the standards in Sec. 5.7.3.*

The above language allows for horse shows on any Commercial Recreation properties outside of EOZD which only applies to golf courses.

Mr. Ellis asked if there is a criterion that allows for continued use of a property for a horse show. Mr. Stillings stated if a property has a show 12 days in a row which were 12 different events, they would consider it one 12 day show. Mr. Ellis stated the National Horseman Federation allows for one day shows consecutively. Mr. Meigs recommended they add a clause that the events are not to be consecutive days. Mr. Stillings suggested changing the language to “Maximum Days Per Week”. Ms. Shockley suggested including “non-consecutive days”. Mr. Meigs would like to see the language before he made recommendations. He suggested including language stating “per property”. The committee didn’t feel that was necessary.

Ms. Smith-Faver made calls when she received the packet including Nona Garson, Ann Ruth, and the Jacob’s. The idea is they want to encourage small shows. Ms. Garson’s concern was they are making it more complicated. She suggested including renewal for permits instead of submitting the same documents every year.

Mr. Stillings stated the WEF facility doesn’t require a permit as it is considered a Commercial Arena. Ms. Garson’s farm is located in a residential area and is not

considered a commercial arena therefore requires a permit. Mr. Stillings stated the code doesn't reference needing a permit for polo games, only horse shows. Mr. Stillings stated they are looking at organized events and the levels of audience and traffic they will generate.

Ms. Smith-Faver stated they should work with the owners to come up with the criteria. They discussed the events scheduled at Ms. Garson's farm and how the proposed changes would apply to her.

Ms. Smith-Faver was concerned about the number of people in attendance as there are at least two people (grooms, trainer, rider, etc.) per horse. Mr. Stillings stated the information staff goes by is information that is supplied by the applicant. Ms. Smith-Favor stated they need to clarify "attendance" and replace with "spectator".

They continued to discuss the proposed amendments.

A motion was made by Dr. Lund, seconded by Mr. Whitlow, approved (7-0) to open for public comments.

Mr. Whitlow read Mr. Jacob's email to Linda Smith-Faver into the record. He supports the equestrian shows throughout the community. The email suggested having a 2B type of show that allows for 2 – 3 day events:

- Maximum days per event: 4
- Maximum events per year: 2
- Maximum entries: 100
- Maximum attendants: 500
- Maximum Vendors: 100
- Event oriented entertainment only

Mr. Whitlow read Ms. Garson's email to Linda Smith-Faver into the record. She stated many important things happen in Wellington off season. She spent a great deal of time getting a permit for their competitions no matter how many people participated. She had to appear before Council twice. They have done everything that the staff has asked and have submitted multiple documents to the Village. They have no problem with the neighbors. The process gets harder every year. Last year, staff told her they were trying to simplify procedures but it seems like it is getting harder and hard to manage. She suggested a simpler system to renew permits if no significant changes were made. Renewals should not go to Council if it went before them in previous years.

Mat Forrest, representing Solar Sports Systems, were involved in the changes to the process in 2012. They are very supportive of the smaller events. The larger and medium size shows can have impacts on the residents. The two tiers of shows allow for flexibility. Staff has the discretion to approve them or to send them to Council. The problem with events is when they are not properly planned for. They like the Ordinance

how it is but they think they are moving the process to what it was prior to the changes that occurred in 2012.

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

The committee asked about including a permit type 2B. Mr. Stillings stated today, there is no vendor limitation by code. When vendors are present, there is a potential for the event to be more populated and “open to the public”. A vendor is looking for the highest attendance. The committee agreed adding a Type 2B permit would make it clearer.

The committee discussed a renewal permit. When they have gotten approval from the year before they can submit a simple renewal form as long as nothing has changed and there were no complaints in the prior year.

The committee asked is there an opportunity for a landowner outside of the EOZD to change their use of the property. Mr. Stillings stated they would be required to have a Land Use Amendment and a Master Plan Amendment which both require Council approval.

The committee discussed renewal permits outside of the EOZD. Mr. Stillings stated challenge they have now is Polo West where they have removed golf and converted to open field for polo on the west field. In Wanderers Club they are playing on the driving range and in Palm Beach Polo they are playing west of the sales center. Staff felt those facilities outside the EOZD should receive Council approval because it is not a use that is expected of the site. As the shows become successful, they may exceed the threshold.

Mr. Stillings stated they should focus on entries as they can control it and report it. Ms. Smith-Faver doesn't think they can report the amount of entries they will have prior to the shows. She stated they don't have anything about reporting after the event. Mr. Stillings stated if they exceed their levels, then the following year they would fall under a different permit type.

Mr. Stillings stated the current fee for a Seasonal Equestrian Permit is \$500 which was in place in 2012 which is approved by Council by Resolution. They will have to look at staff time to make a recommendation. They suggested for 2A/2B initial permit \$250 and renewal \$175. Mr. Stillings stated the costs sound reasonable but they need to look at staff time.

A motion was made by Mr. Whitlow, seconded by Dr. Lund, approved (7-0) to approve the following changes to Section 5.7.6.1 Table:

- **Maximum days “Per Week” per show/competition**
- **Adding column 2B permit:**
 - **Maximum days per event: 4**

- **Maximum events per year: 2**
- **Maximum entries: 100**
- **Maximum attendants: 500**
- **Maximum Vendors: 100**
- **Event oriented entertainment only**
- **Permit fee for 2A/2B: initial fee \$250/\$175 if all conditions are met for renewal.**
- **Renewal permitted if there were no change and no complaints from prior year.**
- **Change “attendance” to “spectators – non-competitor and not caring for the horse”**

VI. Workshop

a. Equestrian Master Plan

Mr. O'Dell began by discussing the use of the word “rural”. He provided various definitions of the word rural, urban and ex-urban. “Rural” usually means sparsely developed. The committee continued discussion on roadways and bridle paths.

Dr. Lund stated the word “rural” should be substituted with “equestrian lifestyle”. Ms. Elie asked if they should have different definitions for each subarea and the committee agreed.

Mr. Meigs stated the paving of roads would eliminate horses because it is not conducive for riding. They can't look at whether they are rural or not without looking at paved roads.

Ms. Elie suggested to replace “rural with “the lifestyle which currently exists in the equestrian preserve” and then explain what the lifestyle is and if you don't, it would be open for interpretation.

Mr. O'Dell stated they haven't really talked about the horse in the proposed goal as it is the common thing to the entire equestrian community.

Mr. Meigs stated the characteristics of the EPA can look entirely different years from now due to the underlying property rights. The one constant is horse friendly connectivity and if they abandon that, they will abandon the horse friendly atmosphere of Wellington. Ms. Shockley suggested adding in the goal “access by horse”.

Mr. O'Dell stated the 1997 Robert Jocquer report laid out the initial trails in roadways and canal rights of ways. The 2004 CH2M Hill report has been the basis of the trail plan and identifies improvements. Mr. Meigs stated in the report there are a substantial number of trails that are all roads which have been the discussion of paving such as 40th street and 120th street. This committee has to be the point of contact when a street in the EPA is planned to be paved. They need to be in contact early, not after it was

approved. They need to be involved in the budget process. The committee needs to execute and defend the goal.

The direction of the committee from their discussion of the goal included:

- Possibly delete the word rural
- Work on “equestrian lifestyle”
- Definition of horse
- Connectivity throughout community

II. STAFF COMMENTS

Mr. O'Dell stated they met with the Livestock Waste Haulers and he passed out the meeting minutes. Loxahatchee Groves has new hauling standards. They still have problems with illegal dumping but taking steps to try and eliminate the problem. They have a five year program to fix the problem. An Ordinance was approved by PBC for the unincorporated area. Wellington needs a centralized collection facility. US Sugar is taking manure for free but the haul is far. Solid Waste Authority will drop their price to \$15/ton from \$38/ton.

Mr. O'Dell explained the new process on how they are inspecting manure bins. The inspectors have iPads and they utilize GIS system. They sent letters to property owners. Their first test area was Grand Prix Farms and the second phase will be the north portion of Palm Beach Point. Mr. O'Dell has been working with Engineering to discuss new standards.

Ms. Smith-Faver stated they need to address occupational licenses.

Mr. Whitlow asked the status of the phosphorus problem. Mr. O'Dell stated Mr. Riebe is creating a report that they are sending to SFWMD. They are in compliance which is below 50 pbb.

Mr. O'Dell has most venues scheduled for presentations.

III. BOARD COMMENTS

Ms. Elie stated there was an article about the trail system in Palm Beach Little Ranches and how they are unhappy about not being connected. Dr. Lund was not at the meeting where they discussed the trail system but it has always been their goal to connect. Mr. O'Dell has been working with Mr. Wallace with Palm Beach Little Ranches and they have developed a trail system within Little Ranches which requires help from the residents and the Village.

Ms. Elie suggested developing procedures for communication if there is something not in the packet and utilizing Mr. Harding. Mr. O'Dell stated the website has a page where all the documents passed out to the board are on file.

Ms. Elie suggested having help for Ms. Ferraiolo so minutes aren't too far behind.

Ms. Shockley asked if there were any comments regarding the Palm Beach Point Crossing. Mr. O'Dell stated he wasn't aware of any comments.

IV. ADJOURN

A motion was made by Ms. Shockley, seconded Dr. Lund, approved (7-0) to adjourn the meeting. The meeting adjourned at 9:02 pm.

Linda Elie, Chair

Kelly Ferraiolo, Recording Secretary