

**Wellington
Equestrian Preserve Committee Meeting
February 1, 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, Dr. Sergio Guerreiro, and Robert Bushey were present. Dr. Kristy Lund and Carol Cohen had excused absences.

Staff present: Robert Basehart, 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. She also asked Mr. Odell to report on a recent Palm Beach County meeting he attended regarding livestock waste disposal.

Mr. O'Dell stated the county might allow disposal in the Glades Tier in the future, and the program is designed to incorporate environmentally sound disposal methods.

III. Additions/Deletions/Reordering of Agenda

There were no changes to the agenda.

IV. Workshop – Land Development Regulations, Articles 1, 2, 4, and 5

Mr. Flinchum handed out a summary of the responses the committee gave at the previous meeting for the proposed land use table. He also provided the committee with a revised definition for outdoor entertainment. The committee agreed it could be an allowed use in the Equestrian Preserve Area (EPA) and asked staff to develop thresholds in the Land Development Regulations (LDR) for the approval process.

Mr. Flinchum explained the different sections of Article 1 and went over the proposed changes. He described non-conforming structures and uses as defined in Article I. Mr. Flinchum then went over the setbacks chart for non-conforming lots, and Mr. Basehart described eminent domain proceedings.

Regarding Article 2, Mr. Flinchum and Mr. Basehart explained that the Concurrency Management section of the code had been reduced from 32 pages to 3 due to changes in the way concurrency is approved now, compared to the way it was done with the original code that was adopted from Palm Beach County.

Article 4 remained essentially the same and describes code enforcement proceedings and the role of the Special Magistrate.

Mr. Flinchum explained the Development Review Procedures outlined in Article 5, Chapter 1 including unified control, pre-application meetings, Development Review Committee (DRC) meetings, public hearing procedures, and abandonments.

He then went over the remaining sections of Article 5 including Authority and Decision Making, Annexation, Comprehensive Plan Map and Text Amendments, Zoning Map and Text Amendments, Conditional Uses, Special Permits, and Equestrian Permits.

Ms. Cleveland asked about making the application process easier for Equestrian Permits. Mr. Basehart replied staff is considering allowing an applicant to resubmit the paperwork from the previous year's application if the event has not changed. The new application could just be an addendum to the previous application stating they would like to have the same event with the same footprint as in previous years. Ms. Cleveland asked staff to bring back language describing the different tiers and approval processes for various types of Equestrian Permits.

Mr. Flinchum continued discussing Article 5 sections including Site Plan and Subdivision Plan, Variances, Time Limitations and Conditions of Approval, Master Plan and Master Plan Amendments, Extended Hours of Operation, Reasonable Accommodations, and Appeals.

V. Staff Comments

There were no staff comments.

VI. Board Comments

Ms. Cleveland stated the committee would be reviewing Articles 8 and 9 at the next workshop on February 16th.

VII. Public Comments

There were no public comments.

VIII. Adjournment

The meeting adjourned at 8:00 p.m.

Jane Cleveland, Chair

Ryan Harding, Recording Secretary