



Legislation Text

File #: 21-4399, Version: 1

ITEM: ORDINANCE NO. 2021-01 (REPEALING THE EQUESTRIAN PRESERVATION ELEMENT AND REPLACING WITH THE EQUESTRIAN PRESERVE ELEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE EQUESTRIAN PRESERVATION ELEMENT AND REPLACE WITH THE EQUESTRIAN PRESERVE ELEMENT, INCLUDING MAPS, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2021-01, a Comprehensive Plan Text Amendment (CPTA) to repeal the Equestrian Preservation Element and replace with the Equestrian Preserve Element of Wellington's Comprehensive Plan.

EXPLANATION: The update of the Equestrian Preserve Element builds upon the original ideas adopted in 1999 to manage development in the equestrian preserve and reorganizes the principles, guidelines, strategies, and standards into three distinct goals - Equestrian Lifestyle; Multi-Modal Transportation Network; and Equestrian Competition Industry. Some of the continuing concepts for the element include:

- Preservation of the equestrian lifestyle
- Development regulations that maintain the overall density of the Equestrian Preserve Area (EPA)
- Permitting limited commercial uses that support the equestrian industry
- Continuation of the Equestrian Circulation Plan
- Pursuit of bridle trail easements or dedications to create a well-connected, public network within the EPA
- Pursuit of trail projects that link to local, county, state, and federal lands
- Support of the equestrian competition industry

The proposed plan also includes several new objectives and policies to address changing trends and conditions in the EPA. The following are new concepts in the plan:

- Horse waste disposal alternatives
- Expansion of Lake Worth Road and South Shore Boulevard from two lanes to four lanes
- Regulations for the operation of golf carts and low-speed vehicles in the EPA
- Continued work with area agencies and organizations to quantify the equestrian industry's economic impact
- Evaluation of Wellington's codes, standards, programs, and policies to support the equestrian competition industry

The Equestrian Element was reviewed by the Equestrian Preserve Committee at multiple meetings. At the March 3, 2020 meeting, the EPC voted 7-0 to recommend approval of the proposed Equestrian Element with modifications to the PZAB. The EPC's recommended changes are presented in strike-through/underline format in the exhibit to the Staff Report. The EPC recommended changes are also reflected in the element

which is an exhibit to the ordinance.

The Equestrian Preserve Element was reviewed by the Planning, Zoning & Adjustment Board (PZAB) at the April 14, 2021 meeting. The PZAB voted 4-0 to recommend approval of the proposed Equestrian Preserve Element with modifications, including changing the proposed title, to the Village Council. The PZAB's recommended changes are presented in strike-through/underline format and highlighted in the exhibit to the Staff Report. The PZAB recommended changes with the exception of the title change are not reflected in the element which is an exhibit to the ordinance.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2021-01, a Comprehensive Plan Text Amendment (CPTA) to repeal the Equestrian Preservation Element and replace with the Equestrian Preserve Element of Wellington's Comprehensive Plan.