

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN EQUESTRIAN CENTER IN THE A-1 (AGRICULTURE DISTRICT) ON LAKE MARKHAM ROAD; (JOHN WEBB, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7387

Agenda Date 07-25-05 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

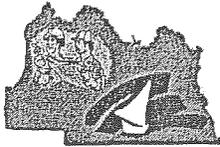
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN EQUESTRIAN CENTER IN THE A-1 (AGRICULTURE DISTRICT) ON LAKE MARKHAM ROAD; (JOHN WEBB, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN EQUESTRIAN CENTER IN THE A-1 (AGRICULTURE DISTRICT) ON LAKE MARKHAM ROAD; (JOHN WEBB, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	PETER WALES, PROPERTY OWNER LAKE MARKHAM ROAD SANFORD, FL 32771	A-1 DISTRICT, LDC SECTION 30.124(b)(12); (EQUESTRIAN CENTER)				
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO ESTABLISH AN EQUESTRIAN CENTER ON PROPERTY LOCATED IN THE A-1 DISTRICT, WHERE STABLES BARNS AND RELATED STRUCTURES FOR THE SHELTERING OF FARM ANIMALS ARE PERMITTED; BECAUSE THE APPLICANTS WOULD LIKE TO OFFER RIDING LESSONS TO THE PAYING PUBLIC, A SPECIAL EXCEPTION IS REQUIRED. • THE SITE COMPRISES 42 ACRES. THE PROPOSED SITE PLAN DEPICTS HORSE STABLES, OUTDOOR RINGS, PARKING, EQUIPMENT GARAGE, PASTURES AND FUTURE RESIDENCES. • THE APPLICANT PROPOSES A MAXIMUM PROJECTED NUMBER OF CLIENT FAMILIES ON THE PREMISE DURING ANY TWO HOUR PERIOD NOT TO EXCEED 12 PEOPLE, BETWEEN THE HOURS OF 8:00 AM AND 7:00 PM. • 					
ZONING & FLU	<table border="1" style="width: 100%; background-color: #cccccc;"> <tr> <td style="width: 25%;">DIRECTION</td> <td style="width: 25%;">EXISTING ZONING</td> <td style="width: 25%;">EXISTING FLU</td> <td style="width: 25%;">USE OF PROPERTY</td> </tr> </table>		DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
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	SITE	A-1	SUBURBAN ESTATES	VACANT
	NORTH	A-1	SUBURBAN ESTATES	SEMINOLE COUNTY (SYLVAN LAKE) SOCCER FIELDS
	SOUTH	A-1	SUBURBAN ESTATES	SOCCER COMPLEX
	EAST	A-1/PUD	SUBURBAN ESTATES/PLANNED DEVELOPMENT	CONSERVATION/OPEN AREA
	WEST	A-1	SUBURBAN ESTATES	SINGLE-FAMILY RESIDENTIAL
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE PROPOSED USE IS CONSISTENT WITH SURROUNDING AREA'S BY PUBLIC AND PRIVATE RECREATIONAL USES. SEMINOLE COUNTY'S LAKE SYLVAN PARK IS LOCATED ON THE NORTH SIDE OF THE SITE AND SEMINOLE SOCCER CLUB IS LOCATED ON THE SOUTH.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>THE APPLICANTS ARE PROPOSING TO LIMIT THE NUMBER OF CLIENTS, INCLUDING PARENTS AND STUDENTS, TO NO MORE THAN TWELVE (12) PER A TWO HOUR PERIOD. BASED ON THIS NUMBER, THE RIDING STABLES WOULD NOT BE A SIGNIFICANT TRAFFIC GENERATOR.</p> <p>THE SITE COMPRISES OF 42 ACRES WHICH COULD HAVE A GREATER IMPACT THAN THE PROPOSED USE</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES SUBURBAN ESTATES FUTURE LAND USE AS APPROPRIATE FOR A VARIETY OF AGRICULTURAL USES (INCLUDING RIDING STABLES) THAT ARE LOCATED ON PARCELS AT LEAST ONE (1) ACRE IN SIZE. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE RIDING STABLES, FOR COMMERCIAL USE, WOULD BE CONSISTENT WITH THIS DESCRIPTION, GIVEN THE SUBJECT PROPERTY'S SIZE AND LOCATION.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT</u></p>			

	<p><u>OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE EXISTING SITE EXCEEDS THE MINIMUM ONE-ACRE REQUIREMENT OF THE A-1 DISTRICT. FURTHERMORE, THE EXISTING STRUCTURES MEET THE MINIMUM APPLICABLE SETBACKS.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE A-1 DISTRICT, RIDING STABLES ARE ALLOWED AS CONDITIONAL USES. THE PROPOSED USE WOULD NOT HAVE ANY POTENTIAL IMPACTS THAT WOULD ADVERSE TO THE ADJACENT HIGHER INTENSE RECREATIONAL USES</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a)</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(b)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></p> <p>AS PREVIOUSLY STATED, FARM ANIMALS AND ASSOCIATED STABLES ARE CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 DISTRICT. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED RIDING STABLE OPERATION WOULD OTHERWISE COMPLY WITH THE USE AND DIMENSIONAL STANDARDS OF THE A-1 DISTRICT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST WOULD NOT BE HIGHLY INTENSIVE IN NATURE, IF THE SITE IS LIMITED TO TWELVE PERSON PER A TWO HOUR PERIOD, AS PROPOSED.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>COUNTY SERVICES INCLUDING POLICE, EMERGENCY, AND GARBAGE DISPOSAL ARE AVAILABLE TO THE SITE. THE PROPERTY IS CURRENTLY SERVED BY WELL AND SEPTIC SYSTEMS.</p>
<p>STAFF FINDINGS</p>	<p>AS PREVIOUSLY STATED, THERE IS CURRENTLY A SINGLE-FAMILY HOME WITH AN ACCESSORY GARAGE, HORSE STABLE, RIDING ARENA AND PASTURES ON THE SITE. NO NEW DEVELOPMENT IS PROPOSED IN CONJUNCTION WITH THE PROPOSED COMMERCIAL OPERATION. IN EVALUATING THIS REQUEST, STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none"> • THE PROPOSED USE WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF SUBURBAN ESTATES FUTURE LAND USE FOR THE SUBJECT PROPERTY. • WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED USE WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS OR VOLUMES. • THE PROPOSED USE WOULD NOT ADVERSELY AFFECT THE

	<p>PUBLIC INTEREST.</p> <ul style="list-style-type: none">• NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN WOULD BE IMPACTED BY THE PROPOSED USE.• THE PROPOSED USE WOULD BE COMPATIBLE WITH THE RECREATIONAL AND AGRICULTURAL CHARACTER OF NEARBY AND ADJACENT DEVELOPMENT.
STAFF RECOMMENDATION	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST FOR SPECIAL EXCEPTION, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ MAXIMUM NUMBER OF CLIENTS SHALL BE NO MORE THAN TWELVE CLIENTS (12), INCLUDING PARENTS AND STUDENTS PER A TWO HOUR PERIOD;○ RIDING LESSONS SHALL OCCUR BETWEEN 8:00 AM TO 7:00 PM;○ THE ENTRANCE ON LAKE SYLVAN ROAD SHALL BE GATED;○ THE ARENA AND PARKING AREA LIGHTING SHALL BE LIMITED TO NO MORE THAN 0.5 FOOT-CANDLES; AND○ THERE SHALL BE NO OUTDOOR AMPLIFICATION OF SOUND.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL. NO. BS 2005-006

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION** For Equestrian Facility
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING (YEAR _____) PROPOSED (YEAR _____)
- REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____
- PLAN TO BUILD YES NO IF SO WHEN _____
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

REC'D JUN 02 2005

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	WB Equestrian, Inc./	John B. Webb, P.E.
ADDRESS	Peter Wales	John B. Webb & Associates, Inc.
	100 Spring Hurst Circle	925 S. Denning Dr., WP, FL 32789
PHONE 1	Lake Mary, FL 32746	407-622-9322
PHONE 2	407-256-9743	407-622-9325 Fax
E-MAIL	info@wbquestrian.com	webbengr@aol.com

PROJECT NAME: Heathrow Equestrian Center

SITE ADDRESS: 315 Lazy Acres Lane, Longwood, FL Sylvan Lake Dr

CURRENT USE OF PROPERTY: Vacant/Agricultural

LEGAL DESCRIPTION: See Attachment "A"

SIZE OF PROPERTY: 42 acre(s) PARCEL I.D. 35-19-29-300-0120-0000

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER 505B-0000

KNOWN CODE ENFORCEMENT VIOLATIONS None

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 07 / 25 / 05 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT* [Signature] DATE 6/2/05

* Proof of owner's authorization is required with submittal if signed by agent.

JSW

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

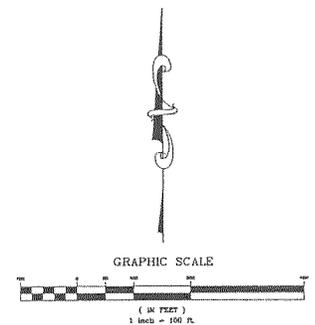
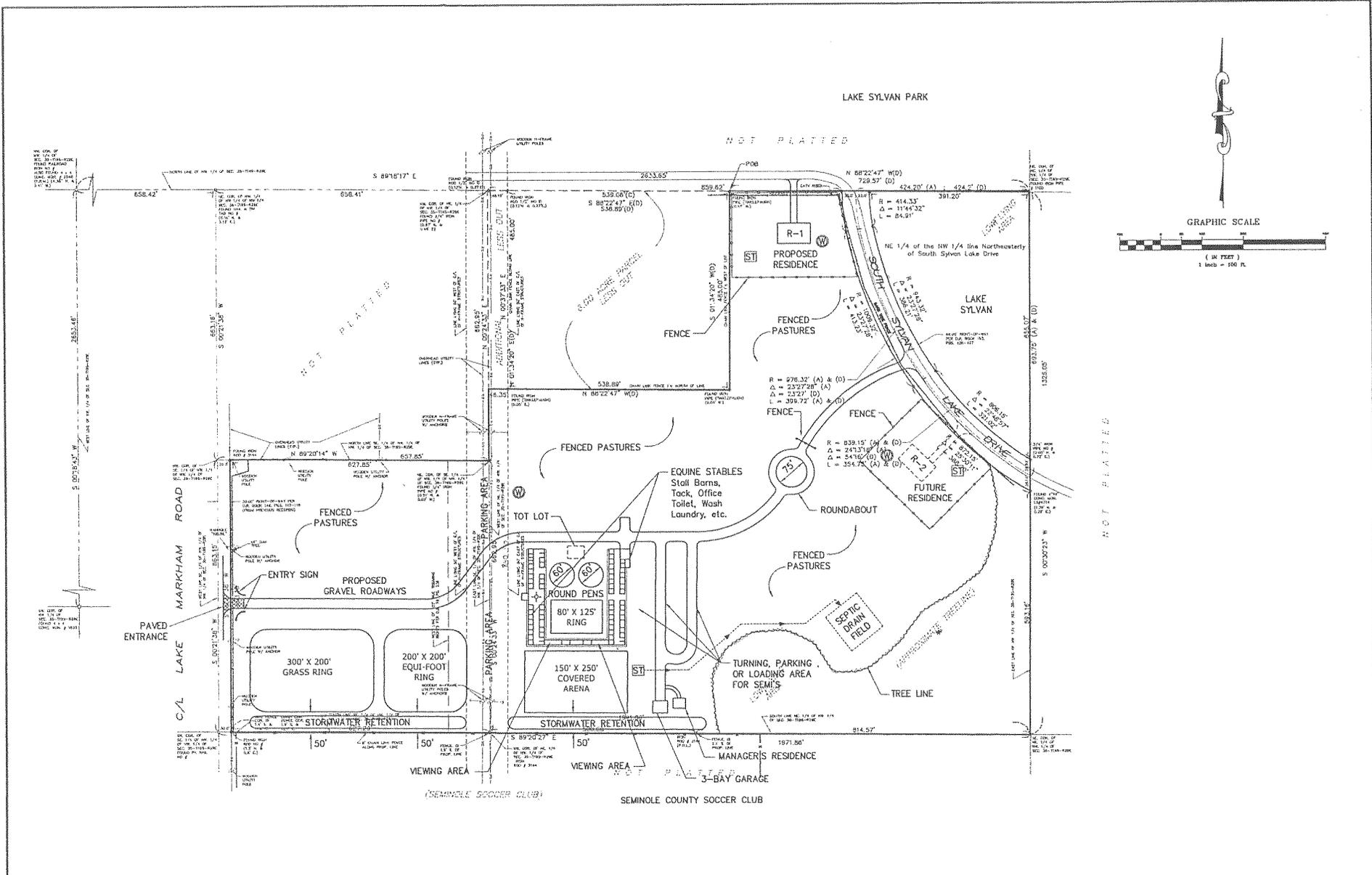
APPELLANT INFORMATION	
NAME	_____
ADDRESS	_____
PHONE 1	_____
PHONE 2	_____
E-MAIL	_____

NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

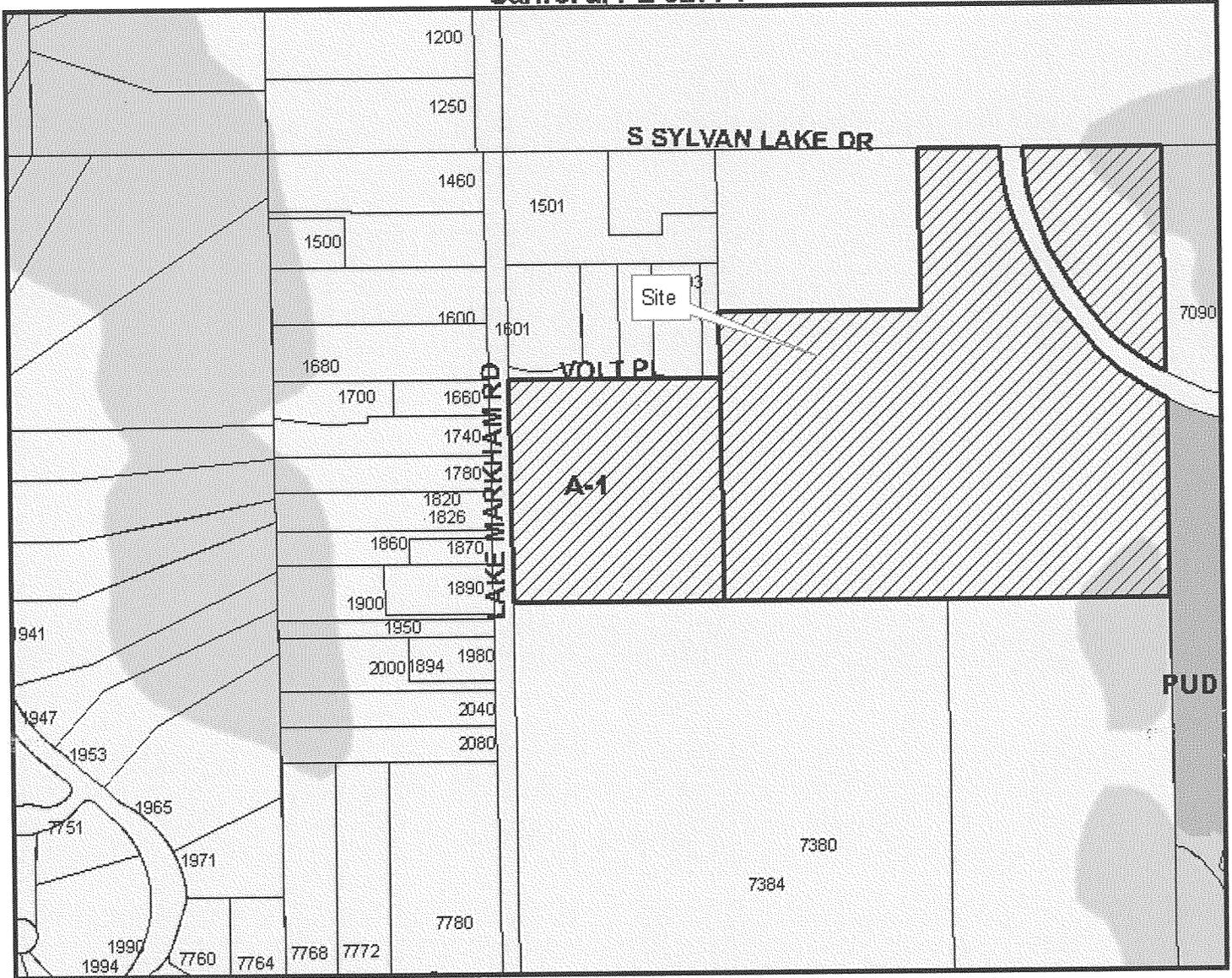
FOR OFFICE USE ONLY

PROCESSING:
FEE(S): \$ 370.00 COMMISSION DISTRICT 5 FLU/ZONING SE/A-1
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS West of Lake Markham Rd at the
intersection of Valt Pl + Lake Markham Rd
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS sub divide parcel, 100 ft setback



* ENGINEERING/SURVEYING LIC. # 3763/LB3763		DESIGNED BY <u>PLM</u>	APPROVED FOR JOHN B. WEBB & ASSOCIATES, INC.	John B. Webb & Associates, Inc. CIVIL & ENVIRONMENTAL CONSULTING ENGINEERS 828 S. DENNING DRIVE, WINTER PARK, FLORIDA 32789	WB EQUESTRIAN, INC. 100 SPRINGHURST CIRCLE LAKE MARY, FLORIDA 32746	SITE PLAN FOR HEATHROW EQUESTRIAN CENTER	DATE <u>JUNE 2005</u>	DWG'S PROJECT <u>W28-01</u>
1		DRAWN BY <u>PLM</u>					SCALE <u>1" = 100'</u>	SHEET <u>OF 1</u>
2		CHECK BY <u>JRW</u>						
3		APPROVED BY <u>JOHN B. WEBB, P.E.</u>						
4		PROJECT ENGINEER						
NO. DATE	REVISIONS	BY	APPROV.					

John B. Webb, P.E.
 Lake Markham Road
 Sanford, FL 32771



Seminole County Board of Adjustment
 July 25, 2005
 Case: BS2005-006
 Parcel No: 35-19-29-300-0120-0000
 35-19-29-300-0050-0000
 35-19-20-300-005B-0000

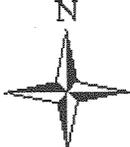
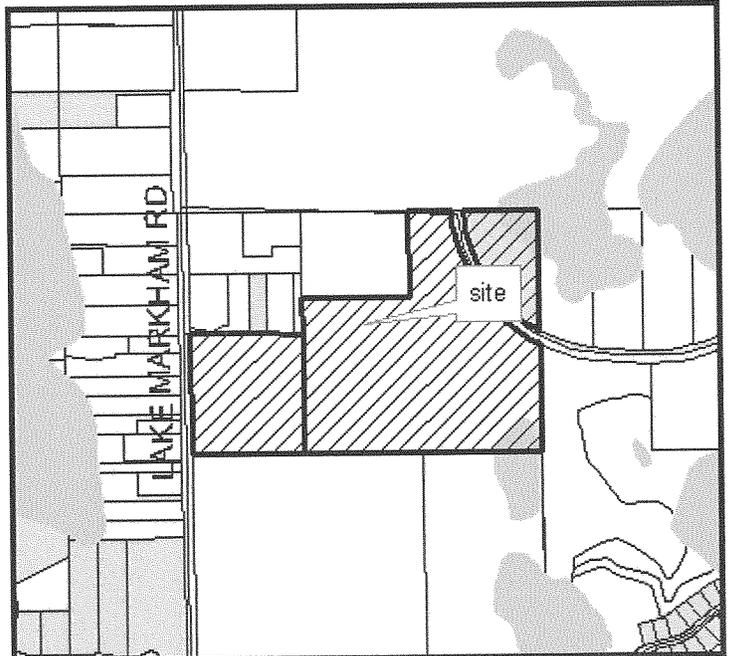
Zoning

-  A-1 Agricultural-1Ac
-  PUD Planned Unit Dev.

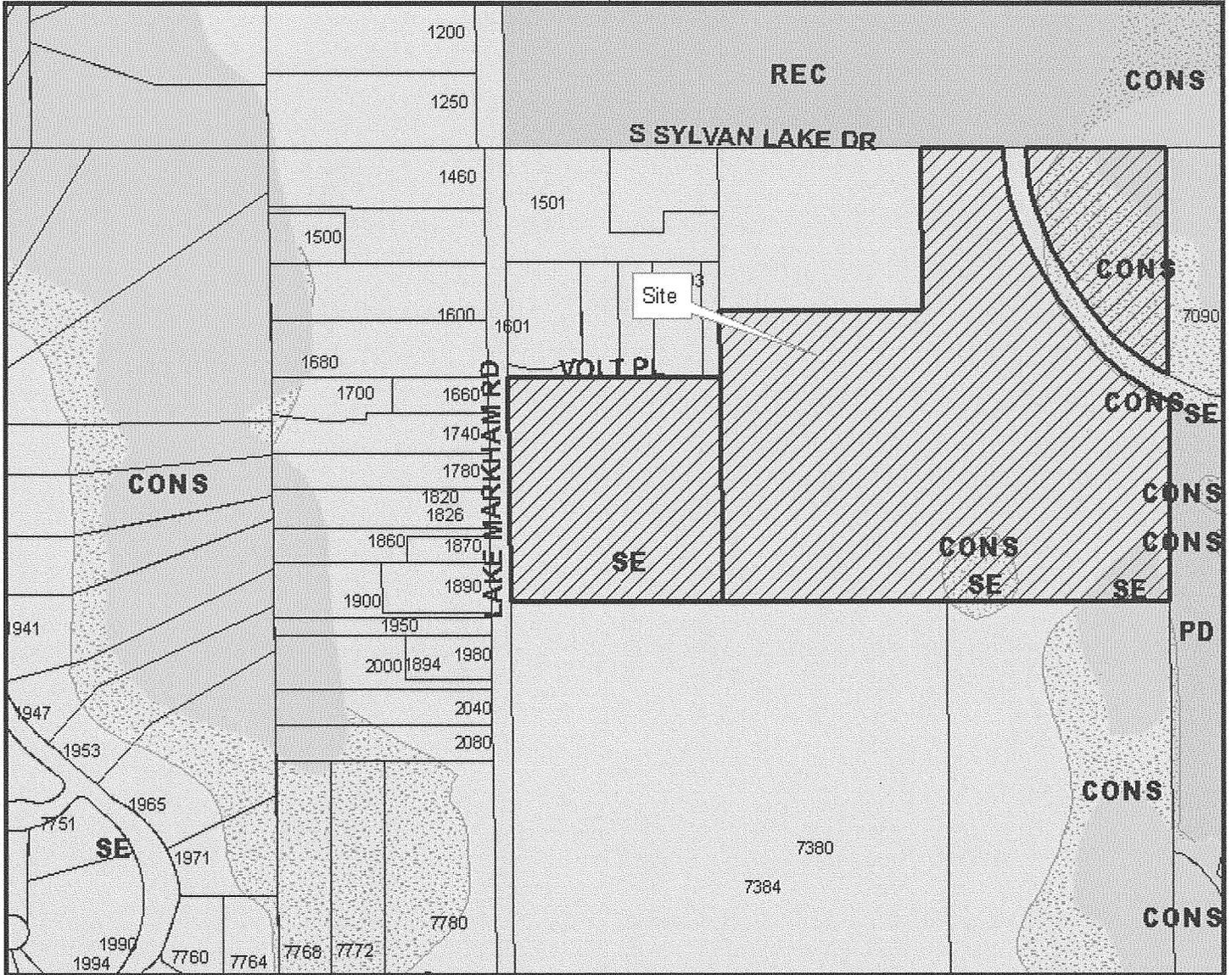
Parcel Use

-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BS2005-006

0 95 190 380 570 760 Feet

John B. Webb, P.E.
 Lake Markham Road
 Sanford, FL 32771



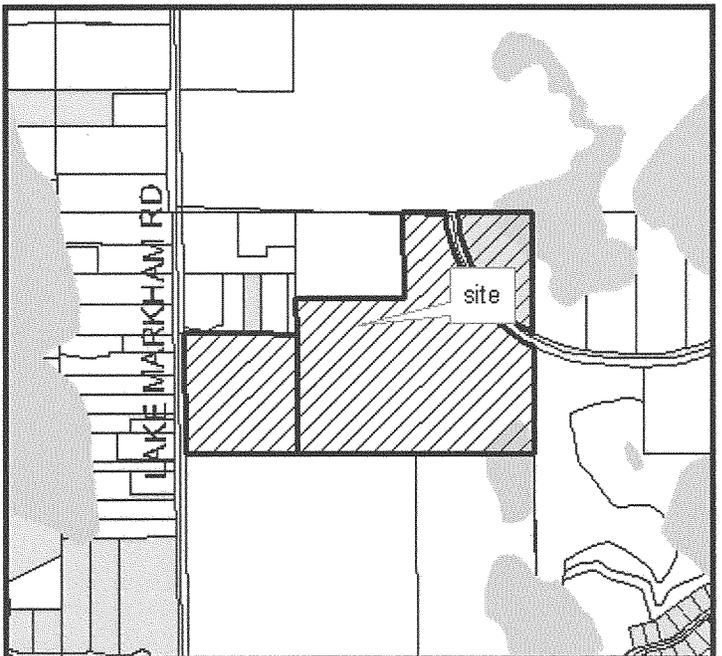
**Seminole County Board of Adjustment
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 Case: BS2005-006
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 35-19-29-300-0050-0000
 35-19-20-300-005B-0000**

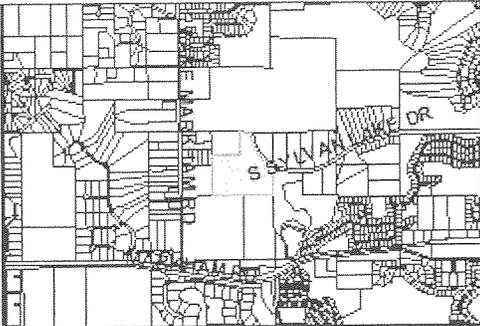
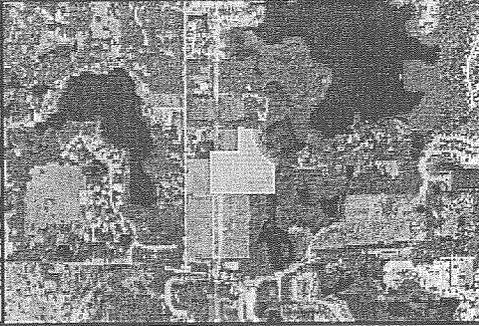
Future Land Use

	CONS, REC		All Other Values
	CONS, SE		Vacant Residential
	CONS, PD		Single Family Residential
	REC, NONE		Mobile Home
	SE, NONE		BS2005-006
	PD, NONE		

Parcel Use

0 95 190 380 570 760 Feet



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7506</p>																																									
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 35-19-29-300-0050-0000 Tax District: G1-AGRICULTURAL</p> <p>Owner: WALES PETER Exemptions:</p> <p>Address: 315 LAZY ACRES LN</p> <p>City,State,ZipCode: LONGWOOD FL 32750</p> <p>Property Address: SYLVAN LAKE DR S SANFORD 32771</p> <p>Facility Name:</p> <p style="padding-left: 40px;">Dor: 51-CROPLAND</p>	<p style="text-align: center;">2005 WORKING VALUE SUMMARY</p> <table style="width:100%; border: none;"> <tr><td style="padding-left: 20px;">Value Method:</td><td style="text-align: right;">Market</td></tr> <tr><td style="padding-left: 20px;">Number of Buildings:</td><td style="text-align: right;">0</td></tr> <tr><td style="padding-left: 20px;">Depreciated Bldg Value:</td><td style="text-align: right;">\$0</td></tr> <tr><td style="padding-left: 20px;">Depreciated EXFT Value:</td><td style="text-align: right;">\$0</td></tr> <tr><td style="padding-left: 20px;">Land Value (Market):</td><td style="text-align: right;">\$1,409,500</td></tr> <tr><td style="padding-left: 20px;">Land Value Ag:</td><td style="text-align: right;">\$18,464</td></tr> <tr><td style="padding-left: 20px;">Just/Market Value:</td><td style="text-align: right;">\$1,409,500</td></tr> <tr><td style="padding-left: 20px;">Assessed Value (SOH):</td><td style="text-align: right;">\$18,464</td></tr> <tr><td style="padding-left: 20px;">Exempt Value:</td><td style="text-align: right;">\$0</td></tr> <tr><td style="padding-left: 20px;">Taxable Value:</td><td style="text-align: right;">\$18,464</td></tr> <tr><td style="padding-left: 20px;">Tax Estimator</td><td></td></tr> </table>	Value Method:	Market	Number of Buildings:	0	Depreciated Bldg Value:	\$0	Depreciated EXFT Value:	\$0	Land Value (Market):	\$1,409,500	Land Value Ag:	\$18,464	Just/Market Value:	\$1,409,500	Assessed Value (SOH):	\$18,464	Exempt Value:	\$0	Taxable Value:	\$18,464	Tax Estimator																			
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<p style="font-size: x-small;">NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p style="font-size: x-small;">*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																									

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																																					
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LAND USE AND BUSINESS DESCRIPTION

Land Description

42 Acres off Lake Markham Rd and South Sylvan Lake Dr.
Owned by Peter Wales.

Business Overview

WB Equestrian, Inc.
Owners are Marcelo Barros, Sally Barros and Peter Wales.

WB Equestrian, Inc. and head trainer Marcelo Barros offers teaching, training and showing services to people who would like to improve their horse riding skills or the ability of their horse, with a goal for competing on the hunter/jumper circuit.

Currently Marcelo travels around the Greater Orlando area, going to horse owner's private homes or facilities. With the rising costs of traveling our goal is to create a facility where Marcelo can be located and people with or without their own horse can come and ride at this one location.

Marcelo Barros Bio

Marcelo started to ride for fun in a small club in Sao Paulo in 1979. In 1987 Marcelo decided to become more than just a rider, he became a judge, course designer and trainer. He took many lessons and attended many clinics with the biggest names in show jumping, including:

- Linda Allen – Course designer of '96 Atlanta Olympic games
- Steve Stephens – Wellington, Florida Course designer
- Leopoldo Palacios – Course designer of '00 Sidney Olympic games
- Frank Madden – Well known trainer
- George Morris – International trainer
- Nelson & Rodrigo Pessoa – International Show Jumper
- Vitor Teixeira - International rider and trainer
- Joe Fargis - 2 time Olympic Gold Medalist 1984

In 1988 Marcelo put his experience to good use and took the position of the director of the equestrian school at the prestigious club of Santo Amaro in Sao Paulo, Brazil. In less than one year the school was considered one of the best schools in the state, with more than 300 students. Marcelo used all his knowledge to put into practice what he learned from all the incredible teachers and riders, thus proving that you have to be more than just a good rider to teach.

Marcelo also spent some time in Europe training and competing in shows in France and Belgium. He spent time traveling with the Brazilian team working directly with Nelson and Rodrigo Pessoa. He also spent time with the French team, working with Pierre Durand and the incredible Jappeloup: 1988 Olympic champions. Spending time in Europe gave Marcelo a different view of how to ride and how to teach. He learned that teaching is more than knowing just what to say, but also knowing when and how, in order to get the best results from your students.

In 2002 Marcelo took a position at a riding school in Longwood, Florida. He stayed there for just over one year before he knew that his goal was to have his own equestrian facility, and WB Equestrian, Inc. was formed.

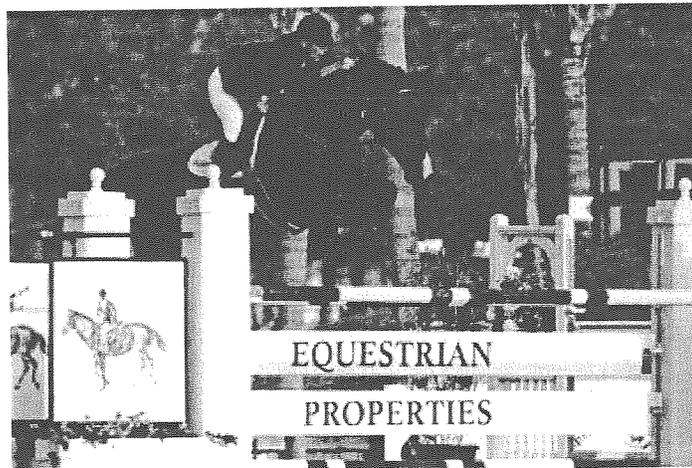


Marcelo with friend, Olympic winning rider Rodrigo Pessoa at the '96 Olympics in Atlanta.

Sally Barros Bio

Sally started riding when she was 5 years old, but it was not until she was 20 did she make her first investment into a horse. Since then she has ridden every day.

Currently she takes care of 9 of her own horses at her father's property in Longwood. Each year she and her husband buy and sell a few horses, breed one or two mares and spend a lot of their time on the road at major competitions. Sally has been competing in the Jumpers for 5 years and thoroughly enjoys all the aspects of horse ownership and land management.

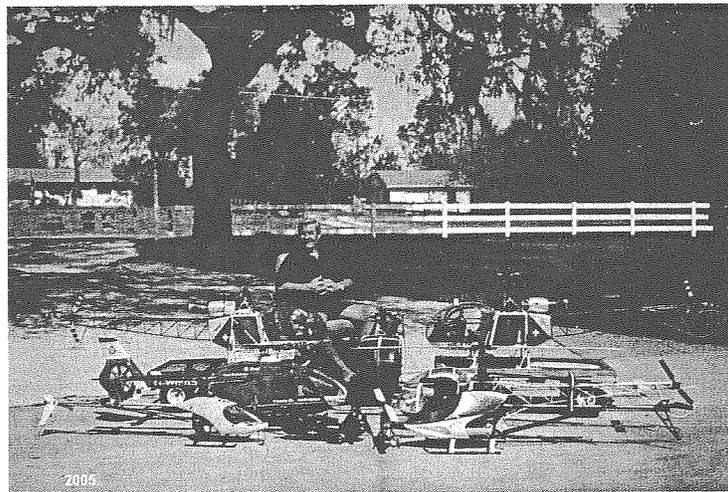


Sally & her horse Shaquille competing in Palm Beach, FL



Peter Wales Bio

Peter Wales, Sally's father was the creator of Superchips, Inc. a Sanford based, award-winning business which became hugely successful over the last 12 years, at which point Peter decided to sell his business and retire. But retirement did not last long. Noticing his daughters' passion for riding, and his son-in-laws excellent ability for teaching and training, Peter purchased the land off of Lake Markham Road in Sanford to help Sally and Marcelo with their equestrian business. He became part owner of WB Equestrian, Inc. so he could offer his extensive knowledge and advise on running a successful business.



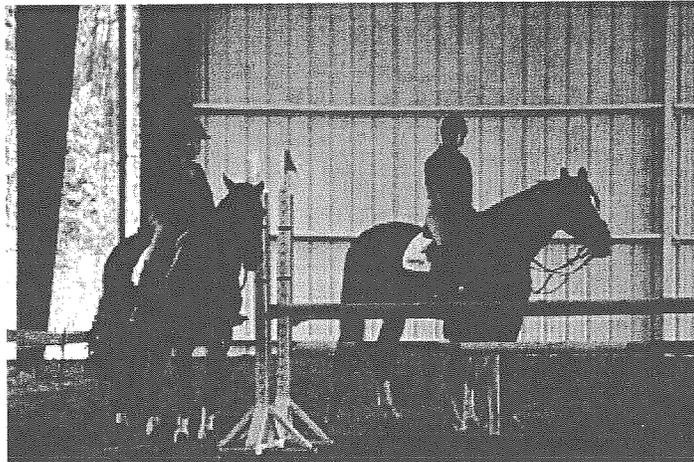
Peter with his award winning scale helicopters

Teaching Ethics

Our goal is to provide a safe, healthy, caring environment for student to learn to ride the correctly.

RIDING THE RIGHT WAY - We teach both Hunter and Jumper disciplines with a strong emphasis on the Basic Foundation Skills.

- There are many different views and opinions on how to ride and train jumping horses. Luckily, there are strong "Foundation horsemen" who spent decades of their lives promoting proven, successful methods of riding, teaching and training. These Foundation horsemen include: William Steinkraus, Bertalan De Nemethy, Nelson Pessoa, George Morris, Frank Chapot, and many others.
- Their methods of horsemanship have given these men titles such as: 'Olympic Champion', 'President of the World Cup Committee', 'Chef d'Equipe', 'President of USET' and 'Internationally renowned trainers.'
- Our objective has been to know their methods and to able to pass them on to our students.

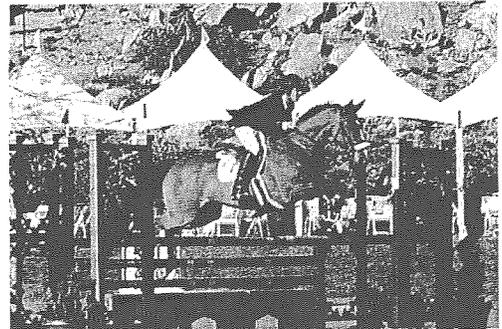


The trainers job is to prepare both horse and rider at home. Before his students enter the ring Marcelo goes over the course with the rider, then warms them up over a few fences - keeping the atmosphere very relaxed. A nervous or stressed horse or rider, never do their best in the ring.

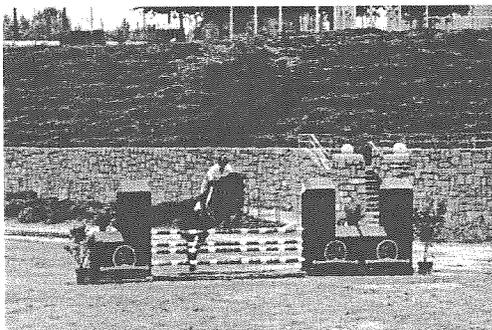
A few of our current students



Carlie Madara & Superchips Miscontender



Cole Napoleon, invited by the United States to represent his country at the Childrens finals



Kalyn Dreiling & Evita



A Few of our students at a riding award ceremony



Land Use

We have purchased the 42 Acres of land off of Lake Markham Road and South Sylvan Lake Drive to develop into an equestrian facility, the facility shall include the following buildings, developments and services:

1. Residences

Marcelo and Sally Barros are proposing to build their single family residence in the North Eastern corner of the property.

Peter Wales is considering perhaps in the future building a new home for himself in the South Eastern corner of the property.

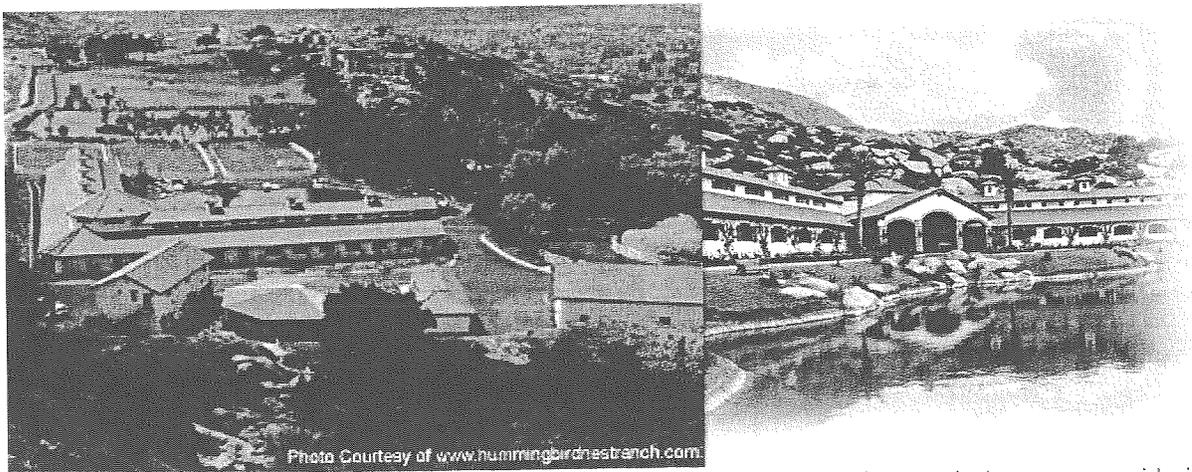
The construction of a small managers residence is also being proposed.

2. Equine Stables

Two 25 stall barns connected by a viewing area to form a U-shape are being proposed, of a single story block design with small areas of a higher roof, or cupola for increased air-flow.

The barns are to include stalls for housing horses, grooming stalls, feed room, bathrooms, shower room and an office, as well as a viewing area so parents can relax and enjoy watching their children take lessons.

25 of the stalls will be offered to board clients horses and 25 stalls will be used to house horses owned by WB Equestrian, Inc.



Photos of the front and back of a barn in California which is a similar design to what we are considering

3. Sheds and Steel structures

150x250 covered arena, consisting of a roof only, to provide shelter while training in the hot summers and when it rains, lighting will be provided from the ceiling pointing down.

3-Bay Garage for housing farming equipment such as tractors, mowers etc.



4. Outdoor rings

300x200 Grass ring at the Western Front of the property to be used as a show piece for the facility, to include beautiful jumps, well manicured grass, hedges and natural jumps.

200x200 Hunter ring with a cushioning equi-footing mix surface to be used for training for hunter competition classes. Jumps to consist of natural solid looking wood jumps

80x125 Beginner ring with cushioning equi-footing mix surface to be used for teaching beginner riders in a safe small enclosed area. Floodlights will be installed on the outside of the barns pointing into the center of the ring.

75ft Round pens, one to be used to teach young horses to accept a rider, and the other to contain a horse walker, to help the horses cool off after being ridden. An overhead light will be provided on a pole next to the round pen.

5. Entrance, parking and fire lanes

The entrance to the facility shall be at the center of the Western edge of the property, off of Lake Markham Road. It will consist of a small brick wall on either side of the entrance, curving around into the property a short distance, on the walls will be two lit WB Equestrian, Inc. signs.

Ample parking will be provided along the utility easement. We have marked off over 31,650 square feet of parking in front of the barns, plus ample trailer parking behind the stables.

Fire lanes will be provided along the Western, Northern and Eastern side of the stables.

6. Pastures

All remaining areas will be fenced and irrigated for pasture use.

7. Business Operations

The business hours will be Tuesday – Sunday 8am – 7pm. We will be closed on National holidays.

Maximum projected number of staff: Equestrian Trainers = 3
Office workers = 1
Grooms = 3
Groundsmen = 1
TOTAL = 8

Most clients will only stay on the premises for two hours, one to ride or be taught and half an hour before and after for tacking and untacking.

Maximum projected number of client families (usually one parent and one youth riding) arriving in one car on the premises during any two hour period : 12

8. Services offered

We wish to provide a family orientated atmosphere where safety is our top priority and our second priority is to provide younger riders a place to ride which emphasizes on harmony and friendship. At WB Equestrian, Inc. a youth rider can expect to ride with other riders of a similar age, with similar interests. While the parents



can enjoy watching their child ride from one of our viewing areas, and meet other parents. Smaller children can be entertained with our fenced enclosed playground.

We are the only Equestrian business in the Orlando area that has students representing the United States in International competitions run by the FEI, the Olympic equestrian organization. Each year competitions are held all over the world and we wish to prepare students to compete as early as possible for their country. The competitions are a wonderful life experience where new friendships are formed with riders from different countries.

This year we have offered the opportunity for a small number of students to travel to Europe to compete in an equestrian competition and visit other barns in other countries. We feel that these kinds of life experiences are a wonderful addition to our program.

Boarding

The first 25 stall barn will be provided to clients wishing to keep their horse on our property. Boarding will be provided for a fee and will include housing, feeding and basic care for the horse.

Training

Clients who board their horse with us can pay one of our trainers to exercise their horse for them, and generally improve their health, stamina, ability and performance.

Lessons

People who do not own a horse can come and rent a horse from WB Equestrian, Inc. and be taught by one of our trainers for up to one hour in one of our safe enclosed rings.

9. Personal Use

We intend to use the back 25 stalls to house our own horses. Some horses will be rented out to students who do not have their own horse and would like to learn to ride. Some will be our own competition horses, and the remaining horses will be used for breeding. We currently have two stallions of our own and we purchase semen from some of the best competition horses, we have two broodmares which we use to breed each year, and we plan to increase the number so we can have up to five broodmares.



Our first foal, WB Smarty Pants, 1hr old.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 25, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

(see attached legal description)

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Peter Wales
925 S. Denning Drive
Winter Park, FL 32789

Project Name: Lake Markham Road

Requested Development Approval:

SPECIAL EXCEPTION TO ESTABLISH AN EQUESTRIAN CENTER IN THE A-1 (AGRICULTURE DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Senior Planner
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. MAXIMUM NUMBER OF CLIENTS SHALL BE NO MORE THAN TWELVE CLIENTS (12), INCLUDING PARENTS AND STUDENTS PER A TWO HOUR PERIOD;
2. RIDING LESSONS SHALL OCCUR BETWEEN 8:00 AM TO 7:00 PM;
3. THE ENTRANCE ON LAKE SYLVAN ROAD SHALL BE GATED;
4. THE ARENA AND PARKING AREA LIGHTING SHALL BE LIMITED TO NO MORE THAN 0.5 FOOT-CANDLES; AND
5. THERE SHALL BE NO OUTDOOR AMPLIFICATION OF SOUND.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

Attachment "A"

The Land is described as follows:

(Taken from O.R. Book 3943, Pages 1289 and 1292):

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 35, Township 19 South, Range 29 East, lying Southwesterly of South Sylvan Lake Drive, in Seminole County, Florida.

AND

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 35, Township 19 South, Range 29 East, lying Northeasterly of South Sylvan Lake Drive, in Seminole County, Florida.

AND

The Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 19 South, Township 19 South, Range 29 East, in Seminole County, Florida.

LESS AND EXCEPT: Portions of subject property previously conveyed in O.R. Book 2520, Page 1943, as more particularly described as follows:

That part of Section 35, Township 19 South, Range 29 East, Seminole County, Florida more particularly described as follows:

Commence at the North $\frac{1}{4}$ corner of said Section 35; Run thence North 88 degrees 22 minutes 47 seconds West along the North line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 35, a distance of 729.57 feet to the Point of Beginning; Thence South 01 degrees 34 minutes 20 seconds West a distance of 485.00 feet; Thence North 88 degrees 22 minutes 47 seconds West parallel to the said North line of the Northwest Quarter (NW $\frac{1}{4}$) a distance of 538.89 feet; Thence North 01 degrees 34 minutes 20 seconds East along the Southerly extension of the East line of a 100 foot wide Florida Power and Light Easement recorded in Official Records Book 71, Page 165 through 167, a distance of 485.00 feet to a point on the aforesaid North line of the Northwest Quarter (NW $\frac{1}{4}$); Thence South 88 degrees 22 minutes 47 seconds East along said North line of the Northwest Quarter (NW $\frac{1}{4}$) a distance of 538.89 feet to the Point of Beginning. Containing 6 acres, more or less. Additionally, the fifty feet, more or less running from the West property line of the above described property to the parcel line westward of said line which is the boundary of property owned by T.B. Ball, Jr. and Ruth M. Ball and the abutting property owner said additional lands being approximately 48.19 feet wide by 485 feet long.