

**Wellington
Equestrian Preserve Committee Meeting
April 13, 2016
Village Hall
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order/Pledge of Allegiance

Linda Elie called the meeting to order at 6:25 p.m.

Members present: Dr. Kristy Lund, Michael Whitlow, Richard Ellis, Linda Elie, and Houston Meigs.

Members absent: Maryjo Shockley was excused and Linda Smith-Faver arrived late.

Staff present: Aaron Dunlap, David Flinchum, Cory Cramer, and Ryan Harding.

A. Approval of the April 13, 2016 Equestrian Preserve Committee Agenda

A motion was made by Houston Meigs, seconded by Michael Whitlow to, to approve the April 13, 2016 Equestrian Preserve Committee Agenda. The motion passed unanimously (5-0).

B. December 9, 2015 Equestrian Preserve Committee Minutes

A motion was made by Houston Meigs, seconded by Michael Whitlow, to approve the December 9, 2015 Equestrian Preserve Committee Minutes. The motion passed unanimously (5-0).

II. New Business

A. Ordinance No. 2016-12 Bed and Breakfast Zoning Text Amendment

Ryan Harding presented a proposed zoning text amendment to modify sections 6.4.4.20 and 6.10.7.B.4 of Wellington's Land Development Regulations (LDR) which apply village wide including the Equestrian Overlay Zoning District (EOZD). Mr. Harding summarized the proposed changes to section 6.4.4.20 which applies village wide and 6.10.7.B.4 which applies specifically to the EOZD.

Several members of the committee inquired about the proposed change from requiring bed and breakfasts to have direct access to a collector road to allowing them within 1,320 feet of collector road. Mr. Meigs asked about parking requirements for stables at bed and breakfasts and Mr. Harding replied the normal parking rates for stables would apply in addition to parking requirements for the establishment.

Linda Elie inquired about the prohibition on rental dwelling units. Mr. Meigs explained, based on his conversation with Mr. Basehart, a rental dwelling unit is an apartment. It can function as a full dwelling unit with a kitchen, whereas a bed and breakfast rents rooms to guests and has a common area.

Mr. Whitlow and Dr. Lund expressed concern about the proposed change to allow bed and breakfasts to be approved through the Development Review Committee process. They stated they thought it should go through a public approval process.

Ms. Elie and Mr. Meigs asked about the proposed change to allow an owner's family member to operate the bed and breakfast. Mr. Meigs stated the term "family member" needed to be clarified.

Mr. Meigs also stated he thought the establishments should go through the Conditional Use approval process so neighbors would be notified in a public hearing.

There was discussion regarding proposal for allowing a maximum of eight bedrooms on a minimum of two acres. Dr. Lund and Ms. Elie asked about creating a scale where smaller lots would not be allowed to have eight bedrooms.

Dr. Lund stated the separation requirement should remain for all establishments.

Ms. Smith-Faver asked why direct access to a collector road was being proposed to no longer be a requirement. Ms. Elie stated there are very few properties, maybe only one, in the EOZD that have both primary and secondary direct access to a collector and met all other LDR requirements.

Mr. Whitlow stated he agreed that the term "family member" should be clarified. He also stated neighbors should be notified through the public hearing process.

Ms. Elie opened the meeting to public comment. The applicant, Mimi Hockman of 4491 Palm Beach Trail, explained why she was applying for the zoning text amendment. She stated when she looked for properties for a bed and breakfast she realized the code was so restrictive there weren't any properties that met all of the requirements. Also, based on financial models a five bedroom establishment would not make any profit.

Ms. Smith-Faver made a motion to close public hearing. The motion was seconded by Mr. Ellis and it passed unanimously (6-0).

Dr. Lund reiterated she thought the separation requirement should remain.

Mr. Ellis stated he agreed "family member" should be clarified along with whether corporate investment could play into these establishments.

Mr. Whitlow stated he would like to keep the separation requirement, the ownership should be clarified, properties under five acres should be limited to five guest rooms, and approval should go through the public hearing process.

Mr. Meigs stated he thought the approval should go through the Conditional Use process, the separation requirement should remain, the ownership issue should be addressed, and breakfast should not be allowed to expand into a full restaurant operation.

Mr. Meigs made a motion to approve Ordinance 2016-12 with the addition that the separation requirement for bed and breakfast establishments should remain in place, bedrooms should be limited to a maximum of five for properties from two to less than five acres and a maximum of eight for properties five acres and above, bed and breakfast establishments should be approved by a Conditional Use, on-site residency requirement by owner(s) should be further reviewed and clarified

for multiple owners or a corporation, and breakfast should be limited to the hours of 5:00 am – 10:00 a.m. The motion died for lack of a second.

A motion was made by Ms. Smith-Faver, seconded by Mr. Ellis, to recommend approval of Ordinance 2016-012. It was further recommended the separation requirement for bed and breakfast establishments should remain in place, bedrooms should be limited to a maximum of five for properties from two to less than five acres and a maximum of eight for properties five acres and above, bed and breakfast establishments should be approved by a Conditional Use, and on-site residency requirement by owner(s) should be further reviewed and clarified for multiple owners or a corporation. The motion passed unanimously (6-0).

B. 16-17 (2016-007ANX) Flying Cow Ranch Voluntary Annexation

Cory Cramer explained the request was for a voluntary annexation of a 2.8 acre vacant parcel located west of Flying Cow Ranch Road, east of the L-40 Canal and approximately 4.5 miles south of Southern Boulevard.

A motion was made by Mr. Ellis, seconded by Mr. Whitlow, to recommend approval of the voluntary annexation. The motion passed unanimously (6-0).

Staff Comments

Mr. Flinchum advised the committee future Equestrian Preserve Committee meetings may switch dates with the Planning, Zoning, and Adjustment Board meetings. Equestrian Preserve Committee meetings would move from the second Wednesday of the month to the first. The target date for the switch would be the June meeting.

Board Comments

There were no board comments.

Public Comments

There were no public comments.

Adjournment

A motion was made by Mr. Meigs, seconded by Mr. Whitlow, approved (6-0) to adjourn the meeting. The meeting adjourned at 8:18 p.m.

Jane Cleveland, Chair

Ryan Harding, Recording Secretary