



PLANNING & ZONING STAFF REPORT

I. DESCRIPTION

Petition: Ordinance No. 2020-10
Covered Arenas in Subarea F of the Equestrian Overlay Zoning District (EOZD) Zoning Text Amendment (ZTA)

Applicant: Patricia Holloway
Ward Real Estate LLC
12180 South Shore Boulevard
Suite 104
Wellington, FL 33414

Project Manager: Kelly Ferraiolo, Senior Planner

Request: Approval of Ordinance No. 2020-10, a ZTA to modify Table 6.8-2 EPA Setback Table, of the Land Development Regulations (LDR) to provide setbacks for covered arenas in Subarea F of the EOZD; and Section 6.8.9, Supplementary Standards for Principal and Accessory Equestrian Structures and Uses of the LDR to allow covered arenas in Subarea F of the EOZD (Exhibit A – Proposed ZTA).

II. BACKGROUND

The EOZD was adopted on August 27, 2002, by Ordinance No. 2002-05. The EOZD was created to provide regulations to protect and preserve the equestrian lifestyle that exists in the Equestrian Preserve Area (EPA). The EOZD was originally divided into four (4) subareas establishing specific land development regulations for each subarea. In 2006, Rustic Ranches (Subarea E) was annexed into Wellington and placed into the EOZD. In 2017, Subarea F was created which is known as the Winding Trails subdivision.

Subarea F is unique as it was previously a defunct golf course that was converted to nine (9) equestrian lots. After working with the adjacent neighborhood, the Applicant voluntarily provided regulations including larger setbacks, setbacks for riding rings, maximum number of stories, prohibition of tents and covered arenas, and a limit of four (4) stalls per acre not to exceed 10 stalls per lot.

Since 2017, the Applicant has constructed a model lot and has been marketing the project in efforts to develop the remaining lots. The Applicant has had several offers mostly from dressage riders because the lot configurations accommodate a dressage riding ring well. One

of the primary requests from potential buyers is the ability to build a covered arena. Since the adopted regulations for Subarea F prohibited covered arenas, the Applicant is not able to offer covered arenas as part of the development options. The Applicant has expressed that other disciplines, like hunters and jumpers, are finding the lots to be too shallow to accommodate the size and configuration of the preferred sand/riding ring (Exhibit B – Justification Statement). The Applicant has discussed this issue with and obtained a letter of support from the adjacent homeowners association (Exhibit C – Lakefield South HOA Letter of Support). At this time the Applicant is requesting to allow covered arenas in Subarea F with setbacks that comply with the adopted setbacks from the residential lots of Lakefield South.

III. SUMMARY AND ANALYSIS

The Applicant is requesting a ZTA to amend Table 6.8-2, EPA Setback Table, of the LDR to provide setbacks for covered arenas in Subarea F of the EOZD; and Section 6.8.9, Supplementary Standards for Principal and Accessory Equestrian Structures and Uses of the LDR to allow for covered arenas in Subarea F of the EOZD.

The Applicant is requesting the following changes to Table 6.8-2:

Table 6.8 – 2 EPA Setbacks Table

Overlay District/ Subarea	Minimum Setbacks For Principle Principal Structures ⁽¹⁾				Minimum Setbacks For Accessory Structures ⁽²⁾				Minimum Setbacks For Dressage Walls, Sand Rings and Riding Rings
	Front	Side	Corner	Rear	Front	Side	Corner	Rear	From Any Property Line
EOZD/LROZD/A	50 ft.	25 ft.	50 ft.	25 ft.	100 ft.	25 ft.	25 ft.	25 ft.	10 ft.
EOZD/B	25 ft.	25 ft.	25 ft.	Dwelling Units: 15 ft. Barns: 25 ft.	100 ft.	25 ft.	25 ft.	25 ft.	10 ft.
EOZD/C	100 ft.	50 ft.	80 ft.	100 ft.	100 ft.	25 ft.	25 ft.	25 ft.	10 ft.
EOZD/D	100 ft.	50 ft.	80 ft.	100 ft.	100 ft.	25 ft.	25 ft.	25 ft.	10 ft.
EOZD/RROZD/E	100 ft.	50 ft.	80 ft.	100 ft.	100 ft.	25 ft.	25 ft.	25 ft.	10 ft.
EOZD/F ⁽³⁾	50 ft.	50 ft.	50 ft.	10 ft.	55 ft.	10 ft.	10 ft.	10 ft.	20 10 ft.

(1) ~~Singe family dwellings, barns, stables, covered arenas, temporary stabling tents, and similar structures shall always be considered principle uses.~~ are principal structures and shall meet the principle-use-principal structure setback requirements, except as provided in (3) below.

(2) ~~All nonconforming lots shall follow the setbacks determined as set forth~~ established in Article 1 of the LDR.

(3) ~~Subarea F, known as Winding Trails, shall have a 50-foot setback from residential lots of Lakefield at the Landings PUD for riding rings, paddocks, covered arenas, and practice fields. Additionally, covered arenas shall have a 10-foot setback from all other property lines. Additionally, In addition to the requirements of Subsection 6.8.9.E, manure bins must be setback at least 30 feet from the rear property line.~~

The setbacks for dressage walls, sand rings, and riding rings have been reduced to be consistent with all other subareas. The setbacks for dressage walls, sand rings, and riding rings were established for other subareas when the new LDR was adopted December 2019.

These setbacks were required to address drainage issues that were happening when footing would spread and encroach adjacent properties as daily use of the rings occurred. Wellington's Engineering Department determined that 10 feet was the minimum setback necessary to correct this issue and reduce the drainage issues occurring in the future. The setbacks for Subarea F were established before the LDR was adopted and at that time the Applicant based the 20 setback on what they thought would exceed the existing regulations. At this time, the Applicant is requesting to reduce the setbacks to 10 feet as established in all other subareas and increase the useable area of the narrow lots within Subarea F.

Footnote (1) of the referenced table has been updated to clarify that exceptions exist for Subarea F in regards to the setbacks for covered arenas. Also, Footnote (3) requires covered arenas to be setback 50 feet from all residential lots of Lakefield at the Landings PUD, otherwise known as Lakefield South. This setback is greater than the neighboring and similar Subarea B which only requires a setback of 25 feet from the property line. This increased setback is to ensure a compatible transition and provide visual mitigation to the neighboring single-family development. The setback for covered arenas in Subarea F are also proposed at 10 feet since the covered arenas will be placed over the existing sand/riding rings on the approved site plan. The setbacks remain the same for all other subareas of the EOZD.

The Applicant is requesting the following changes to Section 6.8.9:

Sec.6.8.9 – Supplementary Standards for Principal and Accessory Equestrian Structures and Uses

F. Covered Equestrian Arenas:

~~1. Covered arenas are prohibited in Subarea F (Winding Trails).~~

~~2.1. Setbacks shall comply with Table 6.8 – 2 for principle structures.~~

~~3.2. A roofed covered equestrian arena shall be designed and constructed to be consistent with the architectural style, color, and materials of the principal structures on the same property.~~

As previously mentioned, Subarea F is the only subarea that does not allow covered arenas. Since the adoption of Subarea F and creation of the Winding Trails subdivision, none of the lots have sold. One of the factors is the prohibition of covered arenas. There are similar and/or smaller lot configurations within Subarea A (Little Ranches) and neighboring Subarea B (Saddle Trail and Paddock Park II) that are permitted to construct covered arenas. The prohibition is creating an unintended competitive disadvantage to the lots within Subarea F.

The proposed request complies with the following Goals/Objectives/Policies of Wellington's Comprehensive Plan:

Objective 1.1 subsections (4) and (5) of the Equestrian Element – Provide for preservation of the rural lifestyles and land uses which exist in the overlay area while ensuring compatibility of land uses and establish site development regulations that recognize the characteristics of equestrian and similar uses and structures.

Allowing covered arenas within Subarea F will allow the property owner to have full use of their property all year long consistent with other subareas within the EOZD. Incorporating increased setbacks from residential lots protects the neighboring properties and limits any impacts of the

covered arena. The intent is to place the covered arena over the sand ring configurations that are already approved on the site plan. The setbacks for Subarea F are different than other subareas because the lots were configured to be long and shallow. If the setbacks were the same as the other subareas, a covered arena would not fit.

IV. BOARDS, COMMITTEES, AND COUNCIL:

Equestrian Preserve Committee	June 3, 2020
Planning, Zoning, and Adjustment Board	June 10, 2020
Village Council – First Reading	July 14, 2020
Village Council – Second Reading	August 11, 2020

At the June 3, 2020 Equestrian Preserve Committee (EPC) meeting, the committee recommended approval of Ordinance 2020-10 with a 5-2 vote. Two (2) members abstained from voting, which results in the votes against the proposal.

At the June 10, 2020 Planning, Zoning, and Adjustment Board (PZAB) meeting, the board unanimously recommended approval (7-0) of Ordinance 2020-10.

V. STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 2020-10 a Zoning Text Amendment to amend Table 6.8-2, EPA Setback Table, of the Land Development Regulations (LDR) to provide setbacks for covered arenas in Subarea F of the EOZD; and Section 6.8.9, Supplementary Standards for Principal and Accessory Equestrian Structures and Uses of the LDR to allow covered arenas in Subarea F of the EOZD.

EXHIBITS:

Exhibit A	Proposed ZTA
Exhibit B	Applicant Justification Statement
Exhibit C	Lakefield South HOA Letter of Support

EXHIBIT A - PROPOSED ZTA

Below is the proposed text amendment to allow covered arenas within Subarea F of the EPA. The ~~strike through~~ text indicates text proposed for deletion and the underlined text indicates text additions to the existing code provisions.

Sec. 6.8.4

Table 6.8 – 2 EPA Setbacks Table

Overlay District/ Subarea	Minimum Setbacks For Principle <u>Principal</u> Structures ⁽¹⁾				Minimum Setbacks For Accessory Structures ⁽²⁾				Minimum Setbacks For Dressage Walls, Sand Rings and Riding Rings
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(1) ~~Singe family dwellings, barns, stables, covered arenas, temporary stabling tents, and similar structures shall always be considered principle uses~~ are principal structures and shall meet the ~~principle use~~ principal structure setback requirements, except as provided in (3) below.

(2) All nonconforming lots shall follow the setbacks ~~determined as set forth~~ established in Article 1 of the LDR.

(3) ~~Subarea F, known as Winding Trails,~~ shall have a 50-foot setback from residential lots of Lakefield at the Landings PUD for riding rings, paddocks, ~~covered arenas,~~ and practice fields. Additionally, covered arenas shall have a 10-foot setback from all other property lines. ~~Additionally,~~ In addition to the requirements of Subsection 6.8.9.E, manure bins must be setback at least 30 feet from the rear property line.

Sec. 6.8.9 – Supplementary Standards for Principal and Accessory Equestrian Structures and Uses

F. Covered Equestrian Arenas:

~~1. Covered arenas are prohibited in Subarea F (Winding Trails).~~

~~2.1.~~ Setbacks shall comply with Table 6.8 – 2 for ~~principle~~ structures.

~~3 2.~~ A ~~roofed~~ covered equestrian arena shall be designed and constructed to be consistent with the architectural style, color, and materials of the principal structures on the same property.

EXHIBIT B – APPLICANT JUSTIFICATION STATEMENT

- A. This zoning text amendment is being requested to allow for equestrian owners to cover the already approved riding ring. To date, none of the equestrian lots have sold and potential buyers that have been extremely interested have all requested this from us. The lots are not viable and sellable as they are. The weather conditions have changed over the number of years making it much warmer throughout the entire season. Many equestrians ride more than one horse and are outside all day long. Every surrounding neighborhood and sub area allow for covered arena.
- B. The main reason for the present text being invalid is that we are the only sub area that does not allow for the rings to be covered. Our lots are no smaller the some of the existing lots that allow for this and therefore we should be granted this. We also have a letter of support from the President of the Lakefield South POA offering his support for these rings to be covered.
- C. As stated above the proposed change to this amendment does comply with the objectives and purposes of the Comprehensive Plan. All the other sub areas allow for a covered ring.

EXHIBIT C – LAKEFIELD SOUTH HOA LETTER OF SUPPORT

*Lakefield South Homeowners Association
% Property Management Resources
4000 S. 57th Avenue, Suite 101
Lake Worth, FL 33463*

May 7, 2020

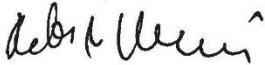
Cory Lyn Cramer
Development Review Coordinator
Village of Welling

Dear Ms. Cramer,

This letter is being sent on behalf of the Lakefield South Homeowners Association.

We are not opposed to the concept of roofs covering the horse arenas in the Winding Trails Development.

For the Board
Robert Biancucci



President

