



Legislation Details (With Text)

File #: 16-0374 **Name:** ORDINANCE NO. 2016-12 (BED AND BREAKFAST ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING SECTION 6.4.4.20 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS RELATED TO BED AND BREAKFAST ESTABLISHMENTS; AMENDING SECTION 6.10.7

Type: Zoning Text Amendment

In control: Village Council

On agenda: 9/27/2016

Final action: 9/27/2016

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AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING SECTION 6.4.4.20 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS RELATED TO BED AND BREAKFAST ESTABLISHMENTS; AMENDING SECTION 6.10.7.B.4 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS RELATED TO BED AND BREAKFAST ESTABLISHMENTS IN THE EQUESTRIAN OVERLAY ZONING DISTRICT; PROVIDING A CONFLICTS CAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Code sections:

Attachments: 1. 1. Ordinance 2016-12, 2. 2. B&B Owner Occupied Affidavit.pdf, 3. 3. B&B Owner Occupied Affidavit [Corporate Entity].pdf, 4. 4. Staff Report, 5. 5. Bed & Breakfast Map, 6. 6. Bed & Breakfast Outside EPA Map, 7. 7. Legal Ad

Date	Ver.	Action By	Action	Result
9/27/2016	1	Village Council	approved	
9/26/2016	1	Village Council Workshop		

ITEM: ORDINANCE NO. 2016-12 (BED AND BREAKFAST ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING SECTION 6.4.4.20 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS RELATED TO BED AND BREAKFAST ESTABLISHMENTS; AMENDING SECTION 6.10.7.B.4 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS RELATED TO BED AND BREAKFAST ESTABLISHMENTS IN THE EQUESTRIAN OVERLAY ZONING DISTRICT; PROVIDING A CONFLICTS CAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

REQUEST: To approve Ordinance No. 2016-12, a zoning text amendment to Wellington's Land Development Regulations pertaining to bed and breakfasts Village-wide including the Equestrian Overlay Zoning District.

EXPLANATION: Wellington's LDRs currently provide Village-wide regulations for bed and breakfasts in Section 6.4.4.20. Regulations in 6.10.7.B.4 provide additional requirements for bed and breakfasts located specifically within the Equestrian Overlay Zoning District (EOZD). Ordinance 2016-12 proposes a Zoning Text Amendment to modify these regulations.

At the May 4, 2016 Planning, Zoning and Adjustment Board (PZAB) meeting, a motion was made to

recommend approval of Ordinance 2016-12, but it did not carry. No further recommendation was made; therefore, the application moved forward to Council with a PZAB recommendation of denial. Council discussed the item and remanded it back to the PZAB for further discussion and recommendation. Additionally, staff made changes to the proposed amendment that would clarify the regulations and address several items discussed by Council. PZAB heard the item again on August 10, 2016. They recommended approval of the item as presented by staff with a 5-1 vote.

BUDGET AMENDMENT REQUIRED: NO

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

FIRST READING: **SECOND READING:** YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2016-12, a zoning text amendment to Wellington's Land Development Regulations pertaining to bed and breakfasts Village-wide, including the Equestrian Overlay Zoning District.