



Legislation Text

File #: 16-0344, Version: 2

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

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, PROPOSING A ZONING TEXT AMENDMENT (PETITION NUMBER 16-010/2016-001ZTA) 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 CLAUSE; 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 No. 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 No. 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. Upon review of the ordinance during the agenda publishing process two changes were added. The first was in Sec 6.4.4.20.c clarifying that within the majority of the Village the maximum number of guest bedrooms allowed in a B&B remains at five and that on lots five acres or larger the maximum number of guest bedrooms is eight. The second change was in Sec 6.4.4.20.e. which added the requirement that the Palm Beach County Health Department approve septic tanks and drain fields if they B&B was not connected to the public water and waste water system..

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. 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.