



Legislation Text

File #: 20-3877, Version: 1

ITEM: ORDINANCE NO. 2020-10 (COVERED ARENAS IN SUBAREA F OF THE EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD) ZONING TEXT AMENDMENT (ZTA))

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING SECTION 6.8 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS TO ALLOW COVERED AREAS WITHIN SUBAREA F OF THE EQUESTRIAN OVERLAY ZONING DISTRICT; PROVIDING SETBACKS FOR COVERED ARENAS WITHIN SUBAREA F; PROVIDING A CONFLICTS CAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

REQUEST: 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.

EXPLANATION: The Applicant, Patricia Holloway, is requesting 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.

Subarea F was created in 2017 which is known as the Winding Trails subdivision. The regulations for Subarea F prohibits covered arenas which was included at the desire of the Applicant at the time of adoption. The Applicant is having a difficult time selling lots due to the unique lot configurations and the prohibition of covered arena in order to have use of their property all year long. Subarea F is the only subarea in the EOZD that prohibits covered arenas. The Applicant has received a letter of support from the neighboring Lakefield South HOA to allow covered arenas.

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.

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. 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.