

1 **VILLAGE OF WELLINGTON, FLORIDA**
2 **VILLAGE COUNCIL**

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4 **APPLICANT:** 120th Avenue S, LLC

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6 **AGENT:** Seth Behn, Esq., AICP

7
8 **PETITION NO.:** 2025-0004-REZ

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10 **SUBJECT PROPERTY:** 3665 120th Avenue South

11
12 **TITLE:** ORDINANCE NO. 2025-29

13
14 AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A
15 REZONING [PETITION NUMBER 2025-0004-REZ] FOR CERTAIN PROPERTY
16 KNOWN AS ISLA CARROLL POLO AND RESIDENCES; LOCATED APPROXIMATELY
17 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE
18 SOUTH, TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY
19 DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM EQUESTRIAN
20 RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (ER/EOZD) TO PLANNED
21 UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT
22 (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY
23 CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
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28 **FINAL ORDER**

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30 **THIS CAUSE** came before the Wellington Council for a quasi-judicial public hearing on
31 February 24, 2026, upon the application of 120th Avenue S, LLC, for approval of a
32 rezoning for the subject property.
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34 **FINDINGS OF FACT**

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36 The Village Council finds, based upon competent substantial evidence presented at the
37 hearing that:

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- 39 1. The application does not comply with Wellington's Comprehensive Plan,
40 specifically the Equestrian Element and Objective EQ 1.1 and Policy EQ 1.1.1.
41
 - 42 2. The application fails to meet the requirements of Wellington's Land
43 Development Regulations, specifically Section 6.8.8 – Equestrian
44 Development. The testimony demonstrated that the internal focus of the
45 project is not the equestrian amenity, which is required for Equestrian
46 Developments within the Equestrian Overlay Zoning District.

47
48 3. A change in the current zoning is not in the best interest of the public.
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50 Based on the findings above, the Village Council concludes that:

- 51
52 1. The application fails to meet the criteria for approval outlined in Article 5 of the
53 Wellington Land Development Regulations.
54
55 2. Denial of the application accomplishes a legitimate public purpose and is not
56 arbitrary or capricious.
57

58 **ACCORDINGLY**, the Rezoning Application for 3665 120th Avenue South/PCN #73-41-
59 44-22-00-000-1030 is hereby **DENIED** without prejudice.

60
61 **DATED** this 24th day of March, 2026.
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63
64 **ATTEST:**

WELLINGTON, FLORIDA

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67 BY: _____
68 Chevelle D. Hall, MMC, Village Clerk

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67 BY: _____
68 Michael J. Napoleone, Mayor

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71 **APPROVED AS TO FORM**
72 **AND LEGAL SUFFICIENCY:**

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75 BY: _____
76 Laurie Cohen, Village Attorney