

STAFF REPORT

Zoning in Progress – Sec. 6.10.6 of the LDR

Resolution No: R2026-26
Zoning in Progress (ZIP)

Applicant: Village of Wellington

Request: To adopt a Zoning in Progress (ZIP) to address the use of RVs as temporary residences within the Rustic Ranches Overlay Zoning District (RROZD).

Project Manager:
Kelly Ferraiolo, AICP
Senior Planner
kferraiolo@wellingtonfl.gov
(561) 791-4000

Wellington Vision

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission

To provide high-quality services that create economic, environmental, and social sustainability for residents.

Wellington Goals

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

Rustic Ranches was annexed into Wellington in 2004 and the RROZD, was adopted by the Council in 2006. Initially, the overlay district regulations limited the use of recreational vehicles (RV) as a temporary residence within Rustic Ranches to only two consecutive weeks during a calendar year. In 2025, Council approved a Zoning Text Amendment to allow the use of RVs as temporary residences consistent with the rest of the EOZD, which is one to two RVs, depending on lot size, from November to April, with the issuance of a Special Use Permit.

The RROZD property owners want to allow additional RVs on their properties, similar to the groom's quarters calculations of one groom's quarter per four stalls. The proposed Zoning in Progress addresses the use of RVs as the requested changes to the RV regulations are coordinated with the property owners and brought through the public hearing process for adoption.

Per Section 1.8.1 of Wellington's Land Development Regulations (LDR), the Planning, Zoning and Building Director, or designee, may file a request with Wellington's Council for approval of a Zoning in Progress Resolution when it is determined there is a need for a Wellington-initiated change to the LDR.

If approved, the Zoning in Progress shall remain in effect for 180 calendar days or until the proposed amendment is adopted or denied, whichever occurs first. Council may extend the Zoning in Progress, by resolution, for a reasonable amount of time if it deems necessary or if public interest requires. During the period of the Zoning in Progress, and while an amendment to the LDR is being drafted and considered by the decision-making bodies, no permits or development orders of any kind related to RVs within the RROZD shall be issued if issuance would result in the nonconforming use of the subject property, should the proposed amendment to the LDR should be adopted, in accordance with Sec. 1.8.1 of the LDR. The proposed amendment will affect all properties within the Rustic Ranches Overlay Zoning District and is expected to be adopted by the end of 2026.