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RESOLUTION NO. R2026-26

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, IN ACCORDANCE WITH SECTION 1.8.1 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR), DECLARING A ZONING IN PROGRESS FOR SECTION 6.10.6 RELATED TO RECREATIONAL VEHICLES (RV) AS TEMPORARY RESIDENCES WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD) FOR A PERIOD OF 180 DAYS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as provided in 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 (ZIP) resolution when it is determined there is a need for a Wellington-initiated change to the Land Development Regulations (LDR); and

WHEREAS, the RROZD was developed by residents and property owners of Rustic Ranches to preserve the unique character of their community and was adopted in 2006; and

WHEREAS, the RROZD regulations were recently amended, allowing RVs as temporary residences on properties five (5) acres or more with the issuance of an Equestrian Permit from November through April; and

WHEREAS, the RROZD property owners have requested to amend the LDR to allow expanded use of RVs as residences within the RROZD only; and

WHEREAS, the Planning, Zoning and Building Director requests approval of a Zoning in Progress resolution related to the use of RVs as temporary residences within the RROZD, as a draft Zoning Text Amendment to amend the RV regulations within the RROZD only, is coordinated with the property owners and brought through the public hearing process; and

WHEREAS, the Council has taken the request from RROZD property owners and the comments from the public into consideration for the proposed Zoning in Progress.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON, FLORIDA THAT:

SECTION 1. Wellington's Council hereby declares a Zoning in Progress to consider amending Section 6.10.6 of the LDR to add regulations related to the use of RVs as temporary residences within the RROZD and directs Wellington's staff to proceed to draft such an amendment to the LDR.

SECTION 2. The Zoning in Progress shall remain in effect for 180 calendar days or until the adoption/denial of the proposed amendment, 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.

SECTION 3. During the period of the Zoning in Progress, and while an amendment to the LDR is being considered by the decision-making bodies, no permits or development orders

51 of any kind related to the use of RVs within the RROZD shall be issued if issuance would result
52 in the nonconforming or unlawful use of the subject property, should the proposed amendment
53 to the LDR be adopted.
54

55 **SECTION 4.** Within 10 days of adoption of this Resolution, the Wellington Clerk shall
56 publish the adopted resolution in a newspaper of general circulation published in Wellington, or
57 Palm Beach County.
58

59 **SECTION 5:** This Resolution shall become effective upon adoption.
60

61 **PASSED AND ADOPTED** this _____ day of _____ 2026.
62

63 **WELLINGTON**
64

65
66 BY: _____
67 Michael J. Napoleone, Mayor
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69
70 **ATTEST:**
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72
73 BY: _____
74 Chevelle D. Hall, MMC, Village Clerk
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77 **APPROVED AS TO FORM AND**
78 **LEGAL SUFFICIENCY**
79

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81 BY: _____
82 Laurie Cohen, Village Attorney
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