

## STAFF REPORT

## Zoning in Progress – Sec. 6.8.8 of the LDR

**Resolution No:** R2026-01  
Zoning in Progress (ZIP)

**Applicant:** Village of Wellington

**Request:** To adopt a Zoning in Progress (ZIP) to consider alternative standards for Equestrian Developments within the EOZD.

**Project Manager:**  
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### **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

### **Background**

The Equestrian Overlay Zoning District (EOZD) was established in 2002. At that time, the zoning regulations allowed for “cluster development” in Subarea D of the EOZD. The primary function of a cluster development was to allow a Planned Unit Development (PUD) to cluster the residential lots in a given area and reduce the size of the lots, without exceeding the overall maximum density. This was to allow for a common area to be used as amenities for the project.

In 2019, the LDR was updated, and “cluster development” was removed from the code and replaced with “Equestrian Development.” These standards were updated to provide additional protections to require that amenities include equestrian amenities, and to limit the eligibility for additional density.

The 2019 standards were recently used to review a project for the first time for a new PUD. Due, in part, to discussions during the public hearings, Council directed staff to prepare a zoning text amendment to remove the standards provided in Sec. 6.8.8 and work with the Equestrian Preserve Committee to consider standards for this type of future development. A zoning in progress is being requested to be put in place while this work proceeds.

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 by staff and considered by the decision-



making bodies, no permits or development orders of any kind related to Equestrian Developments 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.

### **Zoning Text Amendment**

This request is for approval of an ordinance to remove Sec. 6.8.8, Equestrian Developments, from the LDR and replace it with a reservation for future use. The amendment should be presented for consideration by Council in March/April 2026. The proposed amendment will affect all properties within the Equestrian Overlay Zoning District.