

STAFF REPORT

Zoning Text Amendment – Sec. 6.8.8 of the LDR

Ordinance No: 2026-02
Zoning Text Amendment (ZTA)

Applicant: Village of Wellington

Request: To amend Section 6.8.8 of the Equestrian Overlay Zoning District (EOZD) of Wellington's Land Development Regulations (LDR) by eliminating the standards for "Equestrian Developments".

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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 Land Development Regulations were updated, and "cluster development" was removed and replaced with "Equestrian Development." The Equestrian Development standards provided additional protections that required equestrian amenities and limited the eligibility for additional density.

The 2019 standards were recently used to review a project for the first time for a new PUD since the 2019 update. Due, in part, to discussions during the public hearings, Council has directed a ZTA to be processed to remove the standards provided in Section 6.8.8. A Zoning In Progress 9ZIP) is also being presented to the Council for consideration at the January 12, 2026, meeting. The ZIP will address any development applications related to Section 6.8.8 while the ZTA is being considered.

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 be adopted, in accordance with Sec. 1.8.1 of the LDR.

Request

This request is for approval of an ordinance to remove Sec. 6.8.8, Equestrian Developments, for the LDR and replace it with a reservation for future use.

Planning and Zoning Division Findings of Fact

The Planning and Zoning Division finds that this request for approval of a ZTA (Ordinance No. 2026-02) to replace Section 6.8.8 of the LDR with a reservation is consistent with the LDR.