

ORDINANCE NO. 2025-29

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

WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 163, Chapter 166, and Chapter 177, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR), as adopted by Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, pursuant to Section 6.1.2.H and Section 6.8.8 of Wellington's LDR, when a Planned Unit Development (PUD) is located within the Equestrian Preserve Area (EPA) with a goal to provide an equestrian-oriented master plan, the PUD is referred to as an Equestrian Development; and

WHEREAS, the Zoning designation for the 79.17-acre property of Equestrian Residential/Equestrian Overlay Zoning District (ER/EOZD) is being changed to PUD/EOZD (PUD/EOZD); and

WHEREAS, the proposed PUD meets the purpose and intent of the Planned Development District Regulations, and is consistent with the property's Residential B (0.1 du/ac – 1.0 du/ac) Future Land Use Map (FLUM) designation; and

WHEREAS, the proposed PUD is permitted within the EPA and meets the intent of the Equestrian Developments in Section 6.8.8 of the Land Development Regulations; and

WHEREAS, the Equestrian Preserve Committee recommended _____ of the Rezoning petition at the _____, meeting with a vote of __ to __; and

WHEREAS, the Planning, Zoning and Adjustment Board (PZAB) , with a __to __ vote, recommended Council _____the Rezoning petition; and

WHEREAS, Wellington's Council has taken the recommendations from the Local Planning Agency and the comments from the public along with the findings in the Staff Report into consideration for the Zoning Map amendment that is the subject of this Ordinance; and

WHEREAS, the Council has determined that the proposed rezoning is consistent with

Wellington's Comprehensive Plan Future Land Use Map and the Land Development Regulations.

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

SECTION 1: Wellington's Official Zoning Map is hereby amended to change the zoning designation for the 79.17-acre properties known as Isla Carroll Polo and Residences, as legally described in Exhibit "A", from ER/EOZD to PUD/EOZD.

SECTION 2: The Manager is hereby directed to update the Official Zoning Map of Wellington, Florida, (Exhibit B) to designate the real property as described in Exhibit A as PUD/EOZD and to effectuate the purpose of this Ordinance.

SECTION 4: Should any section paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this ordinance as a whole or any portion or part thereof, other than the part to be declared invalid.

SECTION 5: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 6: This ordinance shall become effective immediately upon adoption by the Wellington Council following second reading.

(The remainder of this page was intentionally left blank)

PASSED this __ day of _____, ____ upon first reading.

PASSED AND ADOPTED this ____ day of _____ 2025, on second and final reading.

WELLINGTON

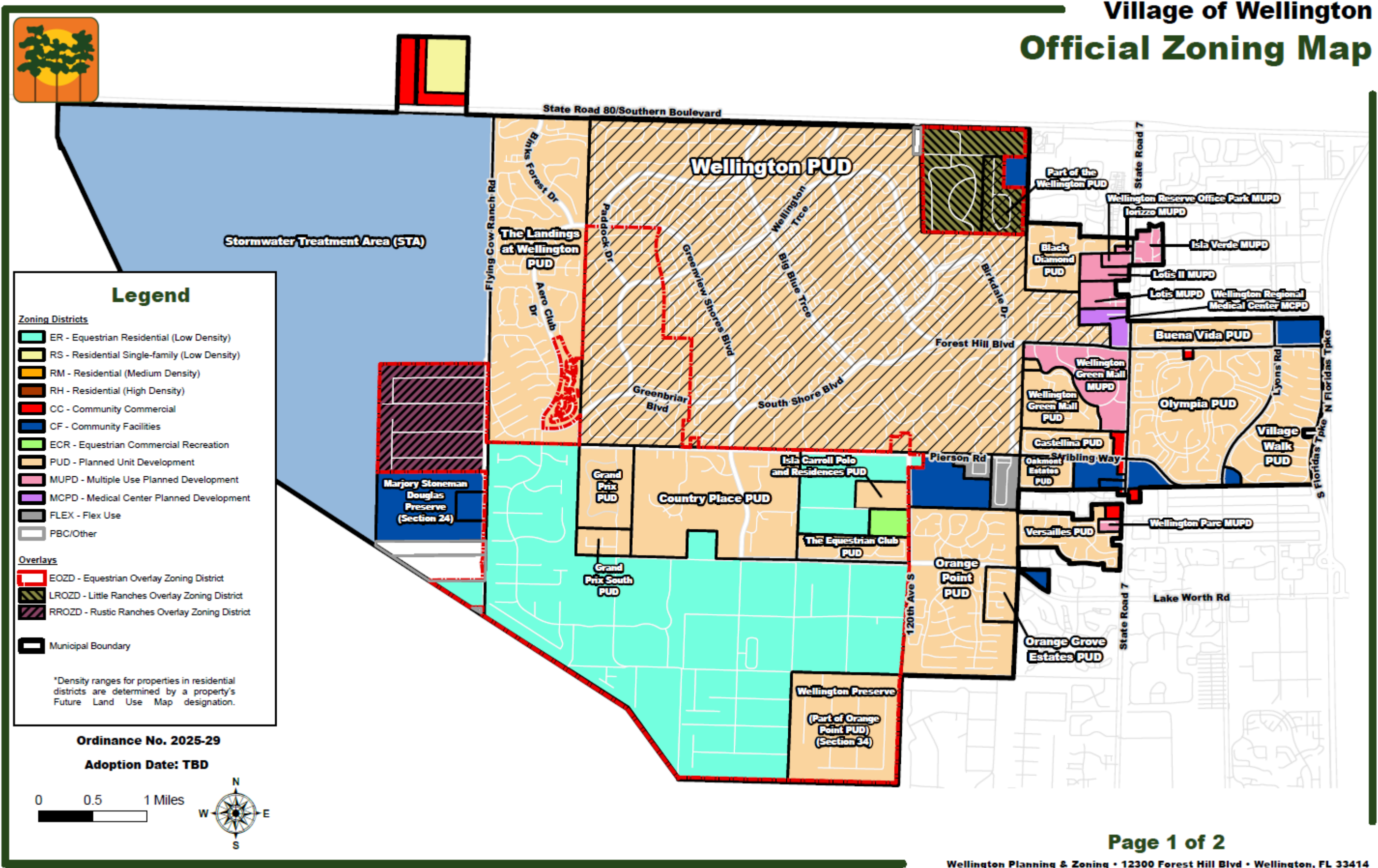
	FOR	AGAINST
BY: _____ Michael J. Napoleone, Mayor	_____	_____
_____	_____	_____
Tanya Siskind, Vice Mayor	_____	_____
_____	_____	_____
John T. McGovern, Councilman	_____	_____
_____	_____	_____
Maria Antuña, Councilwoman	_____	_____
_____	_____	_____
Amanda Silvestri, Councilwoman	_____	_____

ATTEST:

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

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney



Village of Wellington
Official Zoning Map

