

ORDINANCE NO. 2026-02

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
AMENDING ARTICLE 6, SECTION 8.8 – EQUESTRIAN
DEVELOPMENT OF THE LAND DEVELOPMENT REGULATIONS BY
DELETING THE CRITERIA FOR EQUESTRIAN DEVELOPMENTS;
RESERVING 6.8.8 FOR FUTURE USE; 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 it by Chapters 163 and 166 of the Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR); and

WHEREAS, the Equestrian Overlay Zoning District (EOZD) regulations were adopted in 2002 and updated in 2019; and

WHEREAS, the update to the LDR in 2019 eliminated “cluster developments” in Subarea D of the EOZD and replaced cluster developments with “Equestrian Development,” which required that the amenities be equestrian-oriented and limited the density so equestrian developments were not eligible for additional density above the designated land use; and

WHEREAS, the Equestrian Preserve Committee, after notice and a public hearing held on _____, recommended _____ of the Zoning Text Amendment with a _____ vote; and

WHEREAS, the Planning, Zoning and Adjustment Board, as the Local Planning Agency, after notice and public hearing held on _____, recommended _____ of the Zoning Text Amendment with a _____ vote; and

WHEREAS, the Council has taken the recommendations of the Planning, Zoning and Adjustment Board, the Findings of Fact by Wellington staff, and the comments from the public into consideration in adopting the amendments to the LDR that are the subject of this ordinance.

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

SECTION 1: Sec.6.8.8 titled “Equestrian Developments,” is hereby amended as provided below in strikethrough (delete) and Underline (add) format:

Sec. 6.8.8 – Equestrian Developments Reserved for Future Use

Equestrian Developments (ED) are those PUDs located in the EPA with a goal to provide an equestrian-oriented master plan. An ED shall be designed for compatibility with the objectives of this section along with the use of flexible property development regulations

48 and design standards. To the extent of any conflict with other provisions of the LDR, this
49 section shall apply.

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51 A. An ED Master Plan application shall be considered in all EPA subareas and the
52 submittal shall comply with Master Plan/Amendments requirements as outlined
53 in Article 5 of the LDR.

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55 B. An ED Master Plan shall comply with PDD regulations of the LDR.

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57 C. Single family detached residential units are the only dwelling type permitted
58 unless approved by a previous development order and has been deemed a
59 valid and vested approval by the PZB Director.

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61 D. In addition to the PDD regulations, the following ED Design Standards shall
62 apply:

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64 1. The Master Plan shall provide that common equestrian amenities shall
65 serve as the internal focus of the development, which may include, but are
66 not limited to, such common features as stables, rings, paddocks, horse
67 exercise areas, internal bridle trails, connections to external bridle trails,
68 other equestrian amenities, public spaces, and/or preserve areas for
69 environmentally sensitive lands.

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71 2. The Master Plan shall provide that the installation of such common
72 equestrian amenities is required prior to the issuance of a certificate of
73 occupancy for any residential dwelling unit, accessory dwelling, or
74 groom's quarters.

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76 3. Prior to the issuance of a final Master Plan certification by the
77 Development Review Manager (DM), a deed restriction, in a form
78 acceptable to the Wellington Attorney, shall be executed and recorded to
79 limit in perpetuity the use of common equestrian amenities to owners and
80 residents or guests of owners within the ED.

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82 4. An ED is not eligible for development incentives as provided in Article 6 of the LDR.

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84 **SECTION 2:** Should any section, paragraph, sentence, clause, or phrase of this
85 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
86 Ordinance, Resolution, or Municipal Code provision, then in that event the provisions of
87 this Ordinance shall prevail to the extent of such conflict.

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89 **SECTION 3:** Should any section, paragraph, sentence, clause, or phrase of this
90 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision
91 shall not affect the validity of this Ordinance as a whole or any portion or part thereof,
92 other than the part so declared to be invalid.

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94 **SECTION 4:** This Ordinance shall become effective upon adoption by the
95 Wellington Council following second reading.

