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RESOLUTION NO. R2026-01

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, IN ACCORDANCE WITH SECTION 1.8.1 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, DECLARING A ZONING IN PROGRESS RELATED TO SECTION 6.8.8 – EQUESTRIAN DEVELOPMENT OF THE EQUESTRIAN OVERLAY ZONING DISTRICT 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 Equestrian Overlay Zoning District (EOZD) was adopted in 2002 to implement development standards in the Equestrian Preserve Area (EPA); and

WHEREAS, in 2019, updates to the LDR were adopted. These updates included the removal of "Cluster Development" in Subarea D of the EOZD. Section 6.8.8 of the LDR replaced the cluster development standards with standards for "Equestrian Developments," defined as Planned Unit Developments (PUD) with required equestrian-oriented amenities; and

WHEREAS, at the request of the Equestrian Preserve Committee (EPC), the Planning, Zoning and Building Director requests approval of (1) a Zoning in Progress resolution related to Sec. 6.8.8, and (2) authority to draft a Zoning Text Amendment to be adopted by ordinance to remove the current standards in Sec. 6.8.8; and

WHEREAS, the Council has taken the request from the EPC 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 removing Section 6.8.8 of the LDR and directs Wellington's staff to proceed to draft such 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 of any kind related to Equestrian Developments shall be issued if issuance would result in the nonconforming or unlawful use of the subject property, should the proposed amendment to the LDR be adopted.

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

SECTION 5: This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this 12th day of January, 2026.

WELLINGTON, FLORIDA

BY: 
Michael J. Napoleone, Mayor

ATTEST:

BY: 
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: 
Laurie Cohen, Village Attorney