



- 46 A. **Subarea A.** Subarea A, generally consisting of Section 2, Township 44S,  
47 Range 41E and Section 35, Township 43S, Range 41E, including the area  
48 described as "Palm Beach Little Ranches" and "Palm Beach Little Ranches  
49 East."  
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- 51 B. **Subarea B.** Subarea B, generally consisting of those portions of the  
52 Wellington PUD located in Sections 8 and 17, Township 44S, Range 41E,  
53 including the developments known as Saddle Trail Park and Paddock Park  
54 No. 2 and Parcel "H", Greenview Shores No. 2 of Wellington PUD., according  
55 to the Plat thereof, as recorded in Plat Book 31, Pages 120—136, of the  
56 Public Records of Palm Beach County, Florida.  
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- 58 C. **Subarea C.** Subarea C, generally consisting of Sections 19, 27, 28, 29, 30,  
59 32, 33, and 34, Township 4S, Range 41E and Section 25, Township 44S,  
60 Range 40E, located south of Lake Worth Road and west of 120<sup>th</sup> Avenue,  
61 including all of Palm Beach Point and that portion of the Orange Point PUD  
62 located in Section 34.  
63
- 64 D. **Subarea D.** Subarea D, generally consisting of portions of Sections 15 and  
65 16 and Sections 20, 21, and 22, Township 44S, Range 41E, including the  
66 Wellington Country Place PUD and the Equestrian Club PUD.  
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- 68 E. **Subarea E.** Subarea E generally consisting of Section 13, Township 44S,  
69 Range 40E; commonly known as "Rustic Ranches."  
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- 71 F. **Subarea F.** Subarea F generally consisting of portions of Section 18,  
72 Township 44S, Range 41E, commonly known as "Winding Trails" of The  
73 Landings at Wellington PUD.  
74
- 75 G. **Subarea G.** Subarea G generally consisting of those portions of Section 24 and  
76 25, Township 44S, Range 40E; commonly known as "Flying Cow Ranch."  
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78 **SECTION 2:** Section 6.10.6. of Wellington's Land Development Regulations is  
79 hereby amended as follows [~~strike-through~~ formatted text is to be deleted; underline  
80 formatted text is to be added]:

81 **Sec. 6.10.6. - Development Standards.**

82 Minimum setbacks and other development standards for principal and accessory uses  
83 within the Equestrian Preservation Areas are established in Table A.

84 **A. Minimum Setbacks.**

- 85 1. Measurement. All setbacks shall be measured from property lines or from  
86 right-of-way easement lines in those subdivisions without dedicated or  
87 platted rights-of-way.  
88 2. Exemptions. Excluding dressage walls, there are no required setbacks for  
89 equestrian amenities.

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**Table A. Minimum Setbacks for Principal and Accessory Uses**

Setback	Minimum Setback for Principal Structures (1)		Minimum Setback for Accessory Structures	
	All Equestrian Areas	Exceptions (See Notes)	Conforming Lots	Nonconforming Lots/Exceptions
Front	100 Feet	50 Feet (2) 25 Feet (3) 50 Feet (6)	100 Feet	100 Feet 55 Feet (7) 20 Feet (8) 30 Feet (9)
Side, Interior	50 Feet	25 Feet (2) 25 Feet (3) 50 Feet (6)	25 Feet	15 Feet 10 Feet (7) 20 Feet (8) 30 Feet (9)
Side, Corner	80 Feet	50 Feet (2) 25 Feet (3) 50 Feet (6)	25 Feet	25 Feet 10 Feet (7) 20 Feet (8) 30 Feet (9)
Rear	100 Feet	25 Feet (2) 25 Feet (4) 15 Feet (5) 10 Feet (6)	25 Feet	15 Feet 10 Feet (7) 20 Feet (8) 30 Feet (9)
Residential Lot		50 Feet (6)		50 Feet (8) 50 Feet (9)

92

Notes and Additional Standards for Affected Setbacks:

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(1) Single-family dwellings, barns, stables, covered arenas and similar structures are always considered a principal use.

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95

(2) Setback for Little Ranches No. 2 and Little Ranches East.

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(3) Setback for Paddock Park II and Saddle Trail Park and Mystic Equestrian.

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(4) Setback for barns in Paddock Park II and Saddle Trail Park and Mystic Equestrian.

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(5) Setback for dwellings in Paddock Park II and Saddle Trail Park and Mystic Equestrian.

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(6) Setback for dwellings and barns in Winding Trails and Flying Cow Ranch.

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(7) Setback for accessory structures in Winding Trails.

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(8) Setback for riding ring, paddock and practice fields in Winding Trails.

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(9) Setback for manure bin in Winding Trails.

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**SECTION 3:** Section 6.10.8. of Wellington’s Land Development Regulations is hereby amended as follows [~~strike-through~~ formatted text is to be deleted; underline formatted text is to be added]:

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**Sec. 6.10.8. - Maximum Density and Minimum Lot Size.**

Maximum density and minimum lot size requirements for property within the Equestrian Preservation Areas are established in Table D.

**Table D. Maximum Density and Minimum Lot Size Requirements**

Subarea	Maximum Density	Minimum Lot Size	Cluster Development
A	0.2 Dwelling Units per Acre	5 Acres	Prohibited
B	0.5 Dwelling Units per Acre	1 Acre	Prohibited
C	0.1 Dwelling Units per Acre	10 Acres	Prohibited
D	0.5 Dwelling Units per Acre	2 <sup>1</sup> Acres	Permitted
E	0.2 Dwelling Units per Acre	5 Acres	Prohibited
F	0.5 Dwelling Units per Acre	2 Acres	Prohibited
<u>G</u>	<u>0.2 Dwelling Units per Acre</u>	<u>2 Acres</u>	<u>Prohibited</u>

Note  
1. In a cluster development minimum lot size is 0.33 acres provided that overall density of the cluster development shall be not more than one unit per two acres.

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**SECTION 4:** Sections 6.10.9.D. of Wellington’s Land Development Regulations is hereby amended as follows [~~strike-through~~ formatted text is to be deleted; underline formatted text is to be added]:

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**D. Use of Tents as Temporary Stalls.** The use of tents as temporary stalls shall comply with the standards listed below:

1. Tents Prohibited. After June 1, 2003, tents shall not be permitted in Subarea A, Subarea F and the residential-developed areas of Subareas B ~~and~~, D and G, except in conjunction with the construction of a barn or stable. Any such temporary tent shall be removed within ten (10) working days of the issuance of a certificate of occupancy for the barn or stable.
2. Tents Permitted. Tents are permitted in all areas not excluded in Section 6.10.9.D.1 above, subject to obtaining a Seasonal Equestrian Use permit for temporary stables as provided in Article 5, Chapter 7, Section 5.7 of these land development regulations.
  - a. Tents Permitted During Construction. Tents may be permitted, for a period not to exceed twenty-four (24) months, during the period when a building permit for a permanent barn or stable has been issued and construction is actively proceeding. The Planning and Zoning Manager may extend the period during which a tent is permitted by a period of time not to exceed twelve (12) months, based upon active and ongoing construction of the permanent stable.
  - b. Removal. Any tents shall be removed within two (2) weeks of receipt of a certificate of occupancy or revocation of building permit.
3. Temporary Suspension of the Prohibition of Tents as Temporary Stalls after a Declared Natural Disaster. If Wellington is within an area declared by the Governor as a natural disaster area or as authorized by the Village

144 Council, the prohibition of tents within all subareas of the EOZD may be  
145 temporarily suspended. A property owner must apply for a Special Permit  
146 and comply with the following regulations:

- 147 a. A Natural Disaster is defined as a major adverse event resulting  
148 from natural processes of the earth including floods, hurricanes,  
149 tornados, brush fires, lightning, or similar event.
- 150 b. The damage must be a result of a natural disaster or emergency  
151 which activates Emergency Operations Level 1 - Full Scale  
152 Activation of the Emergency Response Team by the Governor  
153 and/or Village Manager.
- 154 c. The special permit requirements set forth in Article 5, Chapter 7,  
155 except Section 5.7.5, shall be met prior to the erection of a  
156 temporary tent.
- 157 d. The Special Permit issued due to a natural disaster or emergency  
158 shall be issued only after the Village Building Official determines  
159 there is substantial damage to an existing barn or stable structure  
160 as a result of the natural disaster that warrants the use of a  
161 temporary tent as a stable.

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163 **SECTION 5:** Section 6.10.9.G. of Wellington's Land Development Regulations is  
164 hereby amended as follows [~~strike-through~~ formatted text is to be deleted; underline  
165 formatted text is to be added]:

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167 **G. Stalls per acre.** Within Subarea B and G, stables shall contain no more than four (4)  
168 stalls per acre. Within Subarea F, stables shall contain no more than four (4) stalls  
169 per acre with a maximum of ten (10) stalls per lot.

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171 **SECTION 6.** Section 6.10.9.J. and 6.10.9.K. of Wellington's Land Development  
172 Regulations are hereby created to read as follows [~~strike-through~~ formatted text is to be  
173 deleted; underline formatted text is to be added]:

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175 **J. Hangars.**

- 176 1. Shall be accessory to a single family residential unit.
- 177 2. Shall be consistent with the architectural style, color and materials of the principal  
178 structure.

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180 **K. Airplane Landing Strip.**

- 181 1. Shall comply with the minimum required dimensions listed in the FDOT Chapter  
182 14-60, F.A.C.
- 183 2. No structure or navigation aid shall be located within fifty (50) feet of the edge of  
184 the runway primary surface area as defined in FDOT Chapter 14-60.007.
- 185 3. There shall be no landscape material or fences greater than six feet in height  
186 located within fifty (50) feet of the rear property line for residential lots adjacent to  
187 a landing strip.
- 188 4. Airplane taxiway shall be a minimum sixty (60) feet in width.

189 **SECTION 7.** Should any section, paragraph, sentence, clause, or phrase of this  
190 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington

191 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of  
192 this Ordinance shall prevail to the extent of such conflict.

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194 **SECTION 8.** Should any section, paragraph, sentence, clause, or phrase of this  
195 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision  
196 shall not affect the validity of this Ordinance as a whole or any portion or part thereof,  
197 other than the part so declared to be invalid.

198

199 **SECTION 9:** This Ordinance shall become effective after Ordinance No.2017-15  
200 is adopted and in full effect.

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204 **PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017, upon first reading.

205  
206 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2017, on second and  
207 final reading.

208  
209 **WELLINGTON**  
210 **FOR** **AGAINST**

211  
212 BY: \_\_\_\_\_

213 Anne Gerwig, Mayor

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215 \_\_\_\_\_

216 John T. McGovern, Vice Mayor

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218 \_\_\_\_\_

219 Michael Drahos, Councilman

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221 \_\_\_\_\_

222 Michael J. Napoleone, Councilman

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224 \_\_\_\_\_

225 Tanya Siskind, Councilwoman

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228 **ATTEST:**

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231 BY: \_\_\_\_\_

232 Chevelle D. Nubin, Village Clerk

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235 **APPROVED AS TO FORM AND**

236 **LEGAL SUFFICIENCY**

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239 BY: \_\_\_\_\_

240 Laurie Cohen, Village Attorney