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ORDINANCE NO. 2025-01

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2024-0003-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL; 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

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

51
52 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**
53 **FLORIDA, THAT:**

54
55 **SECTION 1:** Wellington's Official Zoning Map is hereby amended to change the zoning
56 designation for the 79.17-acre properties known as Isla Carroll, as legally described in Exhibit
57 "A", from ER/EOZD to PUD/EOZD.

58
59 **SECTION 2:** The Manager is hereby directed to update the Official Zoning Map of
60 Wellington, Florida, (Exhibit B) to designate the real property as described in Exhibit A as
61 PUD/EOZD and to effectuate the purpose of this Ordinance.

62
63 **SECTION 4:** Should any section paragraph, sentence, clause, or phrase of this
64 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall
65 not affect the validity of this ordinance as a whole or any portion or part thereof, other than
66 the part to be declared invalid.

67
68 **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of this
69 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
70 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this
71 Ordinance shall prevail to the extent of such conflict.

72
73 **SECTION 6:** This ordinance shall become effective immediately upon adoption by the
74 Wellington Council following second reading.

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77 (The remainder of this page was intentionally left blank)

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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		
_____	_____	_____
John T. McGovern, Vice Mayor		
_____	_____	_____
Tanya Siskind, Councilwoman		
_____	_____	_____
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

114

Exhibit A – Legal Descriptions:

115 A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41
116 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
117 FOLLOWS:

118
119 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°
120 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-
121 OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF
122 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST
123 LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL
124 RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM
125 BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE WHICH TERMINATES ON
126 THE SOUTH LINE OF SAID SECTION 23, 228.06 FEET EAST, AS MEASURED ALONG
127 SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE
128 OF 1405.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 20'
129 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 1338.36 FEET; THENCE NORTH 89°
130 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22
131 AND 2742.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID
132 SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE
133 SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD, AND
134 THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND
135 GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH
136 INCLUSIVE, A DISTANCE OF 2681.50 FEET TO A POINT 2754.94 FEET EAST OF THE
137 WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION
138 OF THE LAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 10' 25" EAST, PARALLEL
139 WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE
140 SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID
141 SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF
142 SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF
143 2622.87 FEET TO THE POINT OF BEGINNING.

144
145 LESS AND EXCEPT THE EAST 75.00 FEET THEREOF FOR ROAD AND DRAINAGE
146 RIGHT-OF-WAY.

147
148 SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

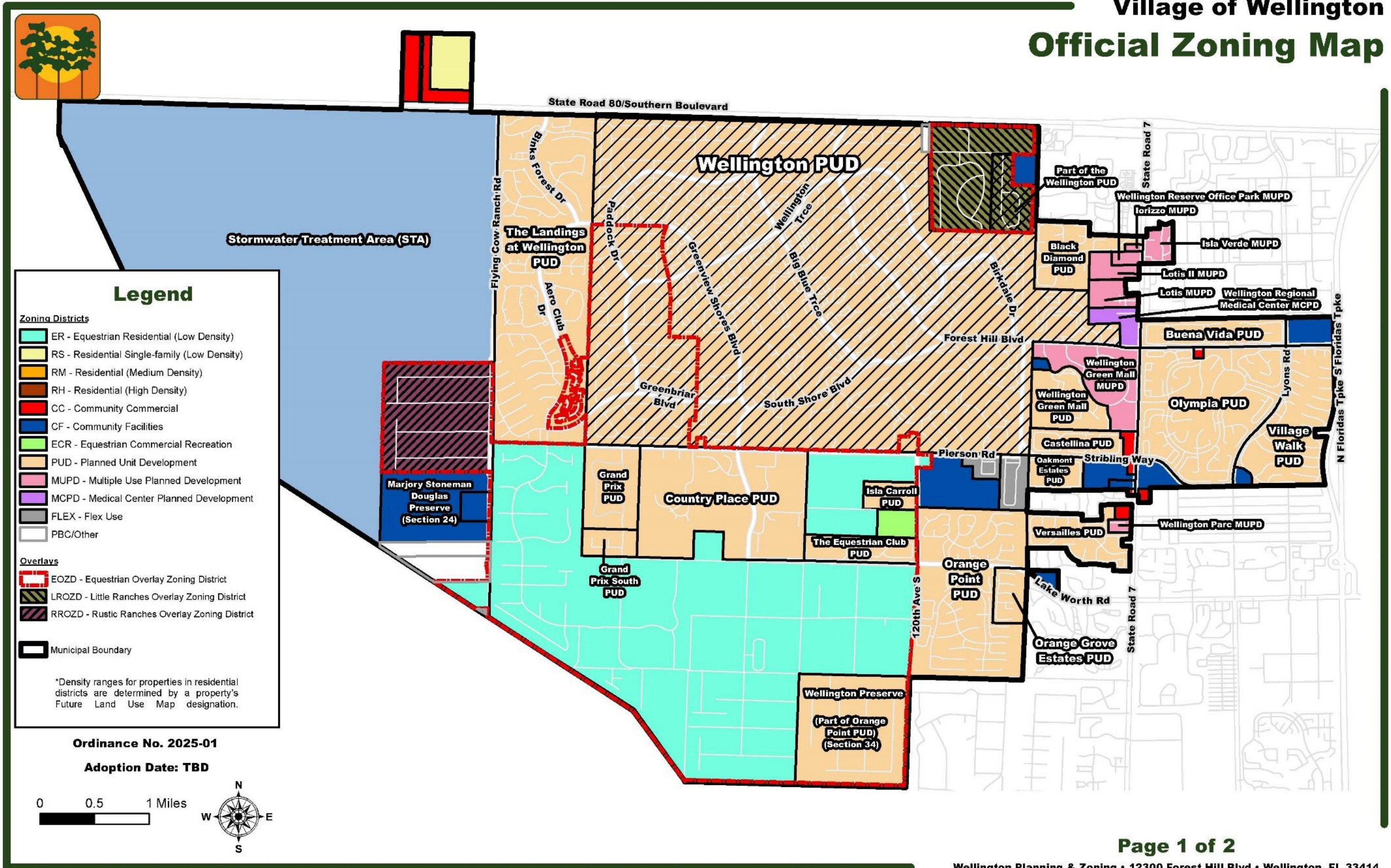
149
150 A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41
151 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
152 AS FOLLOWS:

153
154 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°
155 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-
156 OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF
157 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST
158 LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL
159 RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM
160 BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE WHICH TERMINATES ON
161 THE SOUTH LINE OF SAID SECTION 23, 228.06 FEET EAST, AS MEASURED ALONG

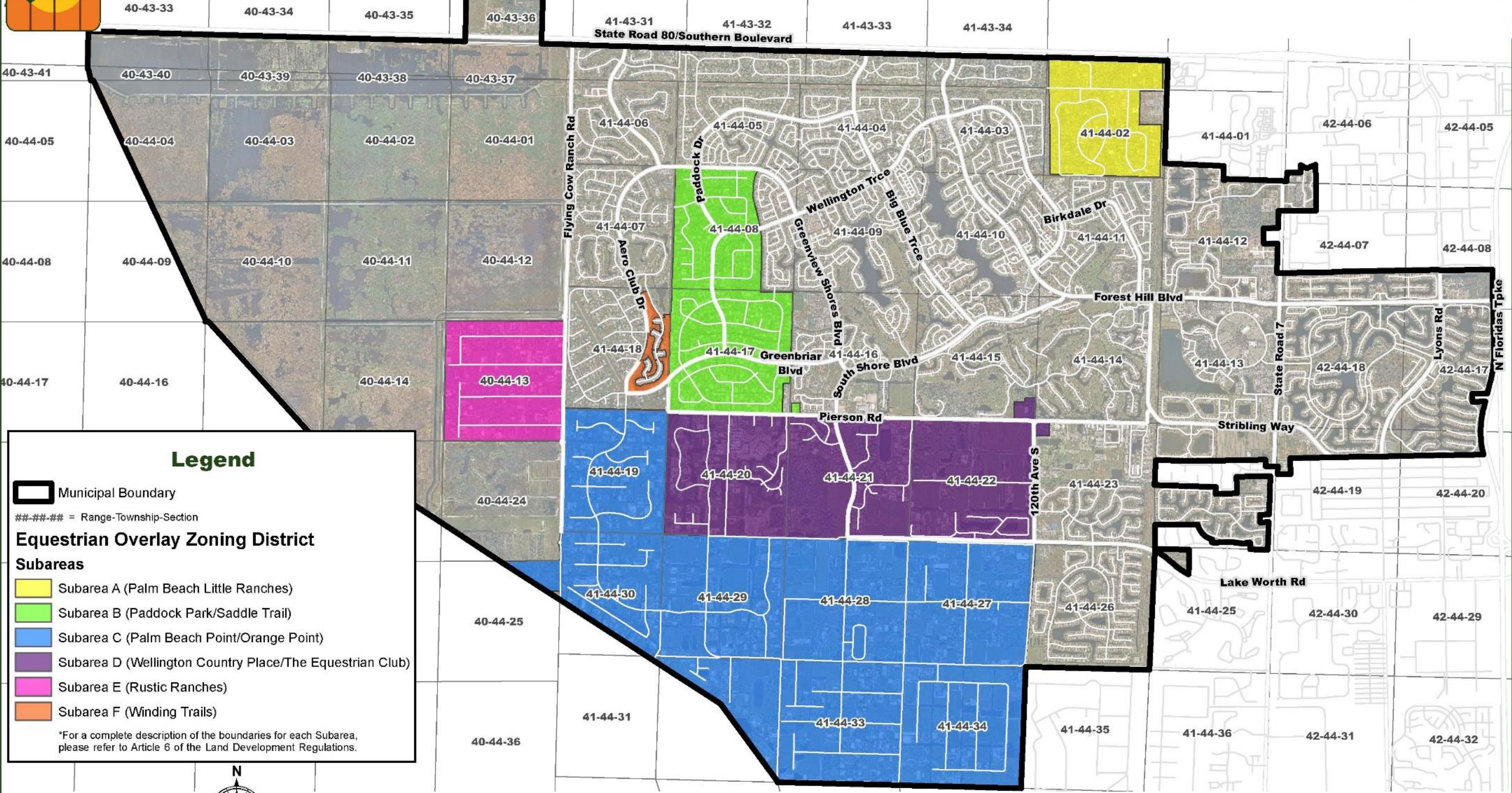
162 SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE
163 OF 1405.48 FEET; THENCE N°89°37'48"W ALONG A LINE PARALLEL WITH THE NORTH
164 LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE
165 WEST LINE OF SAID SECTION 22, A DISTANCE OF 75.03 FEET TO A POINT ALONG THE
166 WEST LINE OF A RIGHT-OF-WAY EASEMENT FOR ROAD AND DRAINAGE PURPOSES,
167 SAID EASEMENT BEING 75.00 FEET IN WIDTH AND RECORDED IN OFFICIAL
168 RECORDS BOOK 1548, PAGE 388, PUBLIC RECORDS OF PALM BEACH COUNTY,
169 FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 01° 20' 12"
170 EAST ALONG SAID WEST LINE, A DISTANCE OF 1338.36 FEET; THENCE NORTH 89°
171 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22
172 AND 2742.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID
173 SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE
174 SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD, AND
175 THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND
176 GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH
177 INCLUSIVE, A DISTANCE OF 2607.46 FEET TO A POINT 2754.94 FEET EAST OF THE
178 WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION
179 OF THE LAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 10' 25" EAST, PARALLEL
180 WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE
181 SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID
182 SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF
183 SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF
184 2548.49 FEET TO THE POINT OF BEGINNING.

185
186 SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY,
187 FLORIDA AND CONTAINING 3,448,711 SQUARE FEET OR 79.171 ACRES, MORE OR
188 LESS.

Village of Wellington Official Zoning Map



Village of Wellington Official Zoning Map



Legend

- Municipal Boundary
- ####-## = Range-Township-Section

Equestrian Overlay Zoning District

Subareas

- Subarea A (Palm Beach Little Ranches)
- Subarea B (Paddock Park/Saddle Trail)
- Subarea C (Palm Beach Point/Orange Point)
- Subarea D (Wellington Country Place/The Equestrian Club)
- Subarea E (Rustic Ranches)
- Subarea F (Winding Trails)

*For a complete description of the boundaries for each Subarea, please refer to Article 6 of the Land Development Regulations.

