

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

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 denial of the Rezoning petition at the October 22, 2025, meeting with a vote of 4 to 3; and

WHEREAS, the Planning, Zoning and Adjustment Board (PZAB) recommended denial of the Rezoning petition at the November 19, 2025, meeting with a 6 to 1 vote; 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 Polo and Residences, as
57 legally described in Exhibit 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.

75
76
77 (The remainder of this page was intentionally left blank)

78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113

PASSED this 12th day of January, 2026 upon first reading.

PASSED AND ADOPTED this ____ day of _____ 2026, 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

114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150

Exhibit A

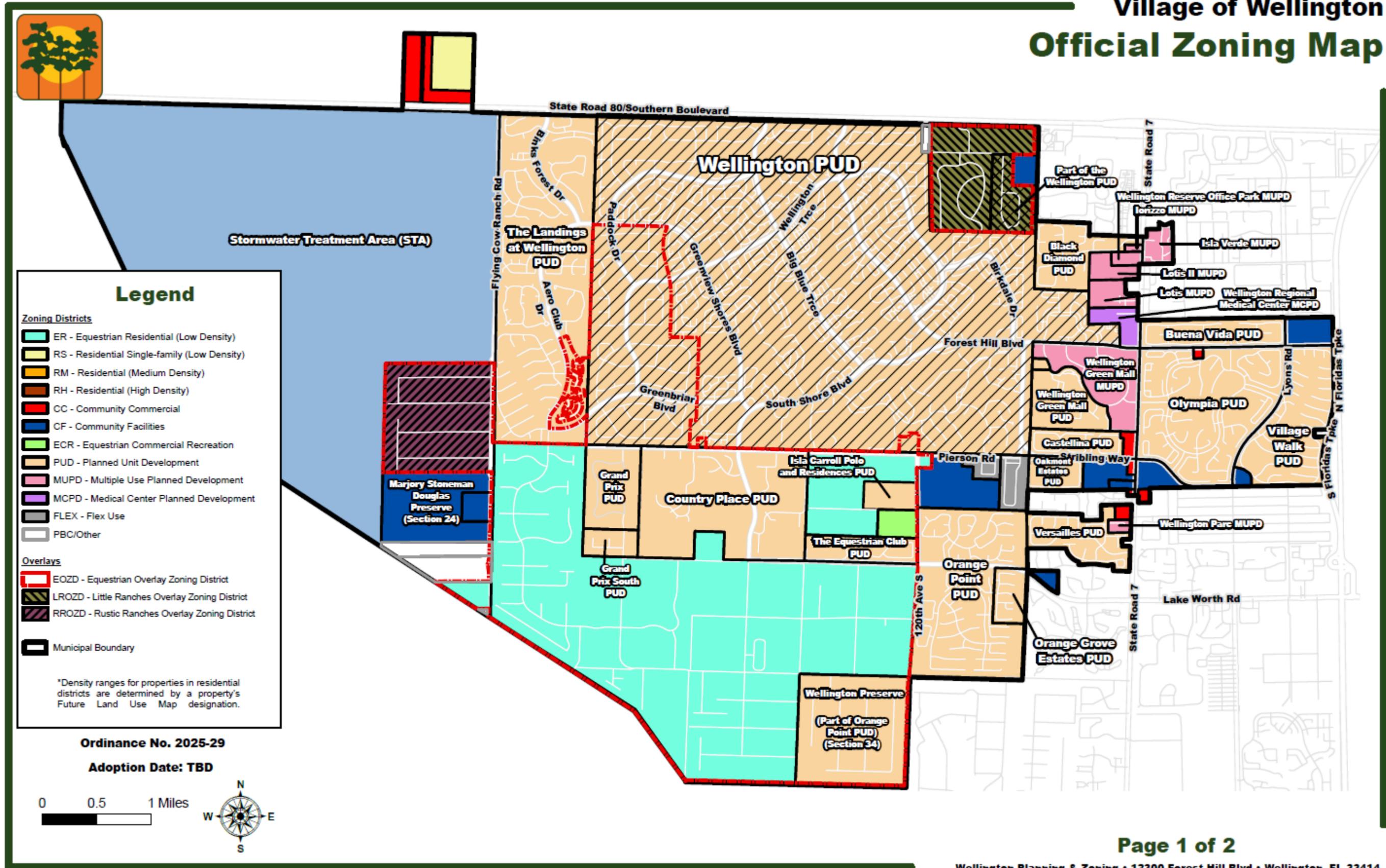
LEGAL DESCRIPTION
ISLA CARROLL POLO AND RESIDENCES

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

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

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 3,549,088 SQUARE FEET OR 81.476 ACRES, MORE OR LESS.

Village of Wellington Official Zoning Map



Village of Wellington Official Zoning Map

