## 1 ORDINANCE NO. 2025-29 2 3 AN ORDINANCE OF WELLINGTON. FLORIDA'S COUNCIL. 4 APPROVING A REZONING [PETITION NUMBER 2025-0004-REZ] FOR 5 CERTAIN PROPERTY KNOWN AS ISLA CARROLL POLO AND 6 RESIDENCES: LOCATED APPROXIMATELY 1.350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH, 7 8 **TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY** 9 DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM 10 **EQUESTRIAN** RESIDENTIAL/EQUESTRIAN ZONING OVERLAY 11 DISTRICT (ER/EOZD) TO **PLANNED** UNIT **DEVELOPMENT/EQUESTRIAN** 12 **OVERLAY** ZONING DISTRICT (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A 13 14 SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. 15 16 WHEREAS, the Wellington Council, as the governing body, pursuant to the authority 17 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 18 19 Wellington, is authorized and empowered to consider petitions related to zoning and land 20 development orders; and 21 22 WHEREAS, pursuant to Section 6.1.2.H and Section 6.8.8 of Wellington's LDR, when 23 a Planned Unit Development (PUD) is located within the Equestrian Preserve Area (EPA) with 24 a goal to provide an equestrian-oriented master plan, the PUD is referred to as an Equestrian 25 Development; and 26 27 WHEREAS, the Zoning designation for the 79.17-acre property of Equestrian 28 Residential/Equestrian Overlay Zoning District (ER/EOZD) is being changed to PUD/EOZD 29 (PUD/EOZD); and 30 31 WHEREAS, the proposed PUD meets the purpose and intent of the Planned 32 Development District Regulations, and is consistent with the property's Residential B (0.1 33 du/ac - 1.0 du/ac) Future Land Use Map (FLUM) designation; and 34 35 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 36 37 38 WHEREAS, the Equestrian Preserve Committee recommended denial of the 39 Rezoning petition at the October 22, 2025, meeting with a vote of 4 to 3; and 40 41 **WHEREAS,** the Planning, Zoning and Adjustment Board (PZAB), with a to vote, 42 recommended Council the Rezoning petition; and 43 44 WHEREAS, Wellington's Council has taken the recommendations from the Local 45 Planning Agency and the comments from the public along with the findings in the Staff Report 46 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

47 48 49 Wellington's Comprehensive Plan Future Land Use Map and the Land Development 50 Regulations. 51 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, 52 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 the part to be declared invalid. 66 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<br>70 | PASSED this day of, upon first reading.                          |     |                |
|----------|--|-----|----------------|
| 79<br>80 | PASSED AND ADOPTED this day of 2025, on second and final reading |     |                |
| 81       |  |     | J              |
| 82       | WELLINGTON   |     |                |
| 83       |  | FOR | <b>AGAINST</b> |
| 84       |  |     |                |
| 85       | BY:  |     |                |
| 86       | Michael J. Napoleone, Mayor                                      |     |                |
| 87       |  |     |                |
| 88       |  |     |                |
| 89       | Tanya Siskind, Vice Mayor  |     |                |
| 90       |  |     |                |
| 91       |  |     |                |
| 92       | John T. McGovern, Councilman                                     |     |                |
| 93       |  |     |                |
| 94       |  |     |                |
| 95       | Maria Antuña, Councilwoman                                       |     |                |
| 96       |  |     |                |
| 97       | <del></del>  |     |                |
| 98       | Amanda Silvestri, Councilwoman                                   |     |                |
| 99       |  |     |                |
| 100      |  |     |                |
| 101      | ATTEST:  |     |                |
| 102      |  |     |                |
| 103      | D) (   |     |                |
| 104      | BY: Chevelle D. Hall, MMC, Village Clerk                         |     |                |
| 105      | Chevelle D. Hall, MMC, Village Clerk                             |     |                |
| 106      |  |     |                |
| 107      | ADDDOVED AS TO FORM AND  |     |                |
| 108      | APPROVED AS TO FORM AND  |     |                |
| 109      | LEGAL SUFFICIENCY  |     |                |
| 110      |  |     |                |
| 111      | DV.  |     |                |
| 112      | BY:<br>Laurie Cohen, Village Attorney                            |     |                |
| 113      | Laurie Conen, village Attorney                                   |     |                |

114 Exhibit A

## <u>LEGAL DESCRIPTION</u> ISLA CARROLL POLO AND RESIDENCES

116117

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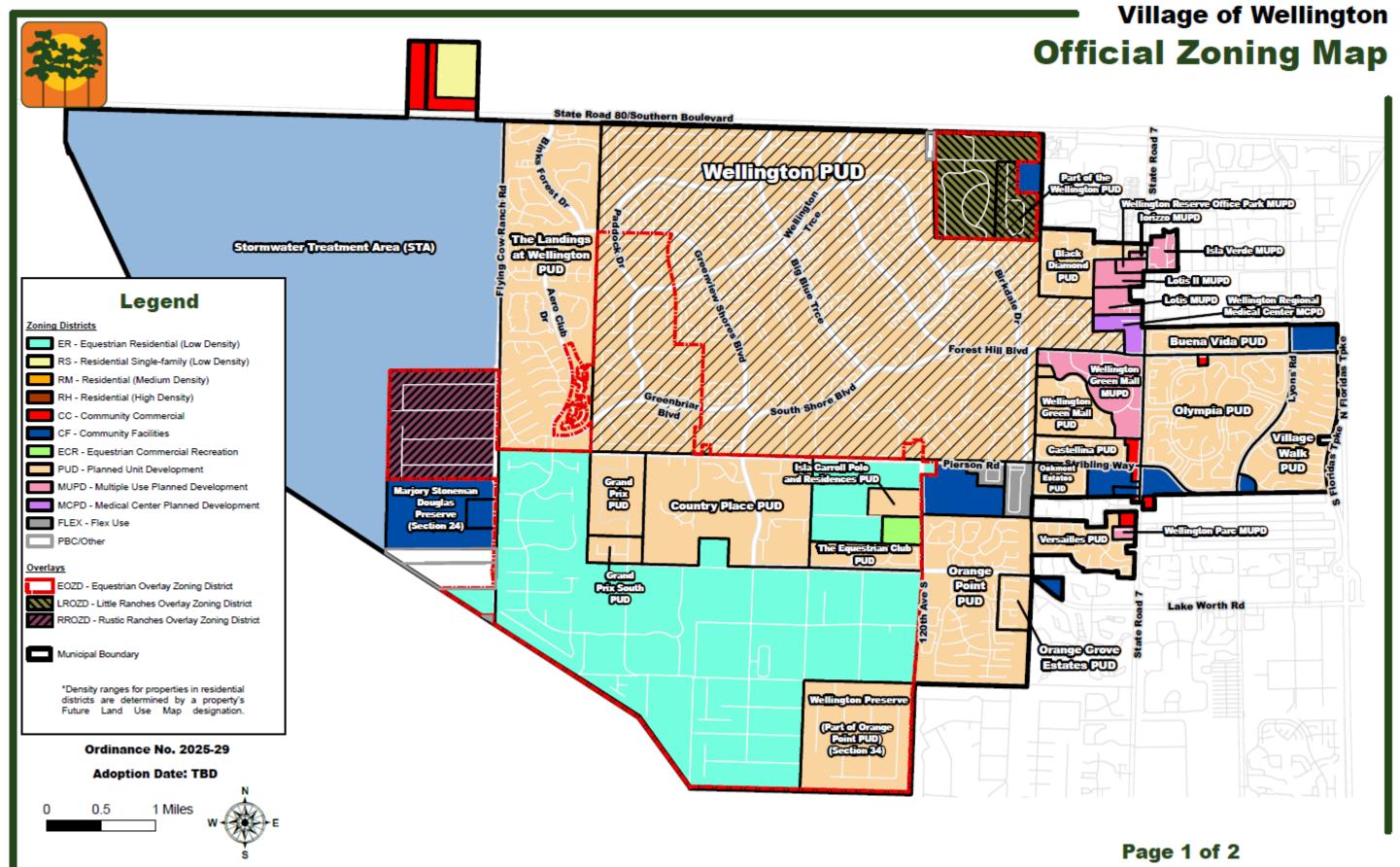
118 A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 119 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED 120 AS FOLLOWS:

121

122 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 123 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-124 OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF 125 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL 126 RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM 127 128 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 129 SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE 130 OF 1405.48 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 01° 20' 131 132 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 133 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 134 SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE 135 SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD. AND 136 THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND 137 138 GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH 139 INCLUSIVE. A DISTANCE OF 2681.50 FEET TO A POINT 2754.94 FEET EAST OF THE 140 WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION 141 OF THE LAST HEREIN DESCRIBED LINE: THENCE NORTH 01° 10' 25" EAST, PARALLEL 142 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 143 144 SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF 145 SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF 146 2622.87 FEET TO THE POINT OF BEGINNING.

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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.



Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414 561.791.4000 • www.wellingtonfl.gov

