ORDINANCE NO. 2026-18

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 10, RELATED TO RECREATIONAL VEHICLES (RV) AS GROOMS' QUARTERS WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD); 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 it by Chapters 163 and 166 of the Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR); and

WHEREAS, the RROZD was developed by residents and property owners of Rustic Ranches to preserve the unique character of their community and was adopted in 2006; and

WHEREAS, the RROZD regulations were recently amended allowing RVs as temporary residences on properties five (5) acres or more with the issuance of an Equestrian Permit from November through April; and

WHEREAS, the RROZD property owners have requested to amend the LDR to allow expanded use of RVs as residences within RROZD only; and

WHEREAS, the Equestrian Preserve Committee, after notice and a public hearing held on September 9, 2026, recommended _____of the Zoning Text Amendment with a __ - __ vote; and

WHEREAS, the Planning, Zoning and Adjustment Board, as the Local Planning Agency, after notice and public hearing held on _____, recommended _____ of the Zoning Text Amendment with a __ - __ vote; and

WHEREAS, the Council has taken the recommendations of the Planning, Zoning and Adjustment Board, the Findings of Fact presented by Wellington staff, and the comments from the public into consideration in adopting the amendments to the LDR that are the subject of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

SECTION 1: Sec.6.10.6 titled "Reserved," is hereby amended as provided below in strikethrough (delete) and underline (add) format:

Sec. 6.10.6 – ~~Reserved~~ Recreational Vehicles (RV) as Grooms' Quarters

Properties within the RROZD may utilize RVs as grooms' quarters. RVs used as grooms' quarters in the RROZD shall comply with the following:

a. Each RROZD property may have up to one (1) RV for every four (4) stalls of a permanent barn or stable, up to a maximum of four (4) RVs. The combined total of RVs and permanent buildings used as grooms' quarters on a property shall not exceed one (1) RV or (1) groom's quarter per four (4) stalls of a permanent barn or stable. One (1) groom's quarter is equivalent to one (1) RV for purposes of this section.

b. RVs shall be limited to double occupancy, regardless of the RV's occupancy capacity. The occupancy shall be for staff (with respective family members), which includes grooms, trainers, or similar equestrian personal. The RVs shall not be rented for housing of any other individuals. As a part of the Equestrian Permit, the property owner shall acknowledge that the occupancy complies with this regulation.

c. The property owner shall obtain an Equestrian Permit annually for use of the RVs as grooms quarter. The annual permit may be renewed up to five (5) times. After the fifth renewal, the permit shall require Village Council approval. One (1) RV used as grooms' quarters is permitted with an Equestrian Permit on the property year-round with no renewal limit. All other RVs except one (1) shall be limited to use between November and April. One (1) permit per property is required annually and will include all RVs proposed to be used.

d. The property shall install permitted water and wastewater connections or provide a copy of the contract for water and wastewater service of the RVs as a part of the Equestrian Permit. The use of the RVs shall comply with Palm Beach County Health Department regulations for water and wastewater service. Electrical service connections shall comply with all manufacturer's specifications and the Florida Building Code, including Chapter 1 amendments.

e. The use of RVs as grooms' quarters shall comply with the building setbacks applicable to principal structures and shall be separated from another RV by a minimum of 10 feet. The RVs shall be screened from view of adjacent roads and private properties by a hedge and/or landscaping, opaque fence, or permanent structures.

f. During the time the RVs are not occupied, the RVs may be stored on site and shall continue to be screened from view and meet principal structure setback requirements. As a part of the Equestrian Permit, the property owner shall acknowledge that the required RVs will be vacated between May and October. The property owner also agrees to an inspection by Wellington, if requested, to confirm that the RVs are no longer being occupied.

SECTION 2: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington

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

SECTION 3: Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

SECTION 4: This Ordinance shall become effective upon adoption by the Wellington Council following second reading.

PASSED this _____ day of _____, 2026, upon first reading.

PASSED AND ADOPTED this _____ day of _____, 2026, on second and final reading.

WELLINGTON

		FOR	**AGAINST**
BY:	_____	_____	_____
	Michael J. Napoleone, Mayor		
	_____	_____	_____
	Maria Antuña, Vice Mayor		
	_____	_____	_____
	Amanda Silvestri, Councilwoman		
	_____	_____	_____
	Johnny Meier, Councilman		
	_____	_____	_____
	Stephen A. Levin, Councilman		

ATTEST:
BY: _____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Laurie Cohen, Village Attorney