Equestrian Preserve Committee
Planning and Zoning Division
October 7, 2026

Rustic Ranches Overlay Zoning District ZTA — STAFF REPORT

Petition No: 2026-0002-ZTA

Ordinance No: 2026-18

Applicant: Village of Wellington

Request:
To amend Article 6, Section 10, Rustic Ranches Overlay Zoning District (RROZD) of Wellington's Land Development Regulations (LDR) by amending the requirements for the use of Recreational Vehicles (RVs) within the RROZD.

Boards, Committees, and Council:

	Date	Vote
EPC	10/7/2026	Pending
PZAB	10/21/2026	Pending
Council (1st)	TBD	Pending
Council (2nd)	TBD	Pending

Wellington Vision:
A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

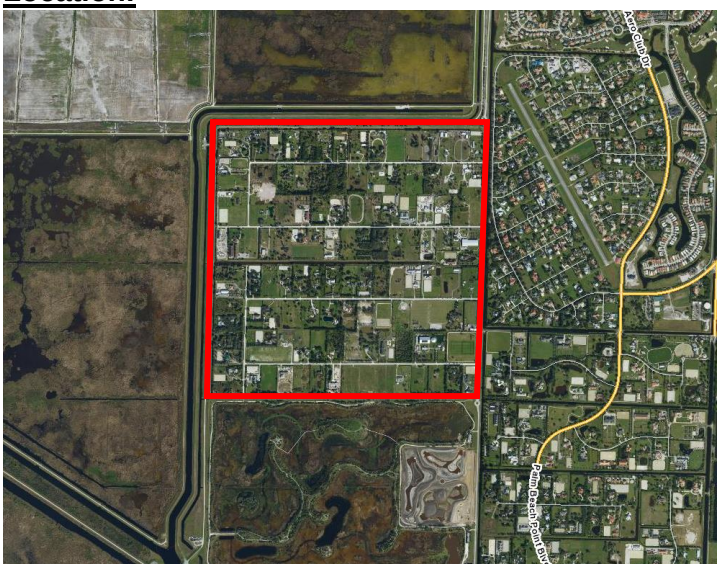
Wellington Mission:
To provide high-quality services that create economic, environmental, and social sustainability for residents.

Wellington Goals:

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

Project Manager:
Kelly Ferraiolo, Senior Planner
kferraiolo@wellingtonfl.gov
(561) 753-5268

Location:



Background:
Rustic Ranches was annexed into Wellington in 2004 and the RROZD, was adopted by the Council in 2006. Initially, the overlay district regulations limited the use of recreational vehicles (RV) as a temporary residence within Rustic Ranches to only two consecutive weeks during a calendar year. In 2025, Council approved a Zoning Text Amendment to allow the use of RVs as temporary residences consistent with the rest of the EOZD, which is one to two RVs, depending on lot size, from November to April, with the issuance of a Special Use Permit.

The RROZD property owners want to allow additional RVs on their properties, similar to the groom's quarters calculations of one groom's quarter per four stalls. A Zoning in Progress (ZIP) was approved by Council in August 2026 to address the use of RVs within the RROZD as the requested changes to the RV regulations are coordinated with the property owners and brought through the public hearing process for adoption. The ZIP remains in effect for 180 calendar days or until the proposed amendment is adopted or denied, whichever occurs first. During the period of the ZIP, no permits or development orders of any kind related to RVs within the RROZD shall be issued if issuance would result in the nonconforming use of the subject property, should the proposed amendment be adopted.

Staff has received interest from the RROZD residents to allow additional RVs on properties. Staff's recommendation for the additional RVs and use is similar to the groom's quarters regulations. The proposed language would allow up to four (4) RVs on a property from November to April. The number of RVs is dependent on the number of permanent stalls on the property and the number of grooms' quarters already built. One (1) RV will be permitted on a year-round basis. The property would be required to obtain a permit annually, but would be limited to five (5) renewals. After the fifth renewal, the permit would require Council approval.

The proposed ZTA does not conflict with the recently passed SB 180, as the amendments impose less restrictive requirements than those that exist today.

Analysis:
Ordinance No. 2026-18illustrates the proposed changes to the LDR, with formatting of text to be deleted in ~~strikethrough~~ format and new text in underlined format, which is also shown below.

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 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 personnel. 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' quarters. 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.