

ORDINANCE NO. 2006-07

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3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 WELLINGTON, FLORIDA RELATING TO REZONING FOR
5 PETITION NUMBER 2003-030 REZ 1, ALSO KNOWN AS RUSTIC
6 RANCHES; PROVIDING FOR THE REZONING OF A PARCEL OF
7 LAND, CONSISTING OF 638.9 ACRES, MORE OR LESS, WHICH IS
8 A CONTIGUOUS, COMPACT, AREA ADJACENT TO THE WEST
9 SIDE OF FLYING COW ROAD, NORTH OF SECTION 24,
10 TOWNSHIP 44, RANGE 40, SOUTH AND EAST OF STORMWATER
11 TREATMENT AREA 1A, AS DESCRIBED MORE PARTICULARLY
12 HEREIN, FROM PALM BEACH COUNTY AGRICULTURAL
13 RESIDENTIAL ZONING DISTRICT (AR) TO VILLAGE OF
14 WELLINGTON AGRICULTURAL RESIDENTIAL ZONING DISTRICT
15 (AR) / EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD) /
16 RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD);
17 PROVIDING FOR REVISIONS TO THE ZONING DISTRICT MAP;
18 PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER
19 CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
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22 **WHEREAS**, the Village Council, as the governing body of the Village of Wellington,
23 Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the
24 Land Development Regulations, as adopted by the Village of Wellington, is authorized and
25 empowered to consider petitions related to zoning and land development orders; and
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27 **WHEREAS**, the Planning, Zoning and Adjustment Board, after notice and public
28 hearing, has considered the petition of the Village of Wellington to rezone the area known as
29 Rustic Ranches (more particularly described in Exhibit "A" hereto) from Palm Beach County
30 Agricultural Residential Zoning District (AR) to the Village of Wellington Agricultural Residential
31 Zoning District (AR)/Equestrian Overlay Zoning District (EOZD)/Rustic Ranches Overlay
32 Zoning District (RROZD) and has presented its recommendation to the Village Council; and
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34 **WHEREAS**, all the notice and hearing requirements as provided by applicable statutes
35 and ordinances; and
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37 **WHEREAS**, the Village Council has considered the evidence and testimony presented
38 by the Petitioner and other interested parties and the recommendations of the various Village
39 of Wellington review agencies and staff; and
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41 **WHEREAS**, The Village Council has determined that the proposed rezoning is
42 consistent with the Village of Wellington Comprehensive Plan and Land Use Designation of
43 "Residential B".
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45 **NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE**
46 **VILLAGE OF WELLINGTON, FLORIDA** that:
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48 **SECTION 1:** The zoning of the Rustic Ranches property is hereby changed from Palm