

Council

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Jim Barnes

February 24, 2026

Sent Via Email:

liasanchezrealtor@gmail.com

Liannys Sanchez
IMAG Realty

Re: Zoning Confirmation Letter – 12033 Acme Road (PCN-7341433400005000)

Ms. Sanchez:

Thank you for your request. In response to your letter received on February 10, 2026, requesting information regarding the above-referenced property, Wellington's Planning and Zoning Division provides the following:

1. The subject 10.5-acre parcel has a Wellington Future Land Use Map Amendment (FLUM) designation of Residential B (0.1-1.0 dwelling units per acre). The property still contains a Palm Beach County Zoning designation of Residential Estate (RE). Prior to any approvals, the property is required to be rezoned to a Wellington Zoning designation.
2. Based on the desired Zoning designation, it MAY be possible to subdivide the property. The minimum lot size, setbacks, and other bulk regulations will not be available until the zoning designation is determined. The property owner should meet with the Planning and Zoning department to discuss the desired future use. The rezoning process typically takes up to six (6) months to complete.
3. The property is not located within the Equestrian Preserve Area (EPA) or Equestrian Overlay Zoning District (EOZD). Barns, stables, and riding arenas, are not permitted. A Comprehensive Plan Future Land Use Map amendment and Rezoning would be required to place the property into the EPA and EOZD. The property is directly adjacent to Subarea A of the EOZD and could be included in that subarea.
4. The current single-family structure was built before Wellington's incorporation and may remain as a permitted use. Several options for this property would be attainable. The property owner can consider placing the property into the EPA and EOZD. The property could be added to the existing Wellington PUD. The Planning and Zoning Division will be happy to meet with the owner and/or the owner's representative to discuss the options, potential for the property, and the route forward.

5. Manufactured/Mobile homes are not permitted as a permanent residence. A mobile home may only be permitted temporarily during the construction of the permanent residence. A Special Use Permit, Tie-down permit, and proof of an active building permit for a permanent residence are required to have a manufactured/mobile home temporarily.
6. The subject site falls under Wellington's jurisdiction. The property is required to be rezoned before any changes can be made to the existing condition or uses. The Wellington Land Development Regulations are available at:
https://library.municode.com/FL/Wellington/codes/unified_land_development_code.

Please be advised that a zoning confirmation letter is based solely on the subject request, on information available in Wellington's records, and represents the status of the subject property as of the day the letter is issued. Any subsequent changes to the zoned property or use, or changes that occurred with no record contained in Wellington's file, are not reflected. Wellington assumes no liability for errors and omissions. All information is obtained from public records and Wellington's Land Development Regulations (LDR). A zoning confirmation letter does not constitute a development or use approval.

Sincerely,

Cory Lyn Cramer

Cory Lyn Cramer
Planning and Zoning Manager

cc: File