

Ousley Hay & Feed

STAFF REPORT

Petition Number: 2025-0023-ARB

Owner: Far Niente Stables IX, LLC.
 13421 S Shore Blvd, Suite 203
 Wellington, FL 33414

Applicant: Matthew Bellissimo
 2860 Long Meadow Drive
 Wellington, FL 33414

Agent: Jordan Sperling-Schmidt Nichols
 1551 N Flagler Drive
 West Palm Beach, FL 33414

Site Address: 14833 50th Street South
 Wellington, FL 33414

PCN(s): 73-41-44-29-00-000-7010

Future Land Use Map (FLUM) Designation:
 Equestrian Commercial Recreation

Zoning Designation:
 Equestrian Residential / Equestrian Overlay Zoning District (ER / EOZD)

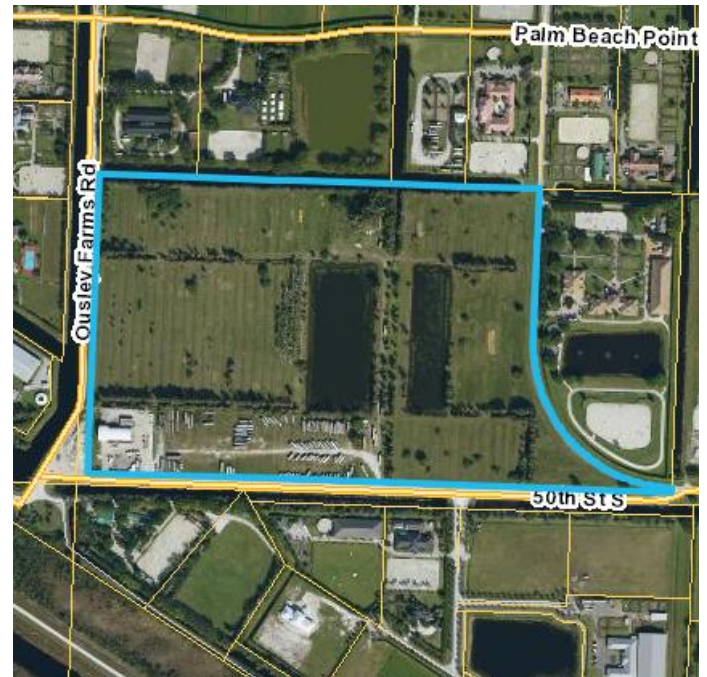
Acreage:
 10.11 Acres

Request:
 Architectural Review Board (ARB) approval of new construction for a 14,000 SF Hay and Feed store located at 14833 50th Street South.

Project Manager:
 Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
 (561)-868-8634

Location/Map:

Ousley Hay & Feed will be located on the northeast corner of Ousley Farms Road and 50th Street South.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Residential A	ER / EOZD
South	Residential A	ER / EOZD
East	Residential A	ER / EOZD
West	Residential A	ER / EOZD

Site History and Current Request:

The subject site, located at 14833 50th Street South, is situated on the northeast corner of Ousley Farms Road and 50th Street South. The overall parcel is 59.3 acres and was previously known as Littlewood Equestrian Center. A Comprehensive Plan Amendment (2025-0003-DOA) and Rezoning (2025-0002-REZ) are in progress to remove site-specific use limitations, update legal descriptions, and rezone a portion of the property as Equestrian Commercial Recreation to be consistent with the land use designation. A Site Plan (2025-0003-SP) is also in progress for the western 10.11-acre portion of the site to construct a hay and feed store adjacent to the existing

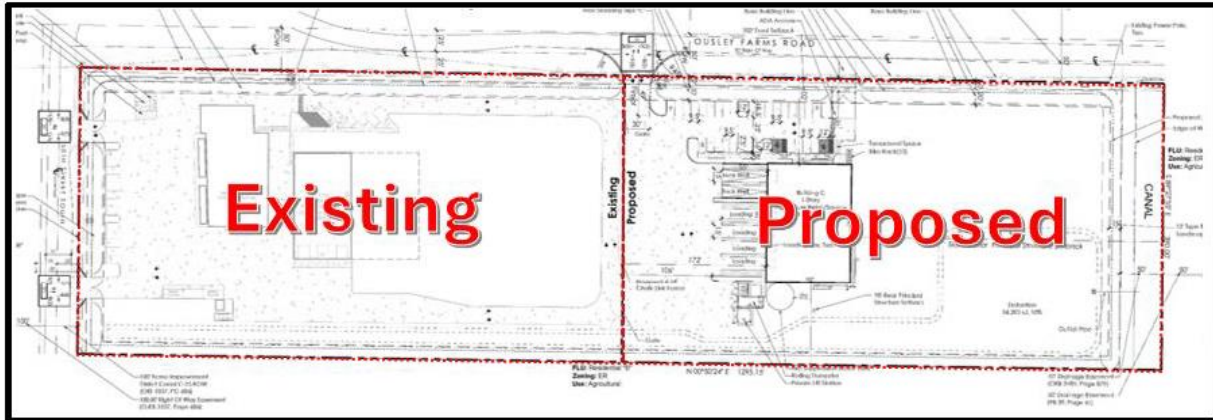
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manure transfer station. The request is for ARB approval of the elevations, colors, and materials of the 14,000 square-foot hay and feed store.



Proposed Ousley Hay & Feed - Site Plan Exhibit

Analysis:



Staff reviewed the request for ARB approval of the proposed new construction for consistency with Wellington's Land Development Regulations (LDR), Section 6.4.4.B., design standards for multi-family and non-residential zoning districts, which requires all non-residential buildings to obtain ARB approval before the issuance of building permits.

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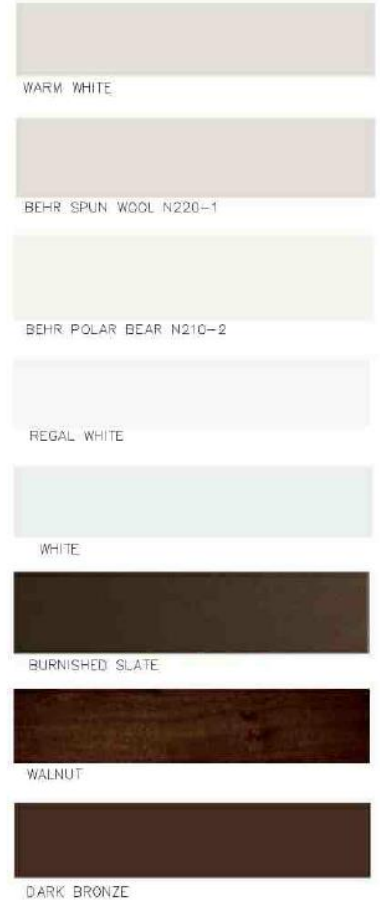
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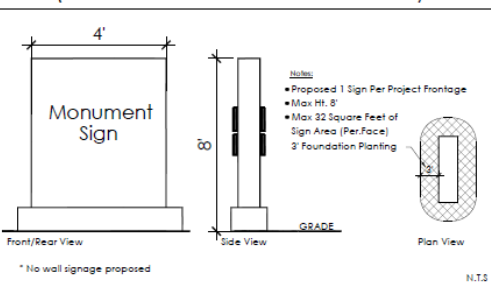


Exterior Elevations: The design standards aim to provide buildings and structures that reflect good design, utilize proper design concepts, and are suitable for the Village of Wellington. The building's southern farmhouse architectural style is visually compatible with the surrounding area. The front façade incorporates columns within the entry feature, banding, window planter boxes, stone veneer, a metal roof, and stucco finishing. The building is a metal building, which is commonly seen throughout the EOZD, but the front will be finished with stucco. The colors and materials incorporate neutral colors to blend in with the area. These elements, along with the required landscaping, soften the building's appearance. Architectural elements are provided on all four-sides of the building

Site Amenities: The project will provide four (4) bike racks with a painted finish with landscape hedging to screen. As shown in Exhibit D, a consistent design will be kept. The location of the bike racks will be on the western façade on the northern edge of the building. The dumpster enclosure will match the color and finish of the main building with solid opaque doors and will be located on the rear of the building.



FREE STANDING ENTRANCE SIGN DETAIL "A"
(ADJACENT TO 50TH STREET SOUTH)



Signage: Signage is not included in the request, however, a sign detail of the monument sign was provided for reference. The building is permitted a primary wall sign on the front façade, a secondary wall sign on the sides and a monument sign at the entrance. If technical deviations are sought in the future, then additional ARB approvals will be required.

Summary:

Based on the findings of fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2025-0023-ARB:

1. The exterior elevations, colors, materials, finishes, site amenities shall comply with the elevations shown in Exhibit C and D.
2. The use of gloss or high gloss paint finish is prohibited. The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
3. All visible exterior lighting shall be illuminated white light.
4. All glass glazing color shall be light grey tint or clear (no color).
5. All roof top mechanical equipment shall be screened from view as shown in Exhibit A. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view. Additional screening may be required if it is determined the equipment is not fully screened.

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6. All site amenities shall match the colors that already exist within the center.
7. Additional approvals may be required for signage as technical deviations were not included with this approval.
8. All above ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from view while maintaining three (3) feet of clearance.
9. The address identification/numbering height shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
10. Permit approval is required prior to construction/installation of proposed improvements.
11. Amended plans as needed and consistent with these conditions shall be provided to the Planning and Zoning Division for final ARB approval processing. Any modifications to this approval during permitting and/or construction shall require ARB approval.
12. Prior to the close out of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.

Exhibits:

Exhibit A	Site Conditions
Exhibit B	Site Plan
Exhibit C	Proposed Elevations
Exhibit D	Site Amenities
Exhibit E	Justification Statement

Exhibit A – Existing Site Conditions



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