

ORDINANCE NO. 2025-26

1
2
3 AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
4 AMENDING THE SITE SPECIFIC CONDITIONS OF THE FUTURE
5 LAND USE MAP APPROVAL (PETITION NUMBER 2025-0003-
6 DOA) FOR CERTAIN PROPERTY KNOWN AS 14833 50TH
7 STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER),
8 TOTALING APPROXIMATELY 59.3 ACRES, MORE OR LESS;
9 LOCATED ON THE NORTHEAST CORNER OF 50TH STREET
10 SOUTH AND OUSLEY FARMS ROAD, AS MORE
11 SPECIFICALLY DESCRIBED HEREIN; SPECIFICALLY
12 DELETING THE SITE SPECIFIC CONDITIONS ADOPTED BY
13 ORDINANCE NO. 2005-019 AS PART OF A FUTURE LAND USE
14 MAP DESIGNATION; UPDATING THE LEGAL DESCRIPTION
15 REFERENCED IN ORDINANCE NO. 2005-019; PROVIDING A
16 CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE
17 AND PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Wellington's Council, pursuant to the authority granted in Chapter 163 of
20 the Florida Statutes, is authorized and empowered to consider and make changes to its
21 Comprehensive Plan; and
22

23 **WHEREAS**, Wellington's Council adopted Ordinance No. 2005-019 on October 9, 2007,
24 which designated 47.9 acres as Commercial Recreation and 10.0 acres as Residential and
25 specified limited allowed uses on the subject property.
26

27 **WHEREAS**, in 2021, the Commercial Recreation Future Land Use Map designation
28 was renamed Equestrian Commercial Recreation for properties within the Equestrian Preserve
29 Area; and
30

31 **WHEREAS**, the legal description referenced in Ordinance No. 2005-19 for the 10.0-acre
32 Residential B property contains ambiguities that prevent a closure of the boundary; and
33

34 **WHEREAS**, updated legal descriptions for the property are shown in Exhibit B and
35 determined that the overall size of the entire property is 59.302 acres. The updated legal
36 description for the Residential B portion of the property no longer contains ambiguities and is
37 10.03 acres. The Equestrian Commercial Recreation portion of the property was also
38 surveyed, and the updated legal description determined that the accurate size of this portion of
39 the property is 49.273 acres; and
40

41 **WHEREAS**, the Equestrian Preserve Committee recommended approval of the
42 Comprehensive Plan Amendment at the November 5, 2025 meeting with a 4-0 vote; and
43

44 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning
45 Agency, after notice and public hearing on _____, 2025, recommended _____ of the
46 Comprehensive Plan Amendment with a ___-___ vote; and
47

48 **WHEREAS**, the Council has taken the recommendations from the Equestrian Preserve
49 Committee, the Local Planning Agency, the Findings of Fact, and the comments from the
50 public into consideration when considering the amendments to the Comprehensive Plan that

51 are the subject of this Ordinance; and

52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

WHEREAS, Wellington’s Council, after notice and public hearing, voted to transmit this adopted amendment to the Florida Department of Commerce in compliance with applicable provisions of the Florida Statutes governing amendments of Local Comprehensive Plans.

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

SECTION 1: The Future Land Use Map designation for the 10.03-acre real property described in Exhibit A will remain as Residential B on Wellington’s Future Land Use Map, but the boundary will be accurately identified as shown in Exhibit B. The Future Land Use Map is specifically amended to include the adopted date, ordinance number, and project name for the real property described in Exhibit A.

SECTION 2: The site-specific conditions adopted by Ordinance No. 2005-019 and listed in Exhibit C are hereby deleted.

SECTION 3: The Manager is hereby authorized and directed to transmit this adopted Comprehensive Plan amendment to the Florida Department of Commerce pursuant to Chapter 163, Florida Statutes.

SECTION 4: The Manager is hereby directed to amend the Wellington Comprehensive Plan Future Land Use Map (Exhibit “B”) to include the site-specific designation for the property described in Exhibit “A,” including an adopted date and ordinance number pursuant to the requirements of Chapter 163, Florida Statutes.

SECTION 5: 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 6: 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 to be declared invalid.

SECTION 7: The effective date of this Comprehensive Plan Amendment shall be 31 days after adoption by Wellington’s Council if there has not been a compliance challenge with the Division of Administrative Hearings. If the ordinance is challenged within 30 days after adoption, the ordinance shall not become effective until the State Land Planning Agency or the Administrative Commission, respectively, issues a final order determining the amendment to be compliant.

Intentionally Left Blank

101 **PASSED** this ____ day of _____, 2025 on first reading.

102

103

104 **PASSED AND ADOPTED** this ____ day of _____, 2025, on second and final reading.

105

106 **WELLINGTON**

107

FOR

AGAINST

108

109

BY: _____

110

Michael J. Napoleone, Mayor

111

112

113

Tanya Siskind, Vice Mayor

114

115

116

John T. McGovern, Councilman

117

118

119

Maria Antuña, Councilwoman

120

121

122

Amanda Silvestri, Councilwoman

123

124

ATTEST:

125

126

BY: _____

128

Chevelle D. Hall, MMC, Village Clerk

129

130

131

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

134

135

BY: _____

137

Laurie Cohen, Village Attorney

138

139

140

141

142

143

144

145

146

147

148

149

150

151 **Exhibit A – Legal Descriptions and Surveys**

152
153 **Residential B Parcel:**

154
155 BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29,
156 TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING
157 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

158
159 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH
160 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE
161 TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A
162 DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID
163 SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS
164 PARCEL OF LAND;

165
166 THENCE NORTH 00°47'32" EAST, A DISTANCE OF 995.54 FEET; THENCE SOUTH
167 89°27'35" EAST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" WEST, A
168 DISTANCE OF 350.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
169 NORTHEASTERLY HALVING A RADIUS OF 662.46 FEET; THENCE SOUTHERLY ALONG
170 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'01", A DISTANCE OF
171 826.93 FEET; THENCE SOUTH 14°40'45" WEST, A DISTANCE OF 40.00 FEET; THENCE
172 NORTH 89°26'28" WEST, A DISTANCE OF 809.76 FEET TO THE POINT OF BEGINNING.

173
174 CONTAINING 436,991 SQUARE FEET OR 10.032 ACRES, MORE OR LESS.

175
176 **Equestrian Commercial Recreation Parcel:**

177
178 BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29,
179 TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING
180 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

181
182 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH
183 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE
184 TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A
185 DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID
186 SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS
187 PARCEL OF LAND;

188
189 THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH
190 0°50'24" EAST, A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A
191 DISTANCE OF 1922.55 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 300.00
192 FEET; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 346.25 FEET; THENCE SOUTH
193 00°47'32" WEST, A DISTANCE OF 995.54 FEET TO THE POINT OF BEGINNING.

194
195 CONTAINING 2,146,314 SQUARE FEET OR 49.273 ACRES, MORE OR LESS.

201 **Overall Site:**

202
203 BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29,
204 TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING
205 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

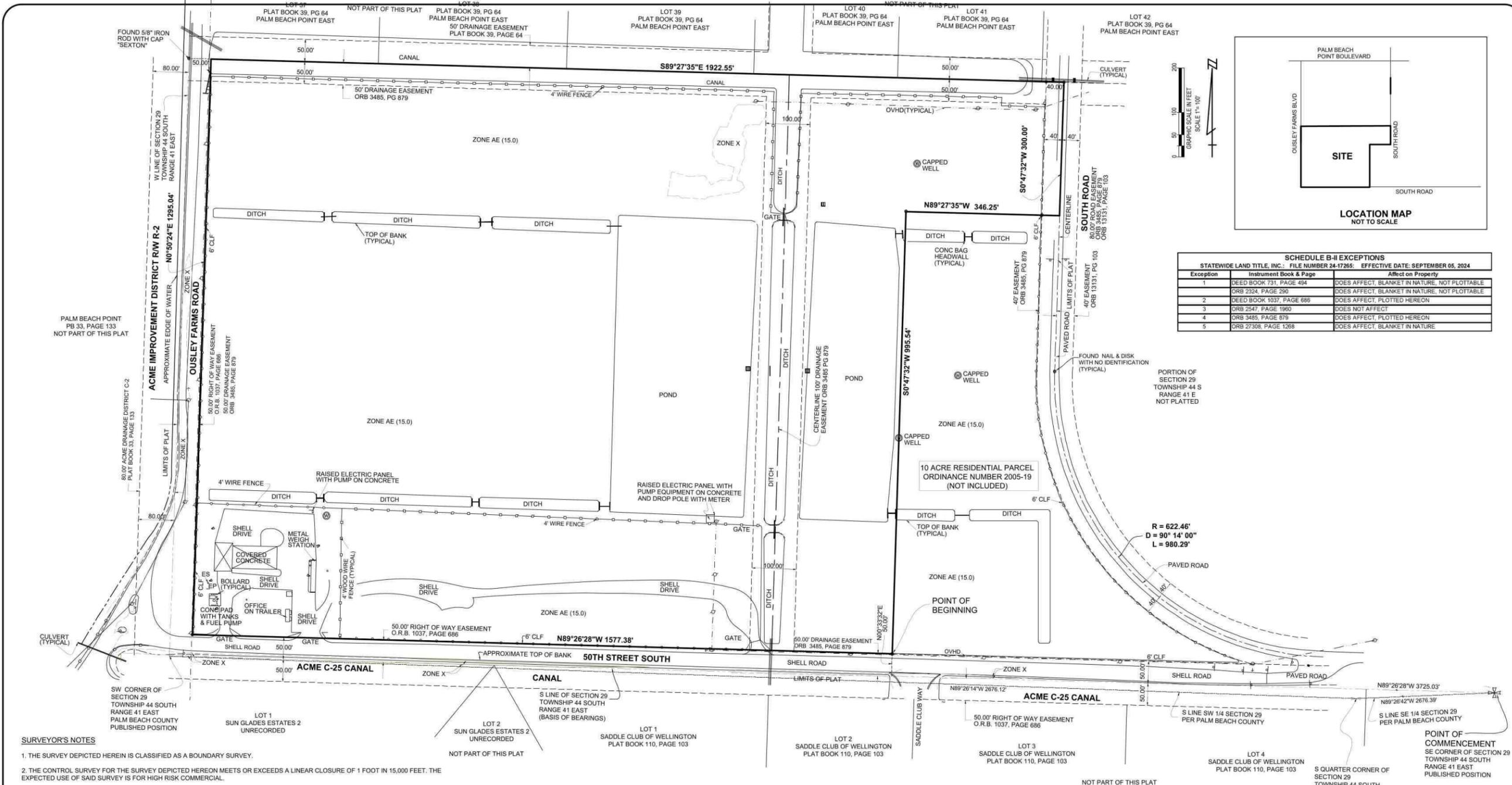
206
207 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH
208 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE
209 TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A
210 DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID
211 SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS
212 PARCEL OF LAND;

213
214 THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH
215 0°50'24" EAST , A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A
216 DISTANCE OF 1922.55 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 650.66
217 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY
218 HALVING A RADIUS OF 662.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID
219 CURVE THROUGH A CENTRAL ANGLE OF 76°07'01", A DISTANCE OF 826.93 FEET;
220 THENCE SOUTH 14°40'45" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH
221 89°26'28" WEST, A DISTANCE OF 809.76 FEET TO THE POINT OF BEGINNING.

222
223 CONTAINING 2,583,365 SQUARE FEET OR 59.305 ACRES, MORE OR LESS.

224
225

10.032-Acre Residential B Parcel Survey:



SCHEDULE B-II EXCEPTIONS
STATEWIDE LAND TITLE, INC. FILE NUMBER 24-17265 EFFECTIVE DATE: SEPTEMBER 05, 2024

Exception	Instrument Book & Page	Affect on Property
1	DEED BOOK 731, PAGE 494	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
	ORB 2324, PAGE 290	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
2	DEED BOOK 1037, PAGE 688	DOES AFFECT, PLOTTED HEREON
3	ORB 2547, PAGE 1960	DOES NOT AFFECT
4	ORB 3485, PAGE 879	DOES AFFECT, PLOTTED HEREON
5	ORB 27308, PAGE 1268	DOES AFFECT, BLANKET IN NATURE

- SURVEYOR'S NOTES**
- THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS A BOUNDARY SURVEY.
 - THE CONTROL SURVEY FOR THE SURVEY DEPICTED HEREON MEETS OR EXCEEDS A LINEAR CLOSURE OF 1 FOOT IN 15,000 FEET. THE EXPECTED USE OF SAID SURVEY IS FOR HIGH RISK COMMERCIAL.
 - UNDERGROUND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
 - TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.
 - LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OR THE AUTHENTICATED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO SURVEY MAP BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
 - ALL COMPUTED DATA OR PLOTTED FEATURES DEPICTED ON THIS SURVEY MAP ARE SUPPORTED BY ACCURATE SURVEY MEASUREMENTS MADE BY THE SURVEYOR.
 - DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEAC COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°26'28" WEST.
 - THE SUBJECT PROPERTY LIES IN FLOOD ZONE X & AE (15.0) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12099C0732 F, EFFECTIVE OCTOBER 5, 2017.
 - LAND SHOWN HEREON WERE ABSTRACTED BY STATEWIDE LAND TITLE, INC., PROPERTY INFORMATION REPORT FILE NUMBER 24-17265, EFFECTIVE DATE OF SEPTEMBER 03, 2024, AND ALL LOCATABLE EASEMENTS ARE SHOWN HEREON.

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH 0°50'24" EAST, A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 1922.55 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 995.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,146,314 SQUARE FEET OR 49.273 ACRES, MORE OR LESS.

- LEGEND**
- ⊕ ANCHOR
 - CLEANOUT
 - ⊙ WATER METER
 - ⊚ WOOD POWER POLE
 - A/C AIR CONDITIONING
 - ⊙ INDICATES NAIL & DISK NO ID
 - P.B. PLAT BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - ⊙ SIGN
 - CONC CONCRETE
 - NO ID NO IDENTIFICATION
 - ⊙ LARGE SPRINKLER
 - CLF CHAIN LINK FENCE
 - EQUIP EQUIPMENT
 - ES EMERGENCY SHUTOFF
 - EP ELECTRIC PANEL
 - ⊙ WELL
 - R RADIUS LENGTH
 - L ARC LENGTH
 - D DELTA ANGLE
 - ⊙ SET 5/8" IRON ROD WITH LB 6865 CAP

TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160
LB #6865

BOUNDARY SURVEY
14833 30TH STREET
WELLINGTON, FLORIDA

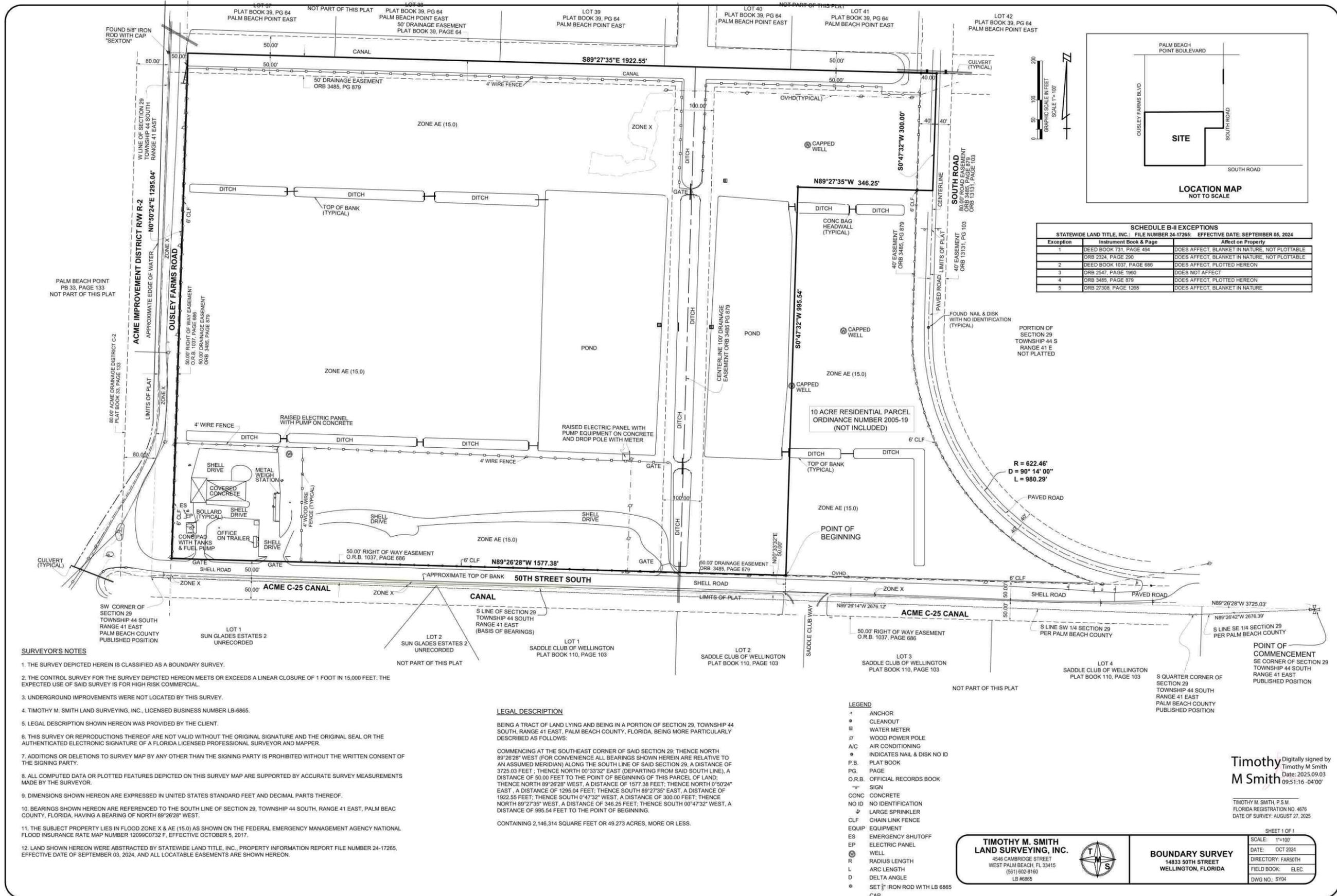
Timothy M. Smith
Digitally signed by Timothy M. Smith
Date: 2025.09.03
09:51:16 -04'00'

TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4676
DATE OF SURVEY: AUGUST 27, 2025

SHEET 1 OF 1

SCALE:	1"=100'
DATE:	OCT 2024
DIRECTORY:	FAR50TH
FIELD BOOK:	ELEC.
DWG NO.:	SY04

49.273-Acre Equestrian Commercial Recreation Parcel Survey:



SCHEDULE B-II EXCEPTIONS
 STATEWIDE LAND TITLE, INC.: FILE NUMBER 24-17265 EFFECTIVE DATE: SEPTEMBER 05, 2024

Exception	Instrument Book & Page	Affect on Property
1	DEED BOOK 131, PAGE 494	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
	ORB 2324, PAGE 290	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
2	DEED BOOK 1037, PAGE 688	DOES AFFECT, PLOTTED HEREON
3	ORB 2547, PAGE 1960	DOES NOT AFFECT
4	ORB 3485, PAGE 879	DOES AFFECT, PLOTTED HEREON
5	ORB 27308, PAGE 1268	DOES AFFECT, BLANKET IN NATURE

SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS A BOUNDARY SURVEY.
2. THE CONTROL SURVEY FOR THE SURVEY DEPICTED HEREON MEETS OR EXCEEDS A LINEAR CLOSURE OF 1 FOOT IN 15,000 FEET. THE EXPECTED USE OF SAID SURVEY IS FOR HIGH RISK COMMERCIAL.
3. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
4. TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.
5. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
6. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OR THE AUTHENTICATED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
7. ADDITIONS OR DELETIONS TO SURVEY MAP BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
8. ALL COMPUTED DATA OR PLOTTED FEATURES DEPICTED ON THIS SURVEY MAP ARE SUPPORTED BY ACCURATE SURVEY MEASUREMENTS MADE BY THE SURVEYOR.
9. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.
10. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°26'28" WEST.
11. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X & AE (15.0) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12099C0732 F, EFFECTIVE OCTOBER 5, 2017.
12. LAND SHOWN HEREON WERE ABSTRACTED BY STATEWIDE LAND TITLE, INC., PROPERTY INFORMATION REPORT FILE NUMBER 24-17265, EFFECTIVE DATE OF SEPTEMBER 03, 2024, AND ALL LOCATABLE EASEMENTS ARE SHOWN HEREON.

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH 0°50'24" EAST, A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 1922.55 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 995.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,146,314 SQUARE FEET OR 49.273 ACRES, MORE OR LESS.

LEGEND

- ANCHOR
- CLEANOUT
- WATER METER
- WOOD POWER POLE
- A/C AIR CONDITIONING
- INDICATES NAIL & DISK NO ID
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- SIGN
- CONCRETE
- NO ID NO IDENTIFICATION
- LARGE SPRINKLER
- CLF CHAIN LINK FENCE
- EQUIP EQUIPMENT
- ES EMERGENCY SHUTOFF
- EP ELECTRIC PANEL
- WELL
- R RADIUS LENGTH
- L ARC LENGTH
- D DELTA ANGLE
- SET 1/2" IRON ROD WITH LB 6865 CAP

Digitally signed by
Timothy M Smith
 Date: 2025.09.03
 09:51:16 -04'00'

TIMOTHY M SMITH P.S.M.
 FLORIDA REGISTRATION NO. 4876
 DATE OF SURVEY: AUGUST 27, 2025

TIMOTHY M. SMITH LAND SURVEYING, INC.
 1546 CAMBRIDGE STREET
 WEST PALM BEACH, FL 33415
 (561) 602-8160
 LB #6865

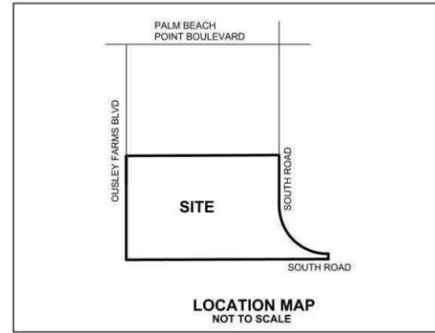
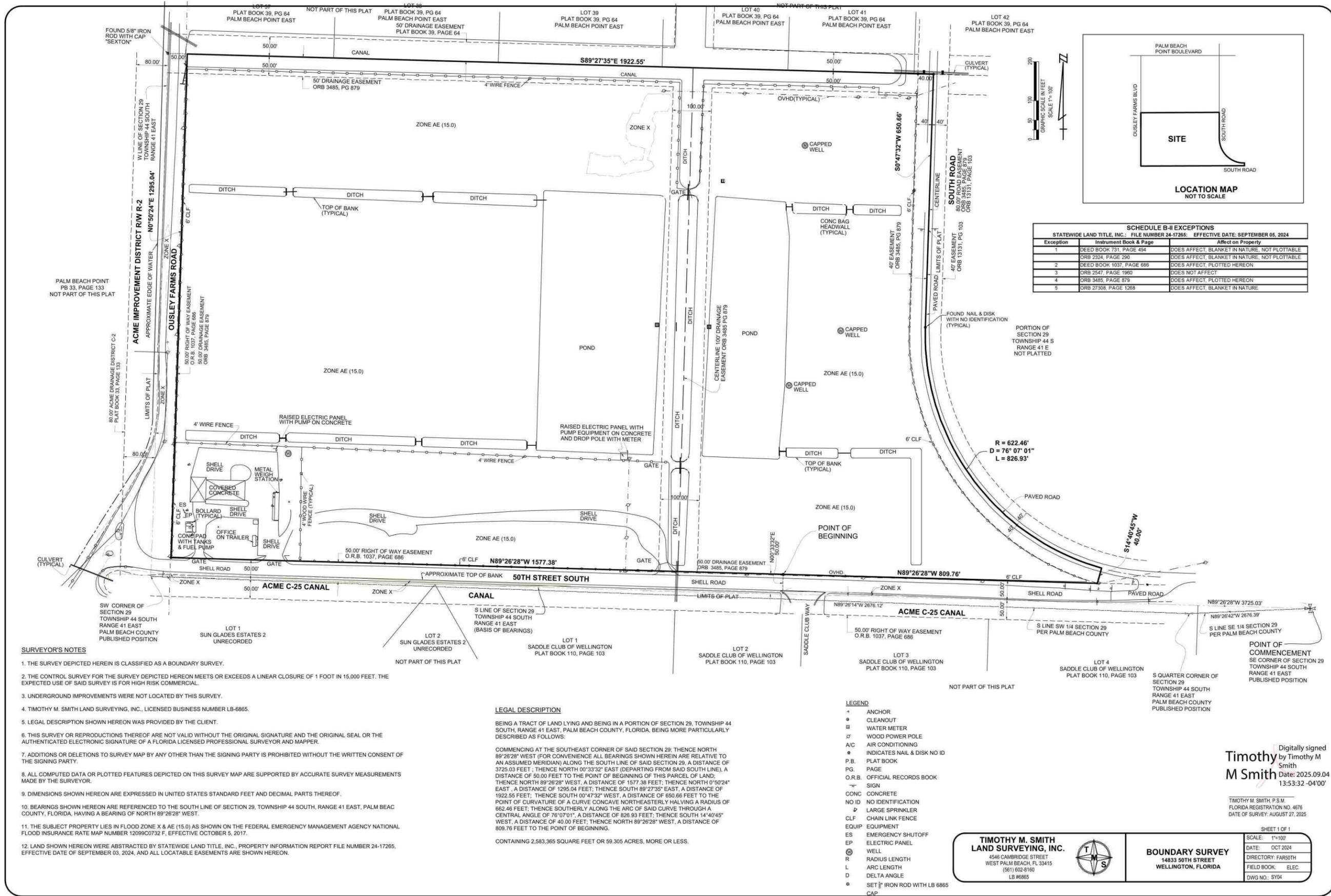


BOUNDARY SURVEY
 14833 50TH STREET
 WELLINGTON, FLORIDA

SHEET 1 OF 1

SCALE:	1"=100'
DATE:	OCT 2024
DIRECTORY:	FAR50TH
FIELD BOOK:	ELEC.
DWG NO.:	SY04

Overall Site Survey:



SCHEDULE B-II EXCEPTIONS
STATEWIDE LAND TITLE, INC.: FILE NUMBER 24-17265 EFFECTIVE DATE: SEPTEMBER 05, 2024

Exception	Instrument Book & Page	Affect on Property
1	DEED BOOK 131, PAGE 494	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
	ORB 2324, PAGE 290	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
2	DEED BOOK 1037, PAGE 688	DOES AFFECT, PLOTTED HEREON
3	ORB 2547, PAGE 1960	DOES NOT AFFECT
4	ORB 3485, PAGE 879	DOES AFFECT, PLOTTED HEREON
5	ORB 27308, PAGE 1268	DOES AFFECT, BLANKET IN NATURE

- SURVEYOR'S NOTES**
1. THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS A BOUNDARY SURVEY.
 2. THE CONTROL SURVEY FOR THE SURVEY DEPICTED HEREON MEETS OR EXCEEDS A LINEAR CLOSURE OF 1 FOOT IN 15,000 FEET. THE EXPECTED USE OF SAID SURVEY IS FOR HIGH RISK COMMERCIAL.
 3. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
 4. TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.
 5. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 6. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OR THE AUTHENTICATED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
 7. ADDITIONS OR DELETIONS TO SURVEY MAP BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
 8. ALL COMPUTED DATA OR PLOTTED FEATURES DEPICTED ON THIS SURVEY MAP ARE SUPPORTED BY ACCURATE SURVEY MEASUREMENTS MADE BY THE SURVEYOR.
 9. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.
 10. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°26'28" WEST.
 11. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X & AE (15.0) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12099C0732 F, EFFECTIVE OCTOBER 5, 2017.
 12. LAND SHOWN HEREON WERE ABSTRACTED BY STATEWIDE LAND TITLE, INC., PROPERTY INFORMATION REPORT FILE NUMBER 24-17265, EFFECTIVE DATE OF SEPTEMBER 03, 2024, AND ALL LOCATABLE EASEMENTS ARE SHOWN HEREON.

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH 0°50'24" EAST, A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 1922.55 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 650.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HALVING A RADIUS OF 622.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'01", A DISTANCE OF 826.93 FEET; THENCE SOUTH 14°40'45" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°26'28" WEST, A DISTANCE OF 809.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,583.365 SQUARE FEET OR 59.305 ACRES, MORE OR LESS.

- LEGEND**
- ANCHOR
 - CLEANOUT
 - WATER METER
 - WOOD POWER POLE
 - A/C AIR CONDITIONING
 - INDICATES NAIL & DISK NO ID
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - SIGN
 - CONC CONCRETE
 - NO ID NO IDENTIFICATION
 - LARGE SPRINKLER
 - CLF CHAIN LINK FENCE
 - EQUIP EQUIPMENT
 - ES EMERGENCY SHUTOFF
 - EP ELECTRIC PANEL
 - WELL WELL
 - R RADIUS LENGTH
 - L ARC LENGTH
 - D DELTA ANGLE
 - SET 5/8" IRON ROD WITH LB 6865 CAP

TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8180
LB 6865

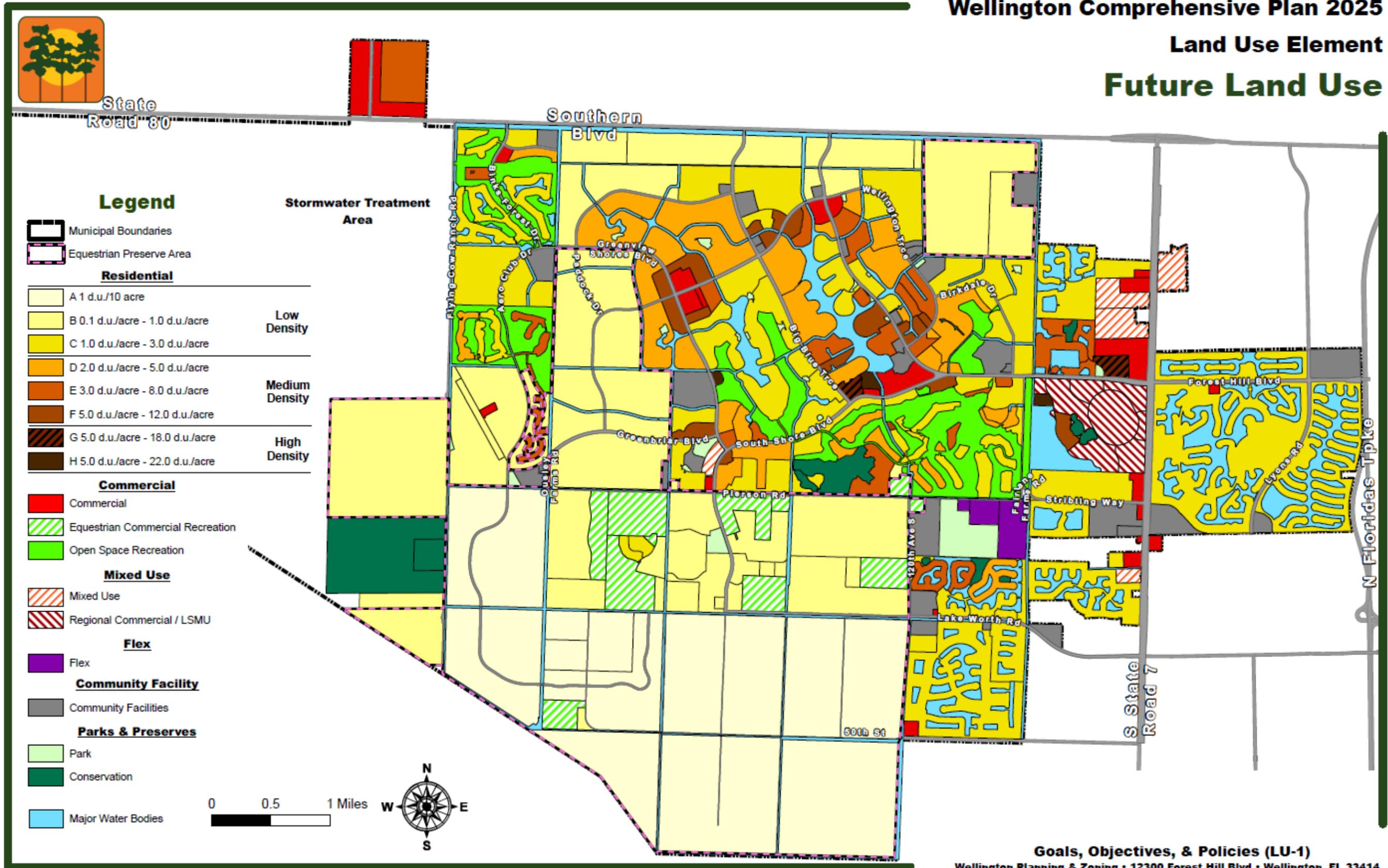
BOUNDARY SURVEY
14833 50TH STREET
WELLINGTON, FLORIDA

SHEET 1 OF 1
SCALE: 1"=100'
DATE: OCT 2024
DIRECTORY: FAR50TH
FIELD BOOK: ELEC.
DWG NO.: SY04

Digitally signed
Timothy M. Smith
Date: 2025.09.04 13:53:32 -04'00'

TIMOTHY M. SMITH P.S.M.
FLORIDA REGISTRATION NO. 4876
DATE OF SURVEY: AUGUST 27, 2025

Wellington Comprehensive Plan 2025
Land Use Element
Future Land Use



Goals, Objectives, & Policies (LU-1)
 Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
 • 561.791.4000 • www.wellingtonfl.gov

1
2
3

SECTION 2: The uses allowed on the subject property shall be limited to those specified as follows:

1. Show rings, schooling areas and paddocks.
2. Covered viewing, starter, judges, announcer and farrier stands.
3. Show office (not to exceed 7,500 square feet).
4. Vendor facilities associated with the commercial equestrian arena.
5. Permanent and temporary stalls (1,500 permanent, 500 temporary); temporary stalls to be limited to six months. Prior to the time the owner completes the construction of the permanent stalls permitted, owner may make up the difference by using temporary stalls, however, in no event shall the total number exceed 2,000 stalls.
6. Recreational vehicle area to accommodate 60 participants only, if such use is subsequently approved in an amendment to the current Equestrian Overlay Zoning District (EOZD) regulations. Subject to recreational vehicle use being approved within the EOZD, recreational vehicles on the property shall be limited to continuous occupancy of six months during the period of time associated with the winter equestrian season; provided a caretaker's or security quarters may be established for year-round use, as provided in the Land Development Regulations.
7. Cooling stations for horses, veterinarian office (no more than 5,000 square feet), timer course/course design office, jump storage and repair, truck maintenance and pumps.
8. VIP lounge (restaurant use with no more than 10,000 square feet).
9. Two private residences with permitted barn, groom, and security quarter (five acres each), which shall comply with the Land Development Regulations in effect at the time of this Future Land Use Map amendment to Residential "B" for the subject property.
10. Permitted accessory uses associated with the principal use and those needed for its operation such as manure removal/storage area, trash container areas, parking, etc. and those accessory uses that may be required by the U.S.E.F. (the national governing body of equestrian sports) and are compliant with the applicable standards of the Land Development Regulations in effect at the time of this Future Land Use Map amendment to Residential "B" for the subject property.

4