

ORDINANCE NO. 2025-26

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

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

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

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

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

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

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

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on December 17, 2025, recommended approval of the Comprehensive Plan Amendment with a 6-0 vote; and

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

are the subject of this Ordinance; and

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

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

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

WELLINGTON

	FOR	AGAINST
BY: _____ Michael J. Napoleone, Mayor	_____	_____
_____ Tanya Siskind, Vice Mayor	_____	_____
_____ John T. McGovern, Councilman	_____	_____
_____ Maria Antuña, Councilwoman	_____	_____
_____ Amanda Silvestri, Councilwoman	_____	_____

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

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

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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.

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

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176 **Equestrian Commercial Recreation Parcel:**

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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.

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Overall Site:

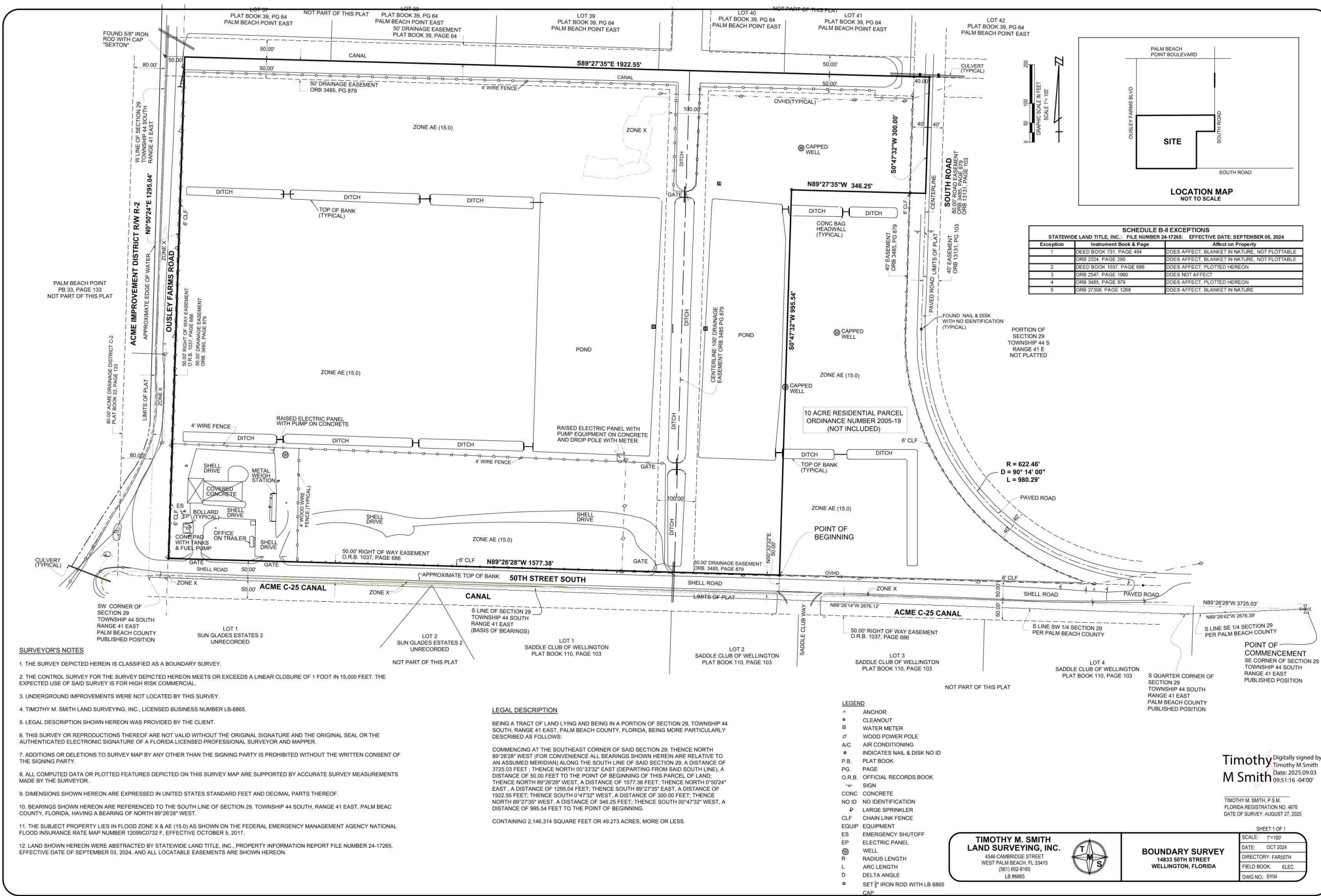
BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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 662.46 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.

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 484	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 LOCATABL 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:

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

LEGEND

- ANCHOR
- CLEANOUT
- WATER METER
- WOOD POWER POLE
- AIR CONDITIONING
- INDICATES NAIL & DISK NO ID
- PLAT BOOK
- PAGE
- OFFICIAL RECORDS BOOK
- SIGN
- CONC CONCRETE
- NO ID NO IDENTIFICATION
- LARGE SPRINKLER
- CHAIN LINK FENCE
- EQUIP EQUIPMENT
- EMERGENCY SHUTOFF
- ELECTRIC PANEL
- WELL
- RADIUS LENGTH
- ARC LENGTH
- 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) 802-8160
LB #6865



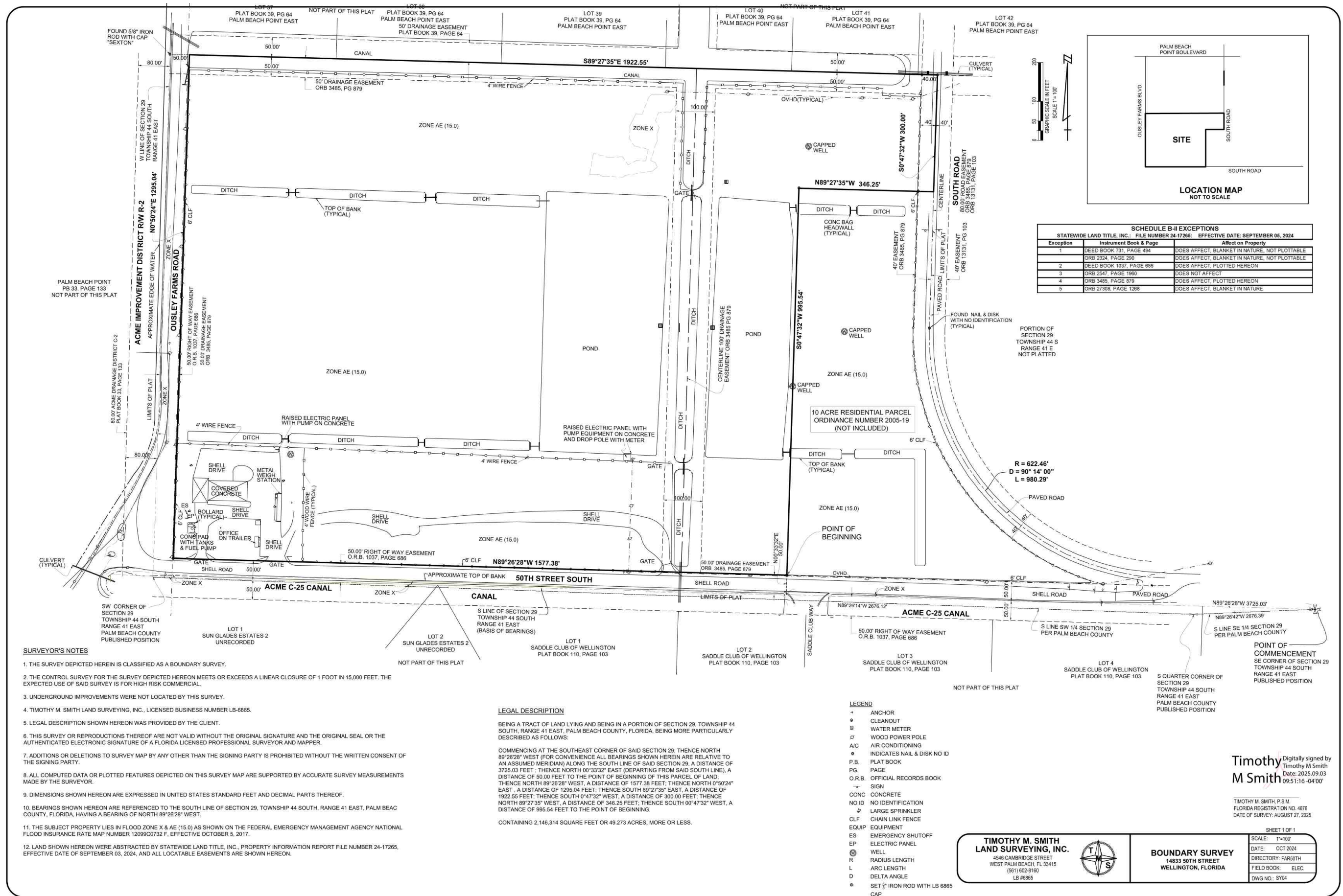
BOUNDARY SURVEY
14833 30TH STREET
WELLINGTON, FLORIDA

SHEET 1 OF 1	
SCALE: 1"=100'	DATE: OCT 2024
DIRECTORY: FAR50TH	FIELD BOOK: ELEC.
DWG NO.: 5104	

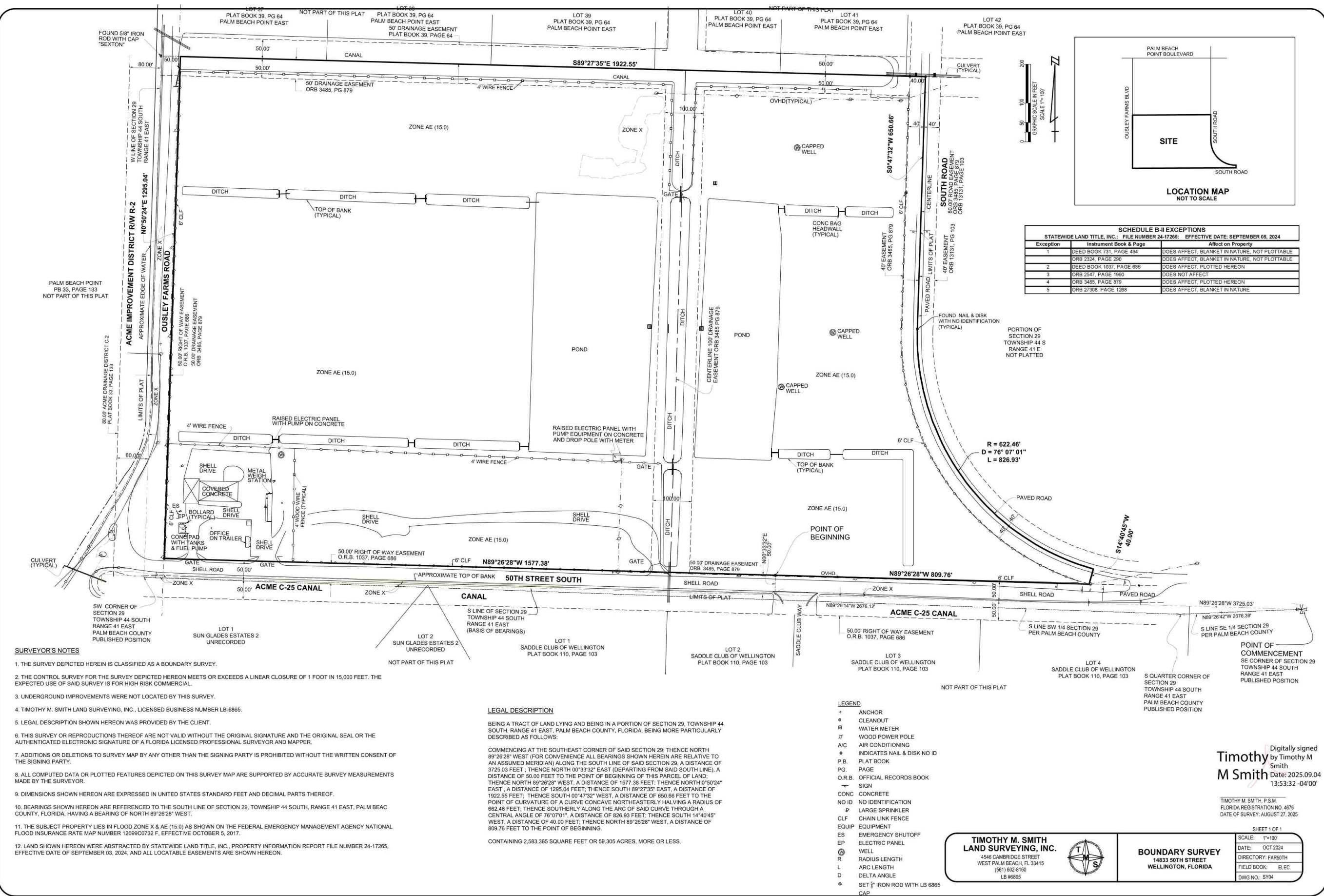
Timothy M. Smith
Digitally signed by Timothy M. Smith
Date: 2025.09.03
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TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4876
DATE OF SURVEY: AUGUST 27, 2025

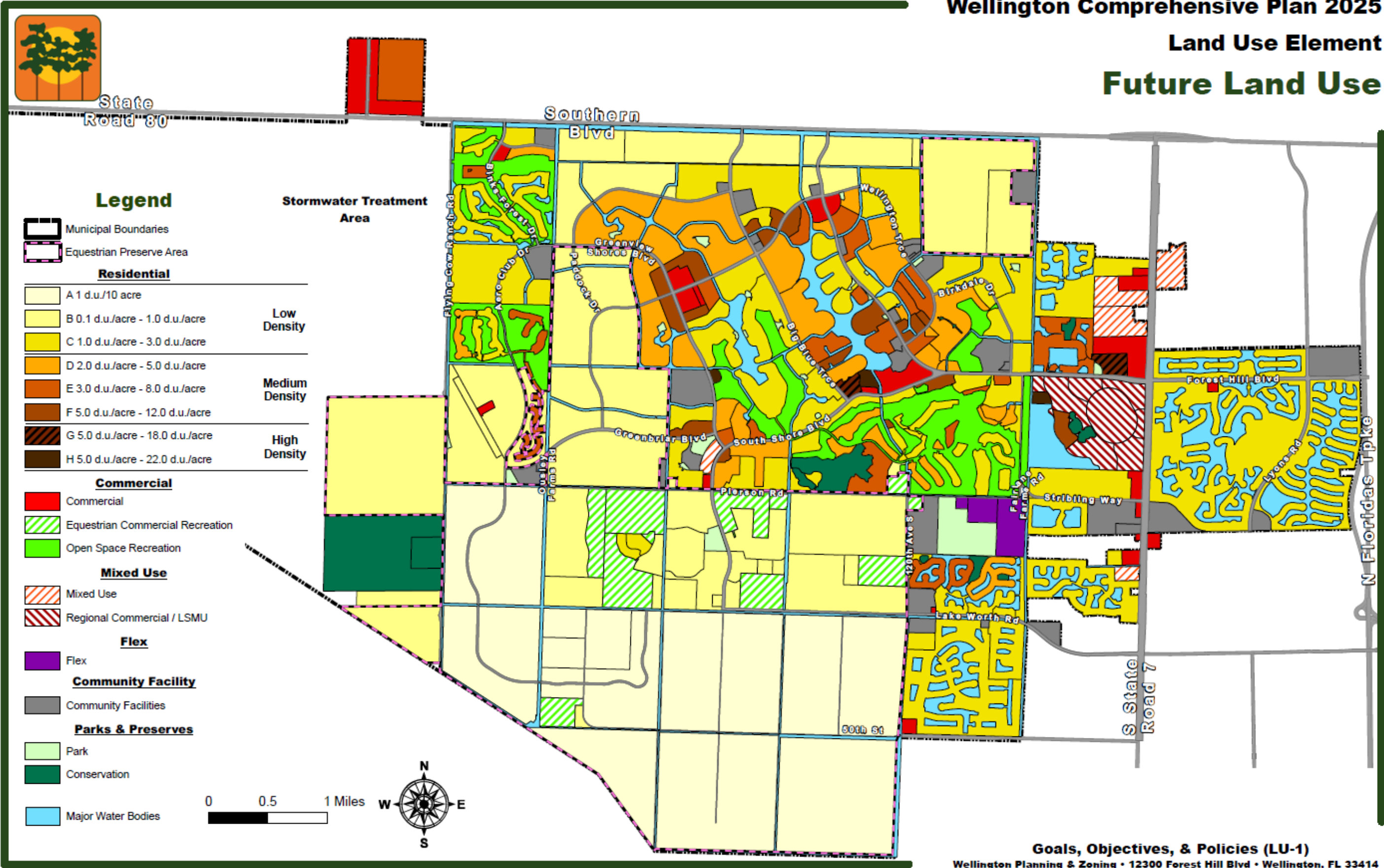
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Overall Site Survey:



Wellington Comprehensive Plan 2025
Land Use Element
Future Land Use



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.