

14833 50th Street South

STAFF REPORT

Petition Numbers: Comprehensive Plan Amendment
2025-0003-DOA
Ordinance No. 2025-26

Rezoning
2025-0004-REZ
Ordinance No. 2025-27

Owner: Far Niente Stables IX, LLC
13421 South Shore Boulevard
Wellington, FL 33414

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

Agent: Jordan Sperling
Schmidt Nichols
1551 N Flagler Drive
Suite 102
West Palm Beach, FL 33401

Site Address: 14833 50th Street South

PCNs: 73-41-44-29-00-000-7010

Future Land Use Designation (FLUM):
Equestrian Commercial Recreation (ECR) – 49.273 acres
Residential B (0.1 du/ac – 1.0 du/ac) – 10.0 acres

Zoning Designation (Current):
Equestrian Residential/Equestrian Overlay Zoning District
(ER/EOZD) – 59.3 acres

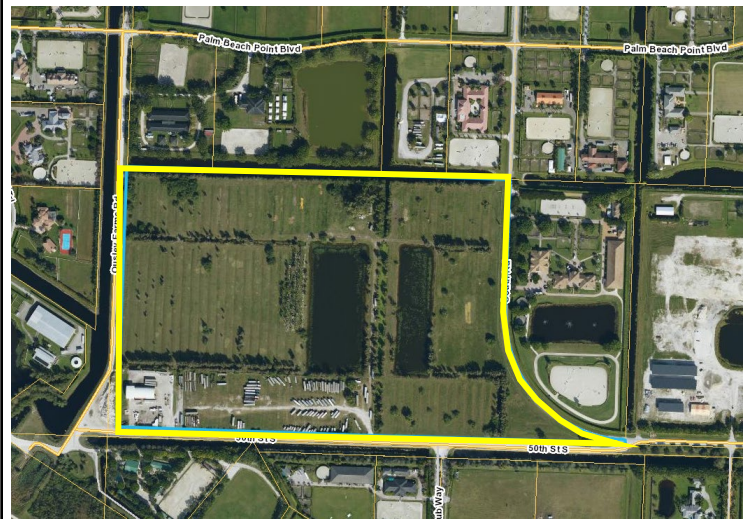
Zoning Designation (Proposed):
ECR/EOZD – 49.273 acres
ER/EOZD – 10.0 acres

Acreage: 59.3 acres

Project Manager:
Kelly Ferraiolo, Senior Planner
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Location/Map:

The property is located at 14833 50th Street South (fka Littlewood Equestrian Center) on the northeast corner of 50th Street South and Ousley Farms Road.



Adjacent Property	FLUM	Zoning
North	Residential A (1.0 du/10 ac)	ER/EOZD
South		
East		
West		

Boards, Council:

	Notice Date	Meeting Date	Vote
EPC	10/29/2025	11/5/2025	Approval 4-0
PZAB	12/2/2025	12/17/2025	Approval 6-0
Village Council (1 st)	3/24/2026	4/14/2026	CPA – Approved 5-0 (legals only) REZ – Approved 3-2
Village Council (2 nd)	6/12/2026	6/30/2026	TBD

Requests:

The applicant is seeking amendments to remove the list of limited uses adopted as part of the Future Land Use Map amendment adopted in 2007, and to rezone the property to be consistent with its Future Land Use designation. The specific amendments/requests are provided below:

Ordinance No. 2025-26 – Comprehensive Plan Amendment (Petition 2025-0003-DOA): To eliminate the site-specific conditions of the Future Land Use Map approval associated with Ordinance No. 2005-19 under Section 2 and to correct the legal description referenced in said ordinance.

Ordinance No. 2025-27 – Rezoning (Petition 2025-0004-REZ): Rezone a 49.273-acre portion of the site from ER/EOZD to ECR/EOZD to be consistent with the FLUM designation of ECR.

Background and Site History:

The subject 59.3-acre site is previously known as Littlewood Equestrian Center. Prior to 1997, Wellington and Palm Beach County issued Special Use Permits for equestrian events at this property. In 2005, a request was made to construct a commercial equestrian facility and two (2) single-family dwellings. Ordinance No. 2005-19 was approved in 2007, which amended the FLUM designation of a 47.9-acre portion (now 49.273 acres) of the property from Residential A to Commercial Recreation and a 10.0-acre portion of the property from Residential A to Residential B. The Ordinance included site-specific use limitations that allowed equestrian show-related facilities, permanent and temporary stalls (maximum 2,000 stalls), a recreational vehicle area to accommodate up to 60 RVs, and two (2), five (5)-acre equestrian residential properties. A voluntary restrictive covenant to limit the equestrian uses on the site with an automatic release after 10 years was prepared. However, the restrictive covenant was not approved, and the limited uses were included in the Ordinance. Recently, the legal description included in Ordinance No. 2005-19 was determined to contain ambiguities that prevented a closure of the boundary, resulting in the inability to accurately locate the boundaries as shown in the image below. Part of this request corrects the legal descriptions and acreages for the properties.

Existing Future Land Use Map

Proposed Future Land Use Map



The zoning designation for the 49.273-acre portion of the site should have been amended to Equestrian Commercial Recreation concurrent with the Future Land Use change to be consistent with the land use. Instead, the zoning remained Agricultural Residential/EOZD for the entire 59.3-acre property. Agricultural Residential was renamed to Equestrian Residential in 2021.

The proposed Comprehensive Plan Amendment only eliminates a list of limited uses and corrects the legal descriptions. The reason the limited uses were listed in the Land Use Ordinance in 2005 was that the LDR in place at that time determined what uses were permitted or prohibited based on the Land Use designation and not the Zoning designation. Since then, the LDR has been updated and complies with the common practice of use determinations based on Zoning designations. However, due to the inconsistency between the land use and zoning, the uses approved for this property continue to be based upon the Future Land Use designation.

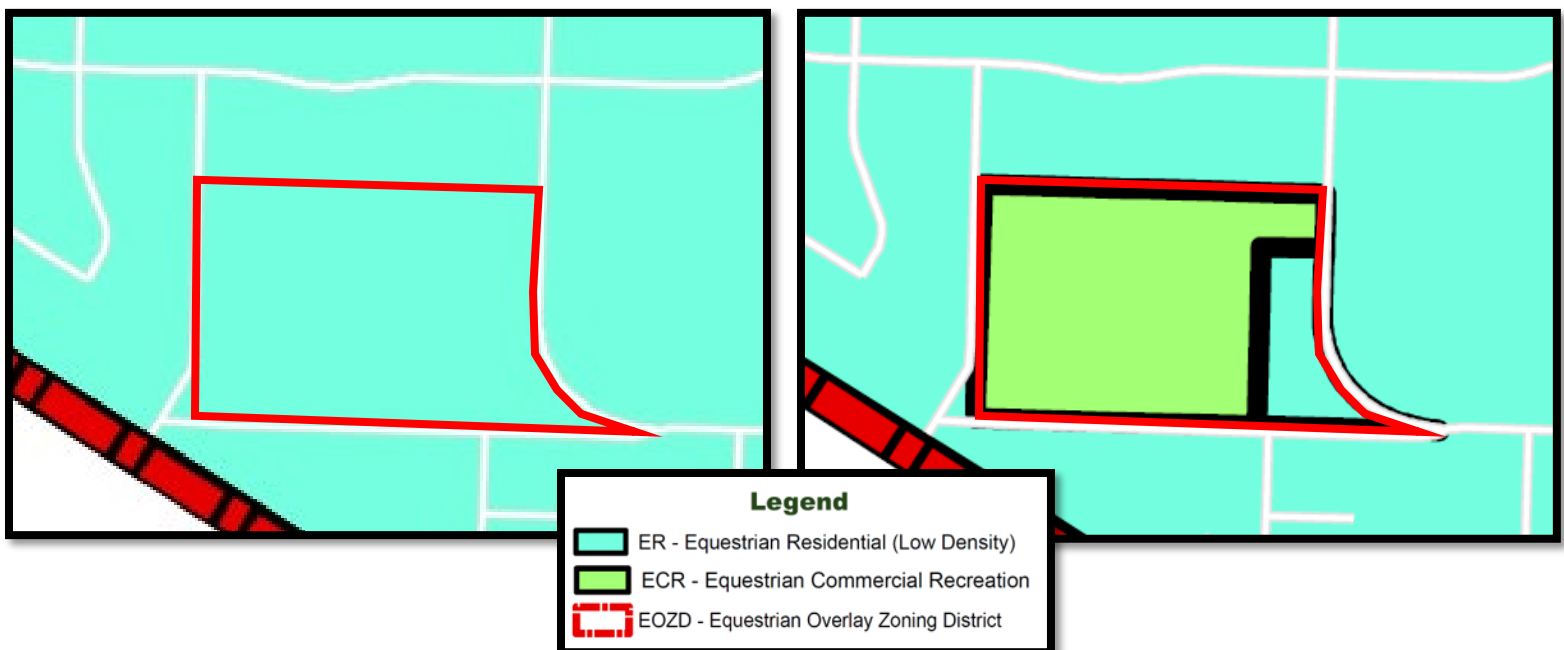
The current owner, Far Niente Stables IX, LLC, purchased the property in 2008. In 2010, a Rezoning and Conditional Use application was submitted to rezone the property to Multiple Use Planned Development and to allow an equestrian arena, recreational vehicle park, and supporting facilities, but was later withdrawn.

In 2017, an application for a Future Land Use Map Amendment was submitted to amend the FLUM of the ECR portion of the property to Residential B; however, that application was withdrawn.

In 2021, Wellington completed an update to the Comprehensive Plan. All properties in the EPA that had a FLUM designation of Commercial Recreation were updated to Equestrian Commercial Recreation. Agricultural Residential designated properties were renamed Equestrian Residential. The subject site was one of these properties. The Zoning designation remained Equestrian Residential/EOZD for the entire property, including the ECR portion. The current requested amendments will correct and clean up the inconsistency and will not result in any new entitlements.

Existing Zoning Map

Proposed Zoning Map



STAFF ANALYSIS –

The applicant is requesting a Comprehensive Plan Amendment to eliminate the proposed site-specific use limitations listed in Section 2 of Ordinance No. 2005-19 and to correct the legal descriptions and a Rezoning of the 49.273-acre portion of the property from ER/EOZD to ECR/EOZD.

COMPREHENSIVE PLAN AMENDMENT:

Approval of a Comprehensive Plan Amendment to Ordinance No. 2005-19 must be based on factors including changed projections, changed assumptions, data errors in the formulation of the original plan, new issues arising since the adoption of the plan, and/or a need for additional details and/or data updates. The proposed request to correct the legal descriptions for the property is based on a data error, as previously mentioned. A letter from the surveyor is provided in Exhibit C depicting the surveyor's best interpretation of the location of the described parcel. The request to eliminate the use limitations for the property is based on changed assumptions, as the original intent of this property by the previous owner was to construct an equestrian venue. All the equestrian venues are located within Subarea D of the EOZD in the northern part of the EPA. The property owner has no intention of developing an additional equestrian venue on this property in Subarea C of the EOZD. It was common practice to include certain conditions in land use ordinances that referenced the related development plan for a given project. Wellington's current practice, as with other municipalities, has been to not place conditions on approvals that designate land use and zoning and to "clean up" any previous projects with conditions that are related to the project's development plan. Instead, development entitlements/conditions are placed on the development orders approving the project, such as a master plan, site plan, and/or conditional use, which is more appropriate for development-related conditions. It is important to note that while the use limitations listed in Ordinance No. 2005-19 will be deleted, the ECR FLUM designation remains in place as originally adopted.

REZONING:

The proposed requests comply with the following:

- A. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.**

The 49.273-acre portion of the property has a current FLUM designation of Equestrian Commercial Recreation, which was applied to the property in 2007. At that time, the zoning did not change and remained ER (fka AR). Staff is unsure why the zoning designation didn't change at that time, as the zoning designation conflicts with the FLUM designation.

- B. The proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.**

To implement the Comprehensive Plan, zoning districts are established in Section 6.1.2 of Wellington's LDR. All zoning districts shall be consistent with the respective FLUM designations of the Comprehensive Plan. The current zoning designation of ER is not consistent with the property's FLUM designation of ECR as shown below:

Residential - Equestrian (ER): The ER district is established to protect and enhance the equestrian lifestyle and quality of life of residents in areas designated as equestrian residential, to protect watersheds and water supplies, and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to equestrian and residential purposes. The ER district is consistent with the Residential A and B Future Land Use Map designation in the Land Use Element of the Comprehensive Plan that are located within the EPA.

The proposed zoning designation of ECR is consistent with the ECR FLUM designation as shown below:

Equestrian Commercial Recreation (ECR): *The purpose and intent of the Equestrian Commercial Recreation district is to provide regulations for those properties that contain equestrian commercial arenas/venues and/or limited non-residential equestrian services that support the equestrian community. This district is located within the Equestrian Overlay Zoning District and is compatible with the Equestrian Commercial Recreation Future Land Use Map designation of the Land Use Element of the Comprehensive Plan.*

The property meets the General Property Development Regulations as provided in Table 6.3-1 below. Any future subdividing of land will also be required to meet these standards:

Table 6.8 - 1 EOZD Property Development Regulations

Overlay District/ Subarea	Maximum Density	Minimum Lot			Maximum FAR	Maximum Building Coverage
		Size	Width	Depth		
LROZD/A	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
B	1.0 DU/AC	1 acre	200 ft	200 ft	0.20	20%
C	0.1 DU/AC	10 acre	300 ft	300 ft	0.20	20%
D	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
RROZD/E	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
F	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
ECR (all subareas)	-	3 acres	200 ft	300 ft	0.45	45%

C. That the proposed request is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district for the land.

The proposed rezoning to the ECR zoning district is changing the zoning to be consistent with the Future Land Use designation changed in 2007.

D. That there are changed conditions that require the rezoning.

The existing zoning designation of ER is not consistent with the ECR FLUM designation for the property. Modification of the zoning will make the property consistent with Section 6.1.2.K, Equestrian Commercial Recreation Zoning District, of Wellington's LDR. No additional entitlements are part of this request.

E. That the proposed request would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

No adverse impacts to the natural environment will occur as a result of the proposed rezoning from ER to ECR, as this request is only to bring the zoning into compliance with the land use.

F. That the proposed request would result in a logical and orderly development pattern.

This review criterion does not apply to the subject requests.

G. The request is consistent with applicable neighborhood plans.

This review criterion does not apply as there is no neighborhood plan for this area.

H. That the proposed request complies with Article 2, Concurrency.

Improvements were not requested with the proposed CPA and Rezoning applications. Concurrency will be reviewed during the site plan process for all future development on the property.

FINDINGS OF FACT:

At the November 5, 2025 Equestrian Preserve Committee (EPC) meeting, the Committee unanimously (4-0) recommended approval of Ordinance No. 2025-26 (CPA) and Ordinance No. 2025-27 (REZ).

At the December 17, 2025 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board unanimously (6-0) recommended approval of Ordinance No. 2025-26 (CPA) and Ordinance No. 2025-27 (REZ).

At the April 14, 2026 Village Council meeting, the Council unanimously (5-0) approved the first reading of Ordinance No. 2025-26 modifying the legal descriptions only and did not include the requested changes to eliminate the site-specific conditions of the Future Land Use Map approval associated with Ordinance No. 2005-19 under Section 2. The Council also approved (3-2) the first reading of Ordinance No. 2025-27 to rezone a 49.273-acre portion of the site from ER/EOZD to ECR/EOZD to be consistent with the FLUM designation of ECR.

The staff analysis concludes that the proposed requests comply with the requirements for a Comprehensive Plan Amendment and Rezoning.

Lists of Exhibits:

Exhibit A	Existing Future Land Use Map
Exhibit B	Proposed Future Land Use Map
Exhibit C	Ordinance No. 2005-19
Exhibit D	Surveyor Letter
Exhibit E	Existing Zoning Map
Exhibit F	Proposed Zoning Map
Exhibit G	Public Comments