

ORDINANCE NO. 2005-19

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, AMENDING THE FUTURE LAND USE MAP IN THE VILLAGE OF WELLINGTON COMPREHENSIVE PLAN BY DESIGNATING CERTAIN PROPERTY, KNOWN AS THE LITTLEWOOD EQUESTRIAN CENTER, AS COMMERCIAL RECREATION FOR 47.9 ACRES AND RESIDENTIAL "B" FOR 10.0 ACRES, TOTALING 57.9 ACRES, MORE OR LESS, LOCATED SOUTH OF PALM BEACH POINT BOULEVARD, APPROXIMATELY 0.6 OF A MILE WEST OF STABLE WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE FUTURE LAND USE MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on September 1, 2005, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing, considered the appropriateness of the proposed future land-use designations for the property which is the subject of this Ordinance, and submitted its recommendation to the Village Council; and

**WHEREAS**, the Village Council, after notice and public hearing, voted to transmit this proposed amendment to the Florida Department of Community Affairs for written comment, and otherwise complied with applicable provisions of the Florida Statutes governing amendments of local Comprehensive Plans; and

**WHEREAS**, the notice and hearing requirements for Comprehensive Plan amendments, as set forth in the Florida Statutes and in the Village of Wellington Land Development Regulations, have been satisfied; and

**WHEREAS**, the Village Council has taken the recommendations from the Equestrian Preserve Committee, the Planning, Zoning and Adjustment Board, and the Village staff and the comments from the public into consideration, and has also considered the appropriateness of the proposed map amendment which is the subject of this Ordinance; and

**WHEREAS**, the applicant has voluntarily proposed conditions limiting the use of the property, as set forth in Section 2 below.

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

**SECTION 1:** The future land-use designation for the property described in Exhibit "A" is hereby established as Commercial Recreation (47.9 acres) and Residential "B" (10.0 acres) on the Future Land Use Map in the Village of Wellington

1 Comprehensive Plan.

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

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

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38 **SECTION 3:** The Village Manager is hereby directed to cause the Future Land  
39 Use Map of the Comprehensive Plan to be amended, subject to the conditions in  
40 Section 2 above, in accordance with this Ordinance.

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42 **SECTION 4:** The effective date of this Ordinance shall be the date a final order  
43 is issued by the Florida Department of Community Affairs finding the amendment to be  
44 in compliance in accordance with Section 163.3184, F.S., or the date a final order is  
45 issued by the Administration Commission finding the amendment to be in compliance  
46 with Section 163.3184, F.S.

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2 **PASSED** this 27<sup>th</sup> day of September 2005, upon first reading.

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4 **PASSED AND ADOPTED** this 9<sup>th</sup> day of October 2007, on second and final  
5 reading.

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7 **VILLAGE OF WELLINGTON**

		FOR	AGAINST
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9			
10	BY: <u>Thomas M. Wenham</u>	✓	_____
11	Thomas M. Wenham, Mayor		
12	<u>Robert S. Margolis</u>	✓	_____
13	Robert S. Margolis, Vice Mayor		
14	<u>Lizbeth Benacquisto</u>	✓	_____
15	Lizbeth Benacquisto, Councilmember		
16	<u>Laurie S. Cohen</u>	✓	_____
17	Laurie S. Cohen, Councilmember		
18	<u>Dr. Carmine A. Priore</u>	✓	_____
19	Dr. Carmine A. Priore, Councilmember		
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25 **ATTEST:**

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27 BY: Awilda Rodriguez  
28 Awilda Rodriguez, Village Clerk  
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30 **APPROVED AS TO FORM AND**  
31 **LEGAL SUFFICIENCY**

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33 BY: Jeffrey S. Kurtz  
34 Jeffrey S. Kurtz, Esq., Village Attorney

Exhibit "A"  
Legal Description

LEGAL DESCRIPTION:

COMMERCIAL RECREATION AMENDMENT  
PROPERTY DESCRIPTION

SCHEDULE "A"

BEING A TRACT OF LAND LYING AND BEING IN PART 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 DEGREES 26 MINUTES 28 SECONDS WEST (FOR CONVENIENCE, ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SECTION 29, A DISTANCE OF 2740.98 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST, A DISTANCE OF 2611.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 50 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 1345.02 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 1972.55 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 650.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 622.46 FEET, CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 00 SECONDS; THENCE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 980.29 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING:

2,783,062 SQUARE FEET OR 63.890 ACRES MORE OR LESS. (GROSS)

LESS THE 10 ACRE RESIDENTIAL PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER (S1/4) OF SAID SECTION 29; THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST (FOR CONVENIENCE, ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SECTION 29, A DISTANCE OF 64.66 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST, A DISTANCE OF 984.25 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 32 SECONDS EAST, A DISTANCE OF 1045.54 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 306.25 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 350.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 622.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 00 SECONDS, A DISTANCE OF 1043.29 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

66,002 SQUARE FEET OR 1.515 ACRES MORE OR LESS.: C-2 CANAL R/W  
129,332 SQUARE FEET OR 2.969 ACRES MORE OR LESS.: C-25 CANAL R/W  
2,587,728 SQUARE FEET OR 59.406 ACRES MORE OR LESS.  
64,593 SQUARE FEET OR 1.483 ACRES MORE OR LESS.: SOUTH ROAD R/W

2,523,135 SQUARE FEET OR 57.923 ACRES MORE OR LESS. (NET AREA)

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

RESIDENTIAL B AMENDMENT  
PROPERTY DESCRIPTION

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

COMMENCING AT THE SOUTH ONE-QUARTER CORNER (S1/4) OF SAID SECTION 29;  
THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST (FOR CONVENIENCE, ALL  
BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH  
LINE OF SECTION 29, A DISTANCE OF 64.66 FEET TO THE POINT OF BEGINNING OF THIS  
PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 28 SECONDS  
WEST, A DISTANCE OF 984.25 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 32  
SECONDS EAST, A DISTANCE OF 1045.54 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES  
35 SECONDS EAST, A DISTANCE OF 306.25 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES  
32 SECONDS WEST, A DISTANCE OF 350.48 FEET TO THE BEGINNING OF A CURVE  
CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 622.46 FEET; THENCE  
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90  
DEGREES 14 MINUTES 00 SECONDS, A DISTANCE OF 1043.29 FEET TO THE END OF SAID  
CURVE; THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST ALONG THE  
TANGENT TO SAID CURVE, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00 DEGREES 47  
MINUTES 32 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING:  
435,622 SQUARE FEET OR 10.00 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF  
RECORD.

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