

ORDINANCE NO. 2025-26

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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 57.9 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 _____ of the
42 Comprehensive Plan Amendment at the _____, 2025 meeting with a ___-___ 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
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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
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53 **WHEREAS**, Wellington’s Council, after notice and public hearing, voted to transmit this
54 adopted amendment to the Florida Department of Commerce in compliance with applicable
55 provisions of the Florida Statutes governing amendments of Local Comprehensive Plans.
56

57 **NOW, THEREFORE, BE IT ORDAINED BY THE OF COUNCIL OF WELLINGTON,**
58 **FLORIDA COUNCIL THAT:**
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60 **SECTION 1:** The Future Land Use Map designation for the 10.03-acre real property
61 described in Exhibit A will remain as Residential B on Wellington’s Future Land Use Map, but
62 the boundary will be accurately identified as shown in Exhibit B. The Future Land Use Map is
63 specifically amended to include the adopted date, ordinance number, and project name for the
64 real property described in Exhibit A.
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66 **SECTION 2:** The site-specific conditions adopted by Ordinance No. 2005-019 and listed
67 in Exhibit C are hereby deleted.
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69 **SECTION 3:** The Manager is hereby authorized and directed to transmit this adopted
70 Comprehensive Plan amendment to the Florida Department of Commerce pursuant to Chapter
71 163, Florida Statutes.
72

73 **SECTION 4:** The Manager is hereby directed to amend the Wellington Comprehensive
74 Plan Future Land Use Map (Exhibit “B”) to include the site-specific designation for the property
75 described in Exhibit “A,” including an adopted date and ordinance number pursuant to the
76 requirements of Chapter 163, Florida Statutes.
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78 **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of this
79 Ordinance conflict with any section, paragraph, clause, or phrase of any prior Wellington
80 Ordinance, Resolution, or Municipal Code provision; then in that event, the provisions of this
81 Ordinance shall prevail to the extent of such conflict.
82

83 **SECTION 6:** Should any section, paragraph, sentence, clause, or phrase of this
84 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall
85 not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the
86 part to be declared invalid.
87

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

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

144 **Exhibit A – Legal Descriptions**

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146 **Residential B Parcel:**

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

151
152 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH
153 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE
154 TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A
155 DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID
156 SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS
157 PARCEL OF LAND;

158
159 THENCE NORTH 00°47'32" EAST, A DISTANCE OF 995.54 FEET; THENCE SOUTH
160 89°27'35" EAST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" WEST, A
161 DISTANCE OF 350.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
162 NORTHEASTERLY HALVING A RADIUS OF 662.46 FEET; THENCE SOUTHERLY ALONG
163 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'01", A DISTANCE OF
164 826.93 FEET; THENCE SOUTH 14°40'45" WEST, A DISTANCE OF 40.00 FEET; THENCE
165 NORTH 89°26'28" WEST, A DISTANCE OF 809.76 FEET TO THE POINT OF BEGINNING.

166
167 CONTAINING 436,991 SQUARE FEET OR 10.032 ACRES, MORE OR LESS.

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169 **Equestrian Commercial Recreation Parcel:**

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

174
175 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH
176 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE
177 TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A
178 DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID
179 SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS
180 PARCEL OF LAND;

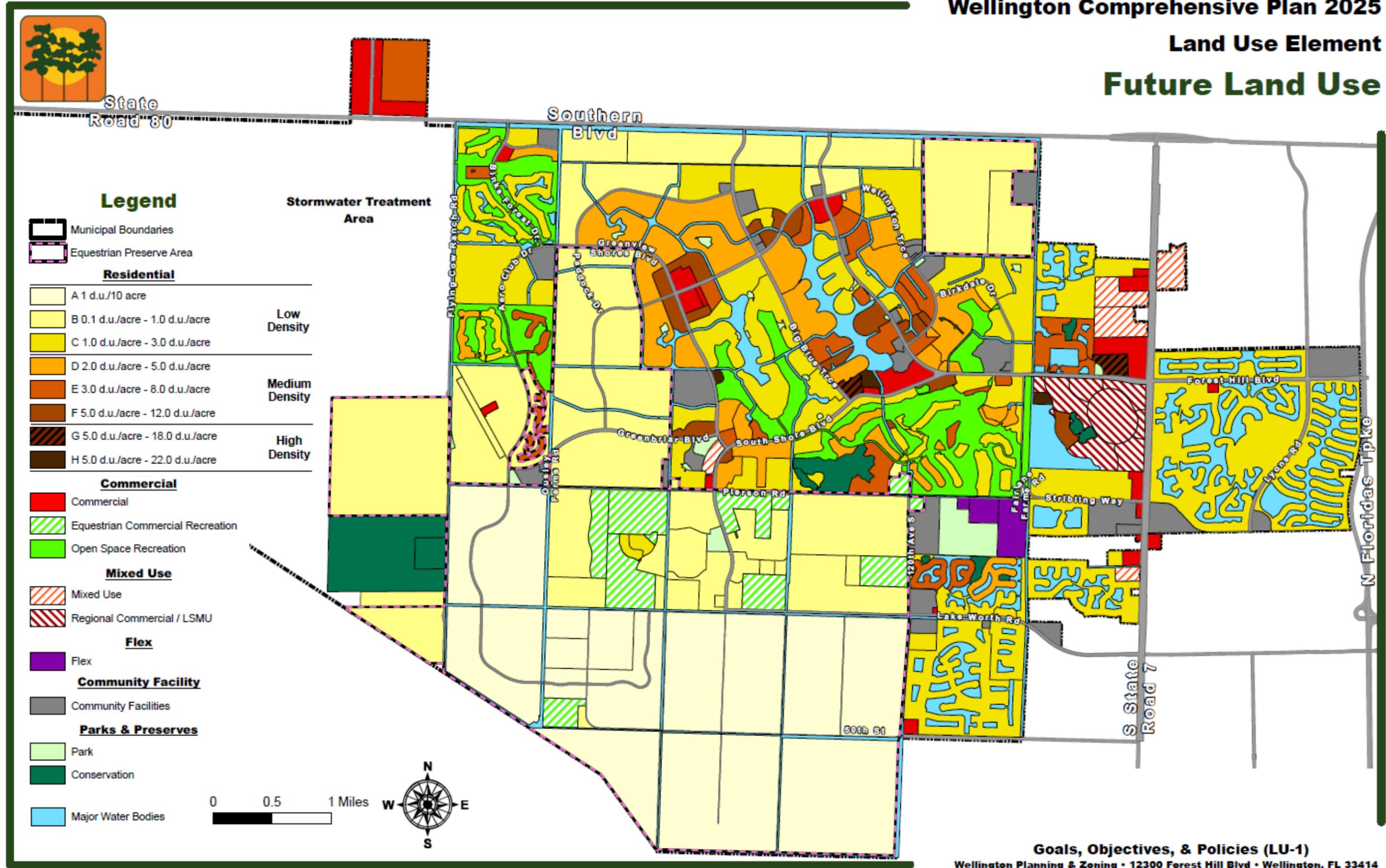
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182 THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH
183 0°50'24" EAST, A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A
184 DISTANCE OF 1922.55 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 300.00
185 FEET; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 346.25 FEET; THENCE SOUTH
186 00°47'32" WEST, A DISTANCE OF 995.54 FEET TO THE POINT OF BEGINNING.

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

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192 **Overall Site:**

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194 BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29,
195 TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING
196 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
197
198 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH
199 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE
200 TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A
201 DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID
202 SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS
203 PARCEL OF LAND;
204
205 THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH
206 0°50'24" EAST , A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A
207 DISTANCE OF 1922.55 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 650.66
208 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY
209 HALVING A RADIUS OF 662.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID
210 CURVE THROUGH A CENTRAL ANGLE OF 76°07'01", A DISTANCE OF 826.93 FEET;
211 THENCE SOUTH 14°40'45" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH
212 89°26'28" WEST, A DISTANCE OF 809.76 FEET TO THE POINT OF BEGINNING.
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214 CONTAINING 2,583,365 SQUARE FEET OR 59.305 ACRES, MORE OR LESS.

Wellington Comprehensive Plan 2025
Land Use Element
Future Land Use



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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.

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