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ORDINANCE NO. 2025-27

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2025-0004-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER) FROM EQUESTRIAN RESIDENTIAL TO EQUESTRIAN COMMERCIAL RECREATION, TOTALING APPROXIMATELY 49.273-ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; 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 and Chapter 166, Florida Statutes, and the Land Development Regulations (LDR) as adopted by Wellington, is authorized and empowered to consider and make changes and/or additions to property zoning designations and other development orders; and

WHEREAS, the subject property has a Future Land Use Map (FLUM) designation of Equestrian Commercial Recreation; and

WHEREAS, the Equestrian Commercial Recreation zoning designation is consistent with the Equestrian Commercial Recreation FLUM designation; and

WHEREAS, the Equestrian Preserve Committee recommended approval of the rezoning petition 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 with a 6-0 vote; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, the Findings of Fact, and the comments from the public into consideration when considering the amendment to the Official Zoning Map that is the subject of this Ordinance; and

WHEREAS, Wellington's Council, has determined that the proposed rezoning request is consistent with the Equestrian Commercial Recreation FLUM designation of Wellington's Comprehensive Plan.

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

SECTION 1: Wellington's Official Zoning Map designation for the subject property, as legally described in Exhibit A, is hereby designated Equestrian Commercial Recreation.

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SECTION 2: The Manager is hereby directed to amend the Wellington Official Map as illustrated in Exhibit B to amend the zoning designation for the subject property as legally described in Exhibit A, and to include the adopted date and ordinance number in accordance with this ordinance and pursuant to the requirements of Chapter 163, Florida Statutes.

SECTION 3: 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 4: 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 5: This ordinance shall become effective upon adoption.

The remainder of this page is intentionally left blank.

97 **PASSED** this ____ day of _____, 2026 on first reading.

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100 **PASSED AND ADOPTED** this ____ day of _____, 2026, on second and final reading.

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102 **WELLINGTON**

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FOR

AGAINST

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105 BY: _____

Michael J. Napoleone, Mayor

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Maria Antuña, Councilwoman

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Amanda Silvestri, Councilwoman

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Johnny Meier, Councilman

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Stephen A. Levin, Councilman

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120 **ATTEST:**

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123 BY: _____

Chevelle D. Hall, MMC, Village Clerk

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128 **APPROVED AS TO FORM AND**
129 **LEGAL SUFFICIENCY**

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132 BY: _____

Laurie Cohen, Village Attorney

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Exhibit A – Legal Description

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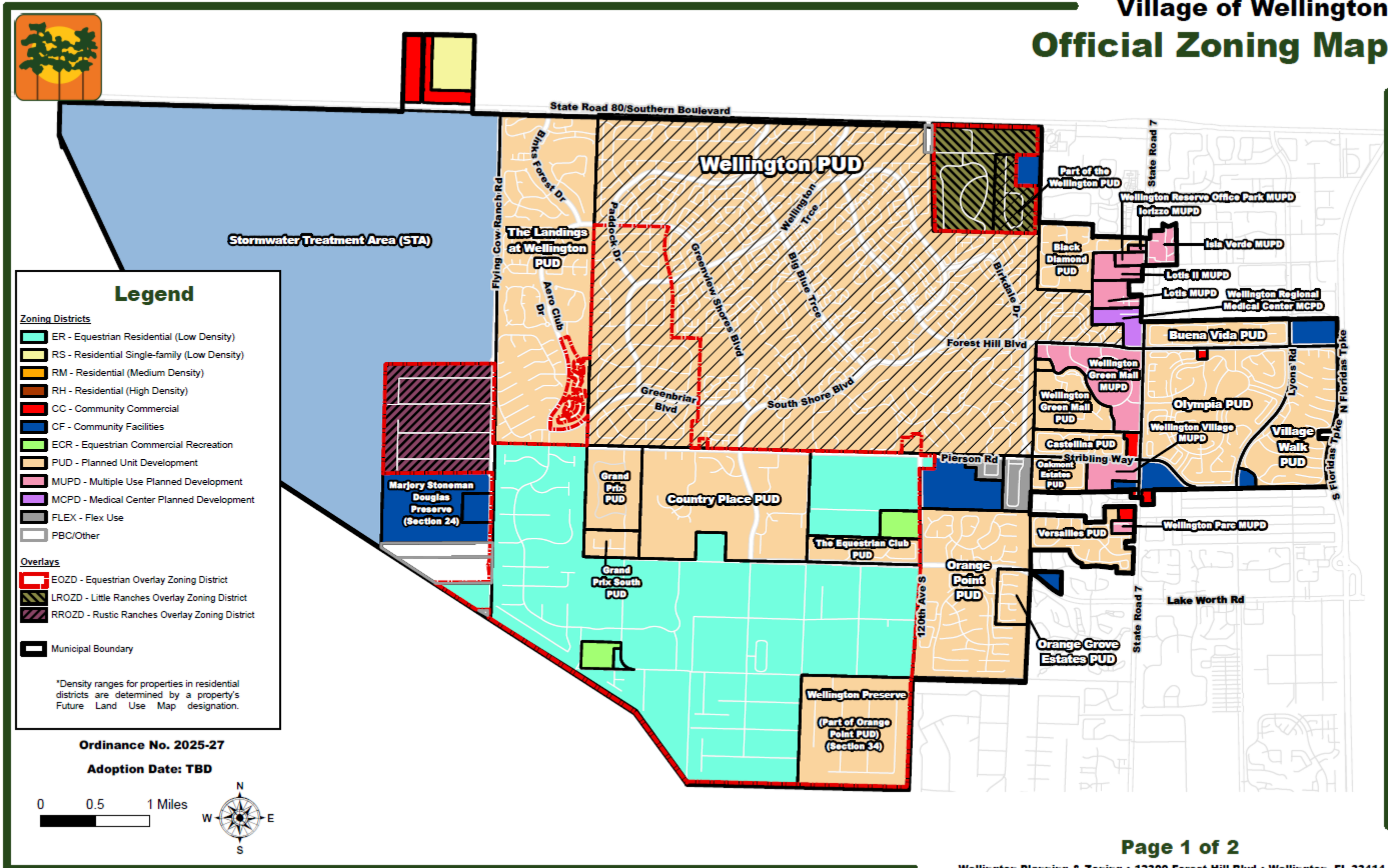
BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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;

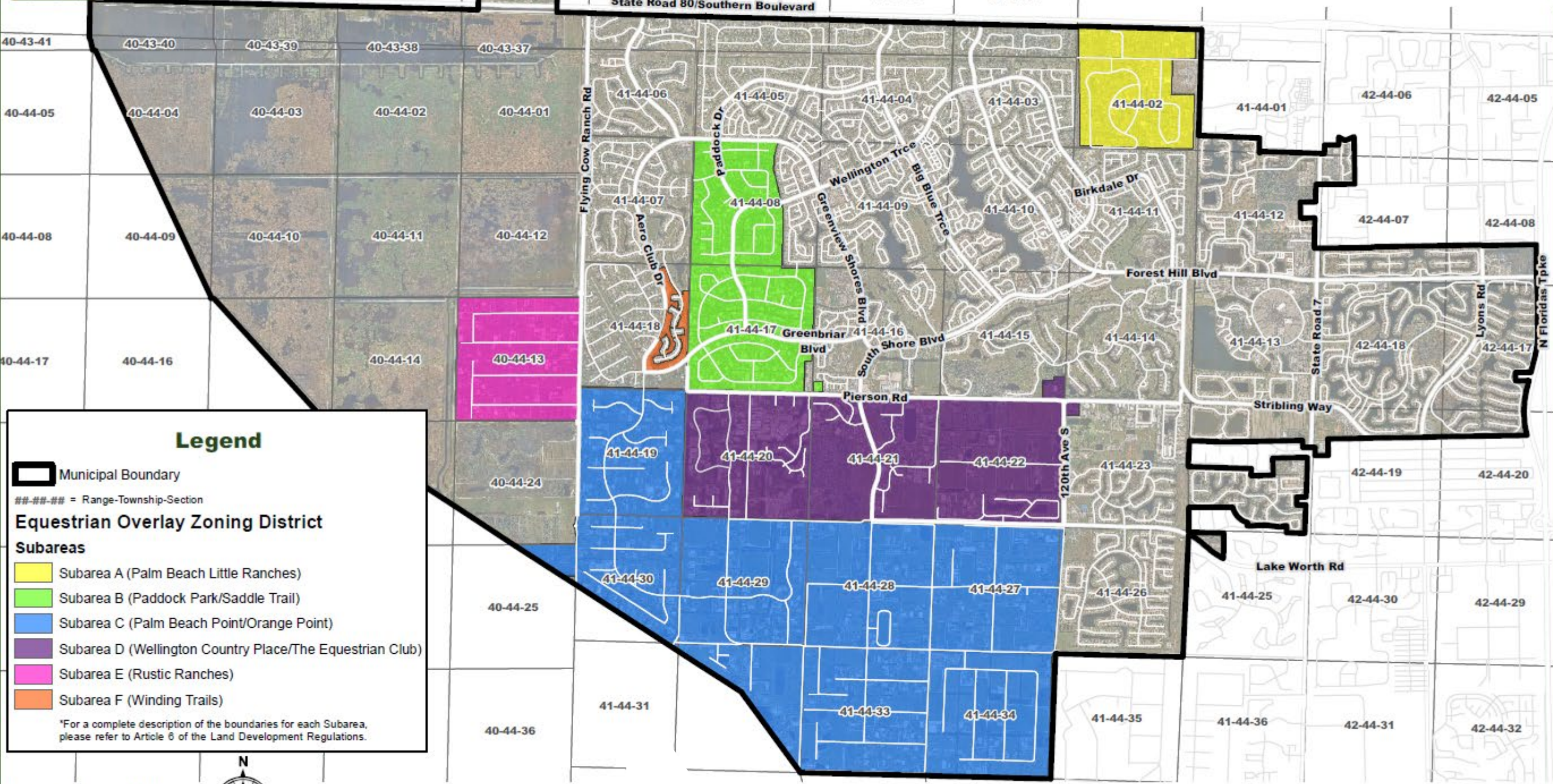
THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH 0°50'24" EAST, A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 1922.55 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" 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.

Village of Wellington Official Zoning Map



Village of Wellington Official Zoning Map



Legend

Municipal Boundary

###-###-### = Range-Township-Section

Equestrian Overlay Zoning District

Subareas

- Subarea A (Palm Beach Little Ranches)
- Subarea B (Paddock Park/Saddle Trail)
- Subarea C (Palm Beach Point/Orange Point)
- Subarea D (Wellington Country Place/The Equestrian Club)
- Subarea E (Rustic Ranches)
- Subarea F (Winding Trails)

*For a complete description of the boundaries for each Subarea, please refer to Article 6 of the Land Development Regulations.

