

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 59.3 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; DELETING THE SITE
12 SPECIFIC CONDITIONS ADOPTED BY ORDINANCE NO. 2005-
13 019 AS PART OF THE FUTURE LAND USE MAP
14 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 with a
25 condition listing limited allowed uses on the subject property for a commercial equestrian
26 showgrounds; and

27
28 **WHEREAS**, in 2021, the Commercial Recreation Future Land Use Map designation of
29 Commercial Recreation was renamed Equestrian Commercial Recreation for properties within
30 the Equestrian Preserve Area; and

31
32 **WHEREAS**, the legal description referenced in Ordinance No. 2005-19 for the 10.0-acre
33 Residential B property contains ambiguities that prevent a closure of the boundary; and

34
35 **WHEREAS**, updated legal descriptions for the property are shown in Exhibit B and
36 describe the overall size of the entire property as 59.302 acres. The updated legal description
37 for the Residential B portion of the property no longer contains ambiguities and is 10.03 acres.
38 The Equestrian Commercial Recreation portion of the property was also surveyed, and the
39 updated legal description describes the accurate size of this portion of the property as 49.273
40 acres; and

41
42 **WHEREAS**, the property requested an amendment to the property's Future Land Use
43 Map designation to delete the condition limiting the uses allowed on the property related to the
44 commercial equestrian showgrounds and the update of the legal descriptions; and

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

48
49 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning
50 Agency, after notice and public hearing on December 17, 2025, recommended approval of the

51 Comprehensive Plan Amendment with a 6-0 vote; and

52

53 **WHEREAS**, the Council has taken the recommendations from the Equestrian Preserve
54 Committee, the Local Planning Agency, the Findings of Fact, and the comments from the
55 public into consideration when considering the amendments to the Comprehensive Plan that
56 are the subject of this Ordinance; and

57

58 **WHEREAS**, the Council voted unanimously at first reading on April 14, 2026, to
59 approve the Comprehensive Plan amendment updating the legal descriptions and did not
60 change the condition limiting the uses allowed on the property related to the commercial
61 equestrian showgrounds; and

62

63 **WHEREAS**, Wellington’s Council, after notice and public hearing, voted to transmit this
64 adopted amendment to the Florida Department of Commerce in compliance with applicable
65 provisions of the Florida Statutes governing amendments of Local Comprehensive Plans.

66

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

69

70 **SECTION 1:** The Future Land Use Map designation for the 10.03-acre real property
71 described in Exhibit A will remain as Residential B on Wellington’s Future Land Use Map. The
72 updated boundary on the Future Land Use Map is shown in Exhibit B. The Future Land Use
73 Map is specifically amended to include the adopted date, ordinance number, and project name
74 for the real property described in Exhibit A.

75

76 **SECTION 2:** The condition limiting the uses on the subject property adopted by
77 Ordinance No. 2005-19 are still in effect.

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79 **SECTION 3:** The Manager is hereby authorized and directed to transmit this adopted
80 Comprehensive Plan amendment to the Florida Department of Commerce pursuant to Chapter
81 163, Florida Statutes.

82

83 **SECTION 4:** The Manager is hereby directed to amend the Wellington Comprehensive
84 Plan Future Land Use Map (Exhibit “B”) for the property described in Exhibit “A,” including an
85 adopted date and ordinance number pursuant to the requirements of Chapter 163, Florida
86 Statutes.

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88 **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of this
89 Ordinance conflict with any section, paragraph, clause, or phrase of any prior Wellington
90 Ordinance, Resolution, or Municipal Code provision; then in that event, the provisions of this
91 Ordinance shall prevail to the extent of such conflict.

92

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

97

98 **SECTION 7:** The effective date of this Comprehensive Plan Amendment shall be 31
99 days after adoption by Wellington’s Council if there has not been a compliance challenge with
100 the Division of Administrative Hearings. If the ordinance is challenged within 30 days after

101 adoption, the ordinance shall not become effective until the State Land Planning Agency or the
102 Administrative Commission, respectively, issues a final order determining the amendment to
103 be compliant.
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105
106 **PASSED** this 14th day of April, 2026 on first reading.
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108
109 **PASSED AND ADOPTED** this ____ day of _____, 2026, on second and final reading.
110

111 **WELLINGTON**

	FOR	AGAINST
112		
113		
114 BY: _____	_____	_____
115 Michael J. Napoleone, Mayor		
116		
117 _____	_____	_____
118 Maria Antuña, Councilwoman		
119		
120 _____	_____	_____
121 Amanda Silvestri, Councilwoman		
122		
123 _____	_____	_____
124 Johnny Meier, Councilman		
125		
126 _____	_____	_____
127 Stephen A. Levin, Councilman		
128		

128
129 **ATTEST:**
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131
132 BY: _____
133 Chevelle D. Hall, MMC, Village Clerk
134
135

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137 **APPROVED AS TO FORM AND**
138 **LEGAL SUFFICIENCY**
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141 BY: _____
142 Laurie Cohen, Village Attorney
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152 **Exhibit A – Legal Descriptions and Surveys**

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Residential B Parcel:

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 00°47'32" EAST, A DISTANCE OF 995.54 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 350.66 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 436,991 SQUARE FEET OR 10.032 ACRES, MORE OR LESS.

Equestrian Commercial Recreation Parcel:

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.

202 **Overall Site:**

203
204 BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29,
205 TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING
206 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

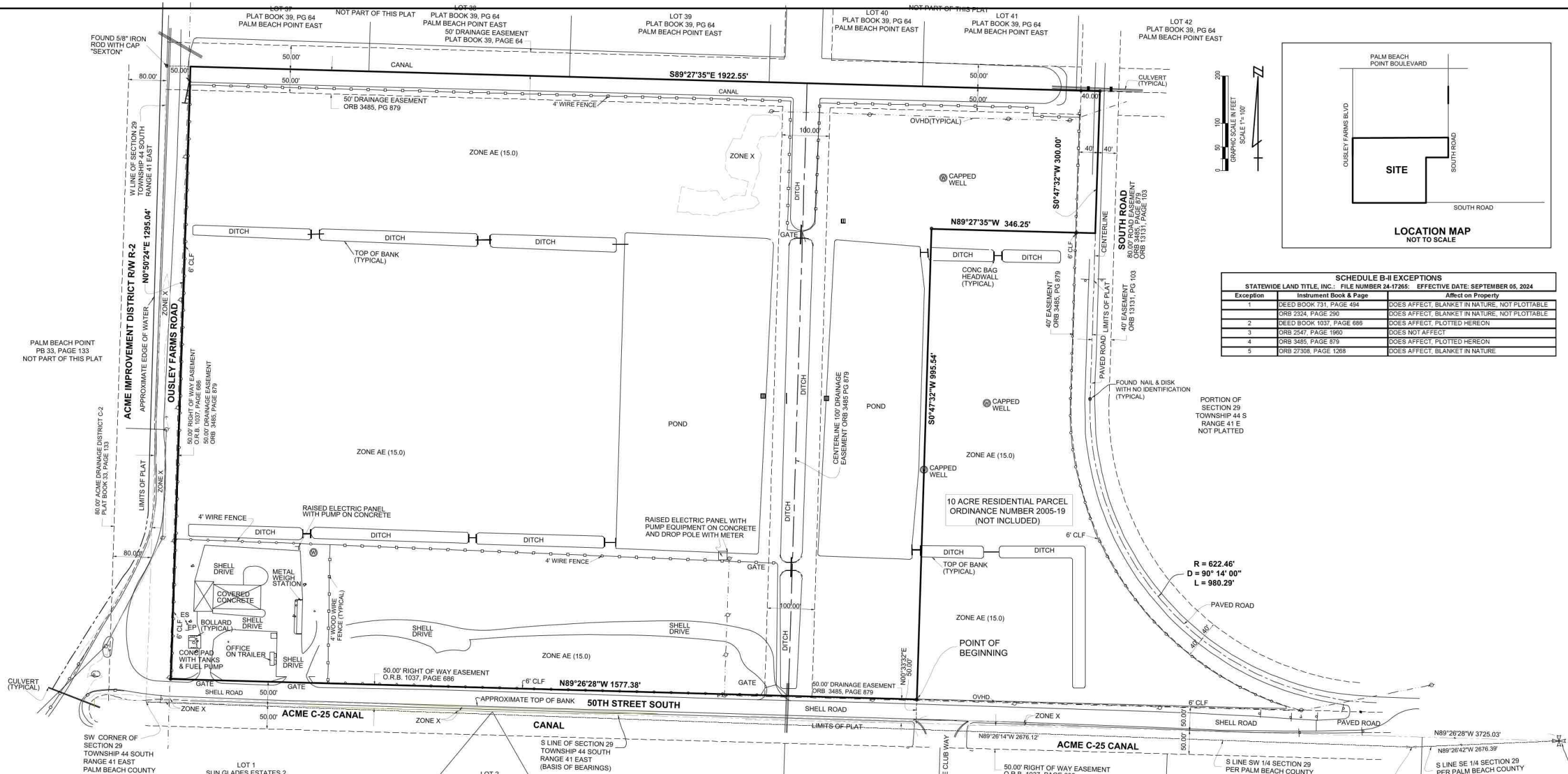
207
208 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH
209 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE
210 TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A
211 DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID
212 SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS
213 PARCEL OF LAND;

214
215 THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH
216 0°50'24" EAST , A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A
217 DISTANCE OF 1922.55 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 650.66
218 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY
219 HALVING A RADIUS OF 662.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID
220 CURVE THROUGH A CENTRAL ANGLE OF 76°07'01", A DISTANCE OF 826.93 FEET;
221 THENCE SOUTH 14°40'45" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH
222 89°26'28" WEST, A DISTANCE OF 809.76 FEET TO THE POINT OF BEGINNING.

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224 CONTAINING 2,583,365 SQUARE FEET OR 59.305 ACRES, MORE OR LESS.

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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 494 ORB 2324, PAGE 290	DOES AFFECT BLANKET IN NATURE, NOT PLOTTABLE
2	DEED BOOK 1037, PAGE 686	DOES AFFECT BLANKET IN NATURE, NOT PLOTTABLE
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

1. THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS A BOUNDARY SURVEY.
2. 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.
3. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
4. TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.
5. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
6. 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.
7. ADDITIONS OR DELETIONS TO SURVEY MAP BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
8. ALL COMPUTED DATA OR PLOTTED FEATURES DEPICTED ON THIS SURVEY MAP ARE SUPPORTED BY ACCURATE SURVEY MEASUREMENTS MADE BY THE SURVEYOR.
9. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.
10. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°26'28" WEST.
11. 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.
12. 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 LOCATABLE 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
- A/C AIR CONDITIONING
- INDICATES NAIL & DISK NO ID
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- SIGN
- CONC CONCRETE
- NO ID NO IDENTIFICATION
- LARGE SPRINKLER
- CLF CHAIN LINK FENCE
- EQUIP EQUIPMENT
- ES EMERGENCY SHUTOFF
- EP ELECTRIC PANEL
- WELL
- R RADIUS LENGTH
- L ARC LENGTH
- D DELTA ANGLE
- SET 5/8" IRON ROD WITH LB 6865 CAP

Digitally signed by
Timothy M Smith
Date: 2025.09.03
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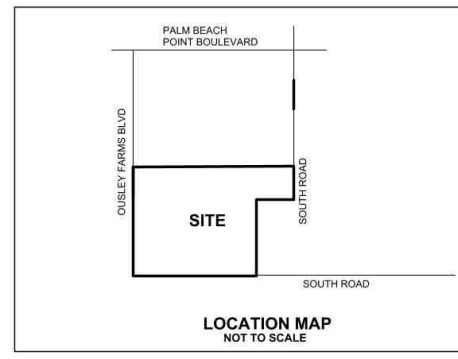
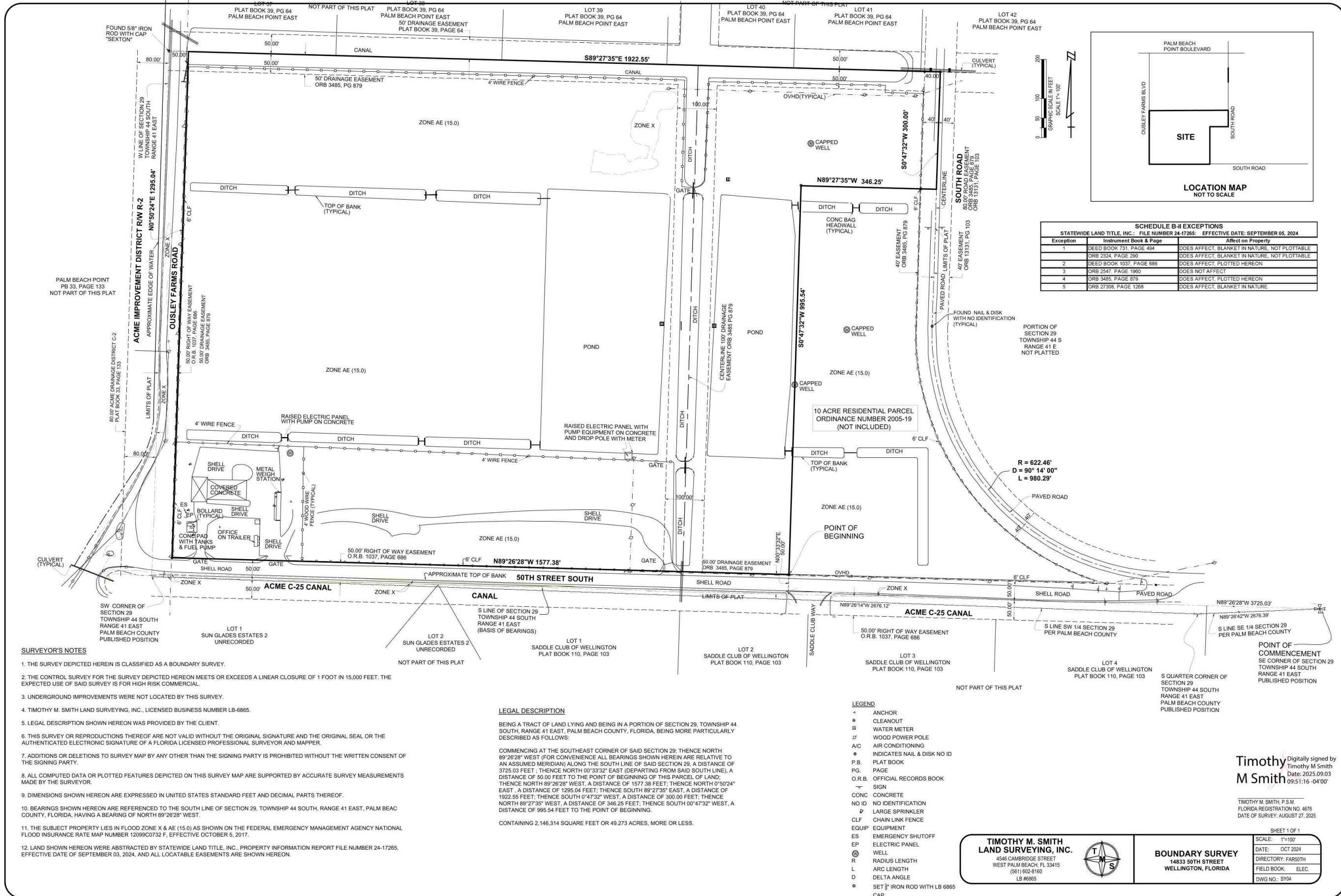
TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4678
DATE OF SURVEY: AUGUST 27, 2025

TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 802-8160
LB #6865

BOUNDARY SURVEY
14833 50TH STREET
WELLINGTON, FLORIDA

SHEET 1 OF 1
SCALE: 1"=100'
DATE: OCT 2024
DIRECTORY: FAR50TH
FIELD BOOK: ELEC
DWG NO.: SY04

49.273-Acre Equestrian Commercial Recreation Parcel Survey:



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
2	ORB 2324, PAGE 290	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
3	ORB 2547, PAGE 1960	DOES NOT AFFECT
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5	ORB 27308, PAGE 1268	DOES AFFECT, BLANKET IN NATURE

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

- LEGEND**
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 - ⊙ CLEANOUT
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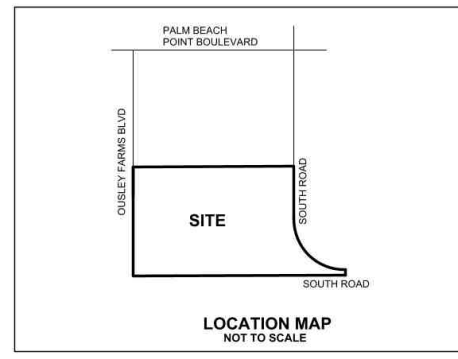
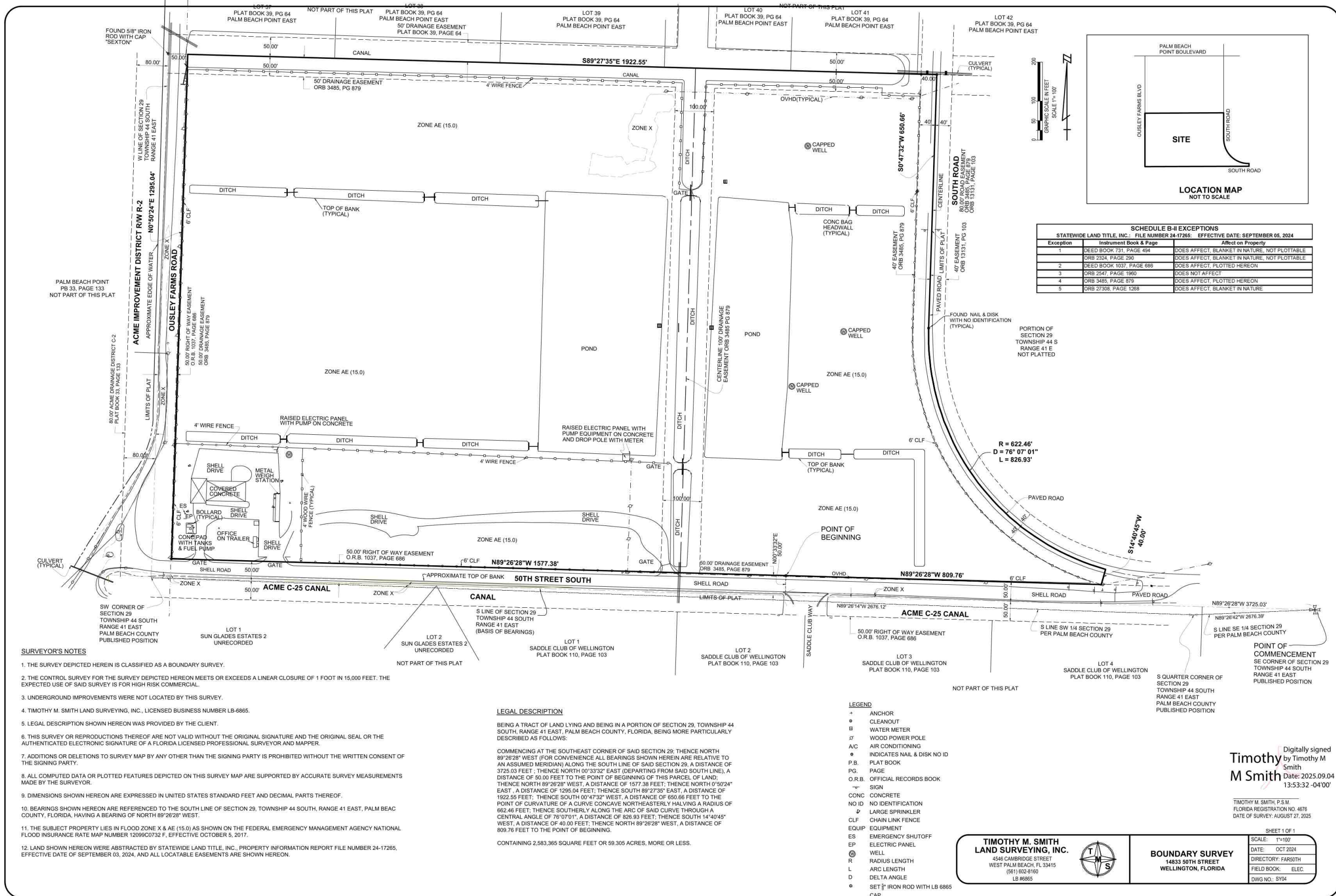
Timothy M. Smith
 Digitally signed by Timothy M. Smith
 Date: 2025.09.03 09:51:16 -0400

TIMOTHY M. SMITH, P.S.M.
 FLORIDA REGISTRATION NO. 4678
 DATE OF SURVEY: AUGUST 27, 2025

SHEET 1 OF 1

SCALE: 1"=100'
DATE: OCT 2024
DIRECTORY: FAR50TH
FIELD BOOK: ELEC
DWG NO.: SY04

Overall Site Survey:



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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:

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°27'30" 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.

- LEGEND**
- ANCHOR
 - CLEANOUT
 - WATER METER
 - WOOD POWER POLE
 - A/C AIR CONDITIONING
 - INDICATES NAIL & DISK NO ID
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - SIGN
 - CONC CONCRETE
 - NO ID NO IDENTIFICATION
 - LARGE SPRINKLER
 - CLF CHAIN LINK FENCE
 - EQUIP EQUIPMENT
 - ES EMERGENCY SHUTOFF
 - EP ELECTRIC PANEL
 - WELL
 - R RADIUS LENGTH
 - L ARC LENGTH
 - D DELTA ANGLE
 - SET 1/2" IRON ROD WITH LB 6865 CAP

TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-9160
LB #6865

BOUNDARY SURVEY
14833 50TH STREET
WELLINGTON, FLORIDA

SHEET 1 OF 1
SCALE: 1"=100'
DATE: OCT 2024
DIRECTOR: FAR50TH
FIELD BOOK: ELEC
DWG NO.: SY04

Digitally signed
Timothy M Smith
Date: 2025.09.04
13:53:32 -04'00'

TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4678
DATE OF SURVEY: AUGUST 27, 2025

Wellington Comprehensive Plan 2025 Land Use Element Future Land Use



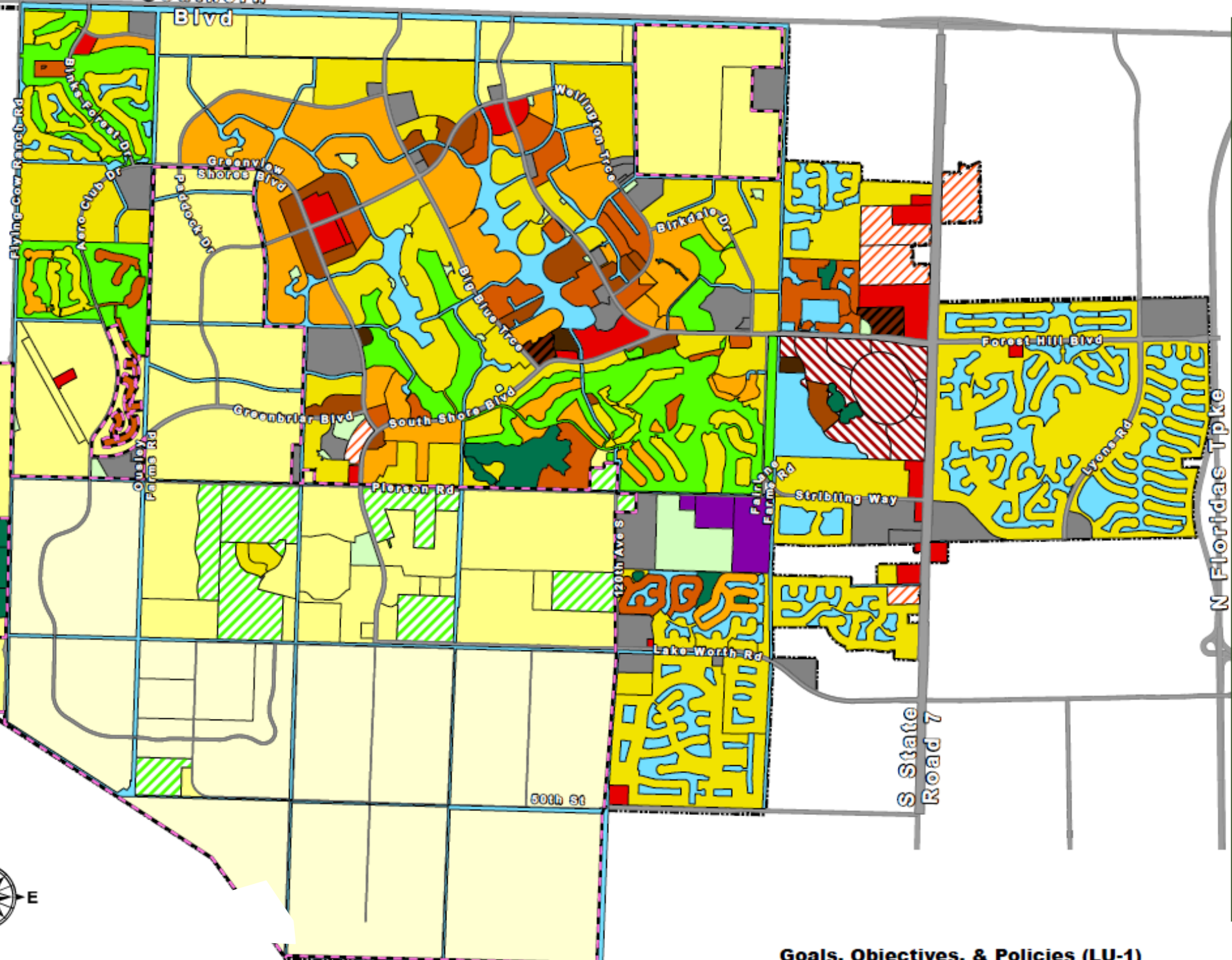
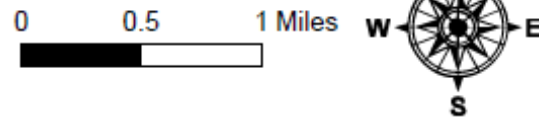
State Road 80

Southern Blvd

Legend

- Municipal Boundaries
- Equestrian Preserve Area
- Residential**
- A 1 d.u./10 acre
- B 0.1 d.u./acre - 1.0 d.u./acre
- C 1.0 d.u./acre - 3.0 d.u./acre
- D 2.0 d.u./acre - 5.0 d.u./acre
- E 3.0 d.u./acre - 8.0 d.u./acre
- F 5.0 d.u./acre - 12.0 d.u./acre
- G 5.0 d.u./acre - 18.0 d.u./acre
- H 5.0 d.u./acre - 22.0 d.u./acre
- Commercial**
- Commercial
- Equestrian Commercial Recreation
- Open Space Recreation
- Mixed Use**
- Mixed Use
- Regional Commercial / LSMU
- Flex**
- Flex
- Community Facility**
- Community Facilities
- Parks & Preserves**
- Park
- Conservation
- Major Water Bodies

Stormwater Treatment Area



Goals, Objectives, & Policies (LU-1)

Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
• 561.791.4000 • www.wellingtonfl.gov

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