MEMORANDUM

To: **Village Council**

Cc: **Equestrian Preserve Committee**

From: **Tim Stillings, Planning, Zoning and Building Director**

Date: **September 23, 2026**

Subject: **EPA/EOZD Boundary Changes**

At the January Equestrian Preserve Committee (EPC) meeting, the EPC requested that Council direct staff to bring forward Village-initiated amendments to expand the boundaries of the Equestrian Preserve Area (EPA) and the Equestrian Overlay Zoning District (EOZD) to include all properties west of Flying Cow Ranch Road and south of Rustic Ranches in the EPA and EOZD. This request was presented to Council and direction was given to initiate Comprehensive Plan Future Land Use Map and Zoning Map amendments.

The subject properties include Wellington's MSD Preserve (Section 24 and Moncada), the Mickelson Property, and the McCarthy Property. A letter was sent to the property owners explaining the proposed amendments and requesting their consent. The current owners of the McCarthy property returned responses stating they do NOT consent. The Mickelson property owners have not responded. The Village-initiated amendments are not being processed any further. The letters, map, and table that identify the subject properties, ownership, acreage, proposed amendments, and responses are attached.

In recent weeks, Schmidt/Nichols, agent for Lennar, have discusses a residential project for the approximately 250 acres south of the MSD Preserve. The project details are still be conceptualized by Lennar and may include equestrian uses. More information will be provided when a development application is submitted.

THE VILLAGE OF WELLINGTON

A GREAT HOMETOWN

Council
Michael J. Napoleone, Mayor
Maria Antuña, Vice Mayor
Amanda Silvestri, Councilwoman
Stephen A. Levin, Councilman
Johnny Meier, Councilman

Manager
Jim Barnes

August 31, 2026

Re: Proposed Future Land Use and Zoning Map Amendments

Dear Property Owner/Resident,

Please be advised that you are receiving this letter because the Village of Wellington is proposing changes to the future land use and zoning designations for your property. The proposed changes to the future land use and zoning designations are expanding the boundaries of the Equestrian Preserve Area and the Equestrian Overlay Zoning District to include all properties west of Flying Cow Road. The proposed changes are to expand the Equestrian Preserve Area and to establish a predictable development pattern in the area consistent with the surrounding area.

Included with this letter is a map and list of the properties in the area subject to the proposed changes, along with the current and proposed future land use and zoning designations. The proposed changes to the zoning map are also accompanied by a zoning text amendment to add this area to Subarea C of the EOZD as a part of the Wellington Land Development Regulations.

The proposed changes to the future land use, zoning, and Land Development Regulations will be presented to the Equestrian Preserve Committee (EPC) on October 7, 2026 (tentatively scheduled). After the EPC votes on a recommendation on the proposed changes, the proposed changes will be considered by the Planning, Zoning and Adjustment Board (PZAB) for a recommendation, and then the Village Council for final consideration. You will receive a mailed notice for the PZAB and Village Council hearings.

If you have any questions regarding the proposed future land use and zoning changes for your property, please contact Cory Lyn Cramer, Planning and Zoning Manager at ccramer@wellingtonfl.gov or (561) 791-4012.

Sincerely,

Tim Stillings, AICP
Planning, Zoning, and Building Director

cc: Cory Lyn Cramer, P&Z Manager
Kelly Ferraiolo, Senior Planner
Damian Newell, Senior Planner

Equestrian Preserve Area Expansion
Comprehensive Plan Future Land Use Map Amendment and Rezoning Application

Table 1 – Property Ownership and Acreage

Map Number	Property Owner	PCN	Acreage	Known As
1	Village of Wellington	73404424000001010	1.56	Section 24 ROW
2	Village of Wellington	73404424000001040	363.02	Section 24
3	Village of Wellington	73404424000001070	45.01	fka Moncada
4	Mickelson, Annette	73404424000001080	34.37	Mickelson Property
5	Mickelson, Sheldon and Annette	73404424000001060	25.17	Mickelson Property
6	Wellington 4153 LLC	73404424000007010	19.71	Recently purchased from the Mickelson's by the owner of the McCarthy Property
7	Wellington 4153 LLC	73404424000005010	98.68	McCarthy Property
8	Wellington 4153 LLC	73404425000001040	49.09	McCarthy Property
9	Wellington 4153 LLC	73404425000001030	2.84	McCarthy Property

Table 2 – Land Use and Zoning Designations (illustrated in orange - no change)

Map Number	Current FLUM	Proposed FLUM	Current Zoning	Proposed Zoning
1	Conservation	Conservation/EPA	Community Facilities	Community Facilities/EOZD
2	Conservation	Conservation/EPA	Community Facilities	Community Facilities/EOZD
3	Conservation	Conservation/EPA	Community Facilities	Community Facilities/EOZD
4	Residential B	Residential B/EPA	PBC	Equestrian Residential/EOZD
5	Residential B	Residential B/EPA	PBC	Equestrian Residential/EOZD
6	PBC	Residential B/EPA	PBC	Equestrian Residential/EOZD
7	Residential B/EPA	Residential B/EPA	PBC	Equestrian Residential/EOZD
8	Residential B/EPA	Residential B/EPA	Equestrian Residential/EOZD	Equestrian Residential/EOZD
9	PBC	Residential B/EPA	PBC	Equestrian Residential/EOZD

Location Map of Subject Properties

VILLA & VILLA LAW, P.A.
Attorneys at Law
3050 Biscayne Blvd. | Miami, FL 33137 | (305) 803-8625
Pedro M. Villa, Esq., Founding Partner | Pedro.Villa@villalaw.us

September 16, 2026

Tim Stillings, AICP
Planning, Zoning and Building Director
12300 Forest Hill Blvd.
Wellington, FL 33414

Dear Mr. Stillings,

Our firm represents 4153 Wellington, LLC ("Owner"), the owner of certain properties identified in your August 31, 2026 letter regarding the proposed land use and zoning changes. As you can see from the attached form, the Owner does not consent to the proposed change. As you know, the Equestrian Preserve Area and Equestrian Overlay Zone contain rules that are more burdensome than those already placed on our property. This additional burden on our property is not something we can agree to under the present circumstances.

As you may know, we are working with a very responsible and thoughtful developer on an equestrian related residential project on our property and neighboring properties. We think it would be better to work collaboratively with us and them on a complete plan that would allow for a reasonable use of the property before additional burdens are placed on us and our property.

Please do not move forward with your proposal until there has been time to work with us and the developer.

Sincerely,

Pedro M. Villa, Esq.
Villa & Villa Law

CONFIDENTIAL - Attorney-Client Privileged Communication

Acknowledgement and Consent Form

This form acknowledges receipt of notice for a change in the Future Land Use Map (FLUM) designation and/or Zoning Map designation for the following properties:

Parcel Control Number	73404424000007010
Site Address	3721 Flying Cow Ranch Road Wellington, Florida 33414
Acres	19.71
Owner of Record	Wellington 4153 LLC
Mailing Address	~~3921 Alton Road, #465~~ 529 W 41ST 33140 Miami, Florida 33140

Current FLUM designation: Palm Beach County
Proposed FLUM: Residential B/Equestrian Preserve Area (EPA)

Current Zoning: Palm Beach County
Proposed Zoning: Equestrian Residential (ER)/Equestrian Overlay Zoning District (EOZD)

I consent ____ /do ~~NOT~~ consent X to Wellington initiating the proposed changes to the Land Use and Zoning for the abovementioned property.

Signature of Owner: _____

Print Name: JAMIE MANEL Title: PRESIDENT OF DLC CAPITAL MANAGEMENT, LLC, MANAGER

Date: 9/15/2024

Directions: Please complete the form and return it to Wellington in the pre-paid envelope provided within.

If you are the registered agent or owner's representative signing this form, please provide a copy of the document granting authorization to sign on behalf of the owner.

Acknowledgement and Consent Form

This form acknowledges receipt of notice for a change in the Future Land Use Map (FLUM) designation and/or Zoning Map designation for the following properties:

Parcel Control Number	73404424000005010
Site Address	3927 Flying Cow Ranch Road Wellington, Florida 33414
Acres	98.68
Owner of Record	Wellington 4153 LLC
Mailing Address	~~3921 Alton Road, #465~~ 529 W. 49 ST #405 Miami, Florida 33140

Current FLUM designation: Residential B/Equestrian Preserve Area (EPA)
Proposed FLUM: NO REQUESTED CHANGE

Current Zoning: Palm Beach County
Proposed Zoning: Equestrian Residential (ER)/Equestrian Overlay Zoning District (EOZD)

I consent ____ /do NOT consent X to Wellington initiating the proposed changes to the Land Use and Zoning for the abovementioned property.

Signature of Owner: _____

Print Name: JAMIE MANDEL Title: PRESIDENT OF DLC CAPITAL MANAGEMENT, CLC, MANAGER

Date: 9/15/2020

Directions: Please complete the form and return it to Wellington in the pre-paid envelope provided within.

If you are the registered agent or owner's representative signing this form, please provide a copy of the document granting authorization to sign on behalf of the owner.

Acknowledgement and Consent Form

This form acknowledges receipt of notice for a proposed change in the Future Land Use Map (FLUM) designation and/or Zoning Map designation for the following properties:

Parcel Control Number	73404424000001040
Site Address	4153 Flying Cow Ranch Road Wellington, Florida 33414
Acres	49.09
Owner of Record	Wellington 4153 LLC
Mailing Address	~~3921 Alton Road, #465~~ 529 W. 42nd St #465 Miami, Florida 33140

Current FLUM designation: Residential B/Equestrian Preserve Area (EPA)
Proposed FLUM: NO REQUESTED CHANGE

Current Zoning: Equestrian Residential (ER)/Equestrian Overlay Zoning District (EOZD)
Proposed Zoning: NO REQUESTED CHANGE

I consent ____ /do NOT consent X to Wellington initiating the proposed changes to the Land Use and Zoning for the abovementioned property.

Signature of Owner: _____

Print Name: JAMIE MANDEL Title: PRESIDENT OF DLC CAPITAL MANAGEMENT, LLC, MANAGER

Date: 9/15/2024

Directions: Please complete the form and return it to Wellington in the pre-paid envelope provided within.

If you are the registered agent or owner's representative signing this form, please provide a copy of the document granting authorization to sign on behalf of the owner.

Acknowledgement and Consent Form

This form acknowledges receipt of notice for a proposed change in the Future Land Use Map (FLUM) designation and/or Zoning Map designation for the following properties:

Parcel Control Number	73404424000001030
Site Address	4271 Flying Cow Ranch Road Wellington, Florida 33414
Acres	2.84
Owner of Record	Wellington 4153 LLC
Mailing Address	~~3921 Alton Road, #465~~ 529 W 41st St #465 Miami, Florida 33140

Current FLUM designation: Palm Beach County
Proposed FLUM: Residential B/Equestrian Preserve Area (EPA)

Current Zoning: Palm Beach County
Proposed Zoning: Equestrian Residential (ER)/Equestrian Overlay Zoning District (EOZD)

I consent ____ /do NOT consent X to Wellington initiating the proposed changes to the Land Use and Zoning for the abovementioned property.

Signature of Owner: _____

Print Name: JAMIE MANDEL Title: PRESIDENT OF OLC CAPITAL MANAGEMENT, LLC, MANAGER

Date: 9/15/2026

Directions: Please complete the form and return it to Wellington in the pre-paid envelope provided within.

If you are the registered agent or owner's representative signing this form, please provide a copy of the document granting authorization to sign on behalf of the owner.