



**A Great Hometown...**  
*Let Us Show You!*

Petition # \_\_\_\_\_

12794 Forest Hill Blvd., Suite 23, Wellington, FL 33414 (561) 753-2430 Fax (561) 753-2439

## 1

<b>I. Property Owner and Agent Information</b>
------------------------------------------------

**Property Owner(s) of Record of Impacted Properties:****Owner****Manager/Officer**

Polo Field One, LLC  
1440 Pierson Road  
Wellington, FL 33414

Mark Bellissimo  
14440 Pierson Road  
Wellington, FL 33414

Stadium South, LLC  
14440 Pierson Road  
Wellington, FL 33414

Mark Bellissimo  
14440 Pierson Road  
Wellington, FL 33414

Stadium North, LLC  
14440 Pierson Road  
Wellington, FL 33414

Mark Bellissimo  
14440 Pierson Road  
Wellington, FL 33414

Far Niente Stables II, LLC  
14440 Pierson Road  
Wellington, FL 33414

Mark Bellissimo  
14440 Pierson Road  
Wellington, FL 33414

<b>II. PROPERTY LOCATION</b>
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**B. Property Control Number (PCN):**

73-41-44-16-22-001-0010

73-41-44-16-22-001-0020

73-41-44-16-22-001-0030

73-41-44-16-22-001-0010

73-41-44-16-22-001-0040

D. Project Name: Equestrian Village - Commercial Equestrian Arena

E. Project Address: 13500 South Shore Boulevard

F. General Location Description (proximity to closest major intersection in miles or fractions thereof):  
Northeast corner of South Shore Boulevard and Pierson Road

### III. LAND USE AND ZONING INFORMATION

A. Zoning Designation: PUD/EOZD Future Land Use Designation: CR

B. Existing Use(s) on Property: Derby field, commercial eq. arenas, Eq. ring, covered eq. ring, eq. stabling and

C. Proposed Use(s): support facilities

Commercial Equestrian Arena and Support Facilities

### IV. PROJECT HISTORY

(List in sequence from first zoning application to most recent – attach additional page if necessary):

Petition Number	Request	Action	Date	Resolution Number
2013-040 2	Master Plan Amend.	Approved	10-24-2013	R2013-48
2013-040 CD	Compatibility Determin	Approved	10-24-2013	R2013-49
Polo Village II	Site Plan Amend.	Approved	06-20-2013	Admin. Amendment

### V. ADJACENT PROPERTIES

Adjacent Property to the:	Land Use Designation	Zoning Designation	Existing Use(s) of Property	Approved Use(s) of Property*	Petition & Resolution Number
NORTH	CR/Res D	PUD	CR/Res	CR/Res	
SOUTH	CR/Res B	AR/PUD/EOZD	Eq. Res	Eq. Res	
EAST	Res D	AR/PUD/EOZD	Res	Res	
WEST	C. Commercial	PUD	Commercial	Commercial	

- If adjacent land supports a previous approval by Wellington, please include a brief description of the approved use(s) and the approved square footage or number of dwelling units.



## VI. TABULAR DATA

SEE ATTACHED

PROJECT DATA	LAST BCC OR VC APPROVAL	LAST DRC APPROVAL	REQUIRED PER CODE	PROPOSED	+/- CHANGE
Acreage (total gross)					
Acreage (total net)					
Lot Frontage (ROW feet)					
Lot depth (maximum)					
Lot Width (minimum)					
Total Dwelling Units (du's)					
# of Single Family (SF)					
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)					
# of Multi-Family (MF)					
Density					
Total Sq. Footage					
Commercial SF					
Industrial SF					
Other SF					
# of Rooms					
# of Seats					
# of Beds					
# of Children					
# of Drive-Thru Lanes					
Floor Area Ratio (FAR)					
% Lot Coverage					
Maximum Structure Height					
Impervious Surface Area					
Open Space Area					
Recreation Area					
Preserve Area					
Civic Area					
Institutional Area					
Total Parking Spaces					
Handicap Parking Spaces					
# of Access Points/Roads					
# of Loading Areas/Spaces					
Accessory Structures (% FAR)					
Setbacks: Front/Rear					
Side Interior/Side Corner					

## VII. COMPLIANCE

(Attach additional sheets, if necessary)

A. Is property in compliance with all previous conditions of approval and/or applicable LDR requirements?

[X ] yes [ ] no If no, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## VI. Tabular Data

Project Data	Last Village Approval (CD)	Required Per Code	Proposed	Change +/-
Acreage (Total Gross)	59.4 AC	5 AC (Min)	59.4 AC	0
Buildings (Permanent)				
Covered Equestrian Ring	80,400 SF	N/A	80,400 SF	0
Barns	352 Stalls	N/A	352 Stalls	0
Horse Wash/Restrooms	3,430 SF	N/A	3,430 SF	0
Kitchen/Tower Restroom	5,800 SF	N/A	5,800 SF	0
Show Office	1,242 SF	N/A	1,242 SF	0
Manure Bins	1,200 SF	N/A	1,200 SF	0
Cell Tower Facility	717 SF	N/A	717 SF	0
Administrative Office	0 SF	N/A	400 SF	+ 400 SF
Event Improvements (Temporary)				
VIP/Banquet Hall	14,600 SF	N/A	14,600 SF	0
Tiki Hut (2 Story)	1,970 SF	N/A	1,970 SF	0
Total Square Footage	39,194 SF		39,594 SF	+ 400 SF
Floor Areas Ratio (FAR)	0.02	.10 (Max)	0.02	0
Total Building Coverage	180,685 SF		181,085 SF	+ 400 SF
% Building Coverage	7.0%	10% (Max)	7.0%	0
Maximum Building Height	35 FT	35 FT (Max)	35 FT	0
Impervious	16.9 AC	N/A	16.9 AC	0
Pervious	42.5 AC	N/A	42.5 AC	0
Total Parking Spaces	1,101	1,019	1,121	+ 20

B. Report on the status of all previous conditions of approval: \_\_\_\_\_  
This Site Plan Application is part of the approval process necessary to complete the Conditions of Approval of the Master Plan Amendment (R2013-48) and CD (R2013-49). Completion of required improvements are on-going.

**VIII. APPLICANT'S STATEMENT OF JUSTIFICATION**  
(Attach additional sheets if necessary)

The applicant is to explain how the request conforms to the following:

- A. The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

The proposed request is consistent with the intent of the comprehensive plan of protecting the unique equestrian nature of Wellington and the Wellington Country Place P.U.D.

- B. The proposed request is in compliance with Article 11 of the LDR (Adequate Public Facility Standards).

The proposed request is in compliance with Article II of the LDR's as the existing infrastructure capacity is available for future development of the subject property.

- C. The proposed request is in compliance with Article 9 of the LDR (Environmental Standards).

The proposed request seeks to minimize environmental impacts to the property through the implementation of Wellington's Best Management Practices and through environmental permitting with local, state and federal agencies.

- D. The proposed request is in compliance with Article 6 of the LDR (Zoning District, Use, Property Development and Supplementary Regulations.)

The proposed request conforms with the established zoning districts and uses within the EOZD.

E. The proposed request is in compliance with Article 7 of the LDR (Site Development Standards).

This application provides for the subject property to conform to the Village of Wellington LDR's Site Development Standards.

F. The proposed request is in compliance with Section 8.12 of the LDR (Subdivision regulations).

The proposed request is consistent with the LDRS Subdivision Regulations.

G. The proposed request is consistent with applicable neighborhood plans.

The proposed request is consistent with previous approvals and with existing developments within the P.U.D. No specific neighborhood plan has been approved for the P.U.D. The proposed request is consistent with the EOZD requirements.

H. The proposed request complies with all County health and fire standards.

The proposed request complies with all County health and fire standards.

H. That the proposed request complies with Village building standards and all other relevant and applicable provisions of the LDRS.

The proposed request complies with the Village of Wellington relevant and applicable provisions of the LDRS.



### OWNER ACKNOWLEDGEMENT

I/We: Polo Field One, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Division of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) Michael Stone, President

### CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Sexton Engineering Associates, Inc. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) Michael Stone, President

### NOTARY

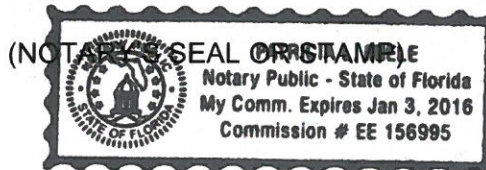
STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by Michael Stone. He/She is personally known to me or has produced personally known as identification and did/did not take an oath.

[Signature] My Commission Expires: 1/3/16

(Signature of Notary)

PATRICIA L. WIELE  
(Name – Must be typed, printed, or stamped)



# LIMITED LIABILITY COMPANY STATEMENT OF AUTHORITY

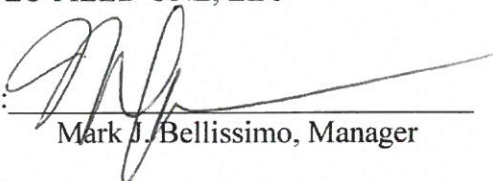
This Limited Liability Statement of Authority is made pursuant to §605.0302, Fla. Stat., for and on behalf of POLO FIELD ONE, LLC, a Florida limited liability Company on April 10, 2014.

1. The name of the company is POLO FIELD ONE, LLC (the "Company"). The street and mailing address of the company is 14440 Pierson Road, Wellington, Florida 33414.

2. Michael Stone, the President of the Company, shall have the specific authority to prepare and submit to the Village of Wellington and any other governmental or quasi-governmental agency all such applications, documents, papers and other materials, and to bind the Company, on all matters pertaining to the business of the Company and the operation of horse shows and equestrian events at or on any real property owned by the Company or any of its subsidiaries in Wellington, Palm Beach County, Florida or elsewhere. Such authority shall include those matters set forth in §605.0302(1)(b)(2), Fla. Stat.

3. The authority on the part of Michael Stone as set forth in paragraph 2 above shall be effective immediately upon the execution of this Statement of Authority.

POLO FIELD ONE, LLC

By:   
Mark J. Bellissimo, Manager

## NOTARY

STATE OF FLORIDA       )  
PALM BEACH COUNTY    )

BEFORE ME on April 10, 2014 personally appeared Mark J. Bellissimo, the Manager of POLO FIELD ONE, LLC, who signed this document in my presence. Mark J. Bellissimo is personally known to me.

My commission expires: NOV 2017



  
Notary Public, State of Florida



### OWNER ACKNOWLEDGEMENT

I/We: Stadium South, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Division of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) Michael Stone, President

### CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Sexton Engineering Associates, Inc. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) Michael Stone, President

### NOTARY

STATE OF FLORIDA  
COUNTY OF Palm Beach

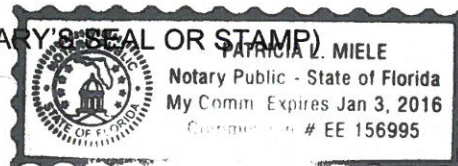
The foregoing instrument was acknowledged before me this 29th day of May, 2014 by Michael Stone. He/She is personally known to me or has produced personally known as identification and did/did not take an oath.

(Signature of Notary) \_\_\_\_\_

My Commission Expires: 1/3/16

PATRICIA L. MIELE  
(Name – Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)



**LIMITED LIABILITY COMPANY STATEMENT OF AUTHORITY**

This Limited Liability Statement of Authority is made pursuant to §605.0302, Fla. Stat., for and on behalf of STADIUM SOUTH, LLC, a Florida limited liability Company on April 10, 2014.

1. The name of the company is STADIUM SOUTH, LLC (the "Company"). The street and mailing address of the company is 14440 Pierson Road, Wellington, Florida 33414.

2. Michael Stone, the President of the Company, shall have the specific authority to prepare and submit to the Village of Wellington and any other governmental or quasi-governmental agency all such applications, documents, papers and other materials, and to bind the Company, on all matters pertaining to the business of the Company and the operation of horse shows and equestrian events at or on any real property owned by the Company or any of its subsidiaries in Wellington, Palm Beach County, Florida or elsewhere. Such authority shall include those matters set forth in §605.0302(1)(b)(2), Fla. Stat.

3. The authority on the part of Michael Stone as set forth in paragraph 2 above shall be effective immediately upon the execution of this Statement of Authority.

STADIUM SOUTH, LLC

By: \_\_\_\_\_

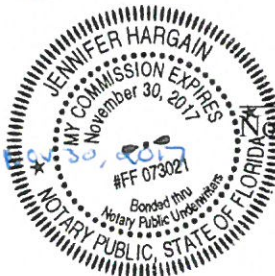
Mark J. Bellissimo, Manager

**NOTARY**

STATE OF FLORIDA       )  
PALM BEACH COUNTY    )

BEFORE ME on April 10, 2014 personally appeared Mark J. Bellissimo, the Manager of STADIUM SOUTH, LLC, who signed this document in my presence. Mark J. Bellissimo is personally known to me.

My commission expires:



\_\_\_\_\_  
Notary Public, State of Florida



### OWNER ACKNOWLEDGEMENT

I/We: Stadium North, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Division of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) Michael Stone, President

### CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Sexton Engineering Associates, Inc. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) Michael Stone, President

### NOTARY

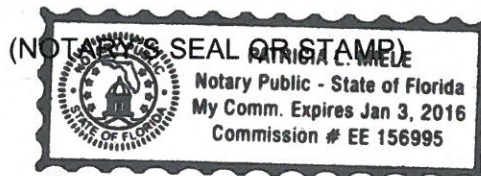
STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by Michael Stone. He/She is personally known to me or has produced personally known as identification and did/did not take an oath.

(Signature of Notary) \_\_\_\_\_

My Commission Expires: 1/3/16

PATRICIA L. MELE  
(Name – Must be typed, printed, or stamped)



**LIMITED LIABILITY COMPANY STATEMENT OF AUTHORITY**

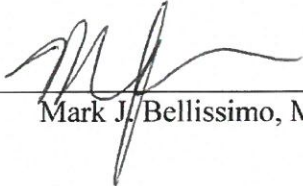
This Limited Liability Statement of Authority is made pursuant to §605.0302, Fla. Stat., for and on behalf of STADIUM NORTH, LLC, a Florida limited liability Company on April 10, 2014.

1. The name of the company is STADIUM NORTH, LLC (the "Company"). The street and mailing address of the company is 14440 Pierson Road, Wellington, Florida 33414.

2. Michael Stone, the President of the Company, shall have the specific authority to prepare and submit to the Village of Wellington and any other governmental or quasi-governmental agency all such applications, documents, papers and other materials, and to bind the Company, on all matters pertaining to the business of the Company and the operation of horse shows and equestrian events at or on any real property owned by the Company or any of its subsidiaries in Wellington, Palm Beach County, Florida or elsewhere. Such authority shall include those matters set forth in §605.0302(1)(b)(2), Fla. Stat.

3. The authority on the part of Michael Stone as set forth in paragraph 2 above shall be effective immediately upon the execution of this Statement of Authority.

STADIUM NORTH, LLC

By:   
Mark J. Bellissimo, Manager

**NOTARY**

STATE OF FLORIDA       )  
PALM BEACH COUNTY    )

BEFORE ME on April 10, 2014 personally appeared Mark J. Bellissimo, the Manager of STADIUM NORTH, LLC, who signed this document in my presence. Mark J. Bellissimo is personally known to me.

My commission expires:



  
Notary Public, State of Florida



### OWNER ACKNOWLEDGEMENT

I/We: Far Niente Stables II, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Division of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s) [Signature]

Print Name(s) Michael Stone, President

### CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Sexton Engineering Associates, Inc. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) [Signature]

Print Name(s) Michael Stone, President

### NOTARY

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by MICHAEL STONE. He/She is personally known to me or has produced personally known as identification and did/did not take an oath.

[Signature]  
(Signature of Notary)

My Commission Expires: 1/3/16

PATRICIA L. MIELE  
(Name - Must be typed, printed, or stamped)

(NOTARY SEAL OR STAMP)



**LIMITED LIABILITY COMPANY STATEMENT OF AUTHORITY**

This Limited Liability Statement of Authority is made pursuant to §605.0302, Fla. Stat., for and on behalf of FAR NIENTE STABLES II, LLC, a Florida limited liability Company on April 10, 2014.

1. The name of the company is FAR NIENTE STABLES II, LLC (the "Company"). The street and mailing address of the company is 14440 Pierson Road, Wellington, Florida 33414.

2. Michael Stone, the President of the Company, shall have the specific authority to prepare and submit to the Village of Wellington and any other governmental or quasi-governmental agency all such applications, documents, papers and other materials, and to bind the Company, on all matters pertaining to the business of the Company and the operation of horse shows and equestrian events at or on any real property owned by the Company or any of its subsidiaries in Wellington, Palm Beach County, Florida or elsewhere. Such authority shall include those matters set forth in §605.0302(1)(b)(2), Fla. Stat.

3. The authority on the part of Michael Stone as set forth in paragraph 2 above shall be effective immediately upon the execution of this Statement of Authority.

FAR NIENTE STABLES II, LLC

By: \_\_\_\_\_

Mark J. Bellissimo, Manager

**NOTARY**

STATE OF FLORIDA       )  
PALM BEACH COUNTY    )

BEFORE ME on April 10, 2014 personally appeared Mark J. Bellissimo, the Manager of FAR NIENTE STABLES II, LLC, who signed this document in my presence. Mark J. Bellissimo is personally known to me.

My commission expires



\_\_\_\_\_  
Notary Public, State of Florida