

STAFF REPORT - EXHIBIT B
COMPATIBILITY DETERMINATION

RESOLUTION NO. R2013-49

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3 **A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL,**
4 **APPROVING A COMPATIBILITY DETERMINATION FOR A**
5 **COMMERCIAL EQUESTRIAN ARENA FOR PETITION 2013-040 CD,**
6 **ALSO KNOWN AS EQUESTRIAN VILLAGE, LOCATED ON THE**
7 **NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND**
8 **PIERSON ROAD, TO ALLOW A COMMERCIAL EQUESTRIAN ARENA**
9 **IN THE URBAN SERVICE AREA WITH RECOMMENDED CONDITIONS**
10 **TO MITIGATE POTENTIAL INCOMPATIBILITY ISSUES AND**
11 **PROVIDING STANDARDS; PROVIDING FOR SEVERABILITY;**
12 **PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING AN**
13 **EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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15 **WHEREAS,** Wellington's Council, as the governing body of Wellington, Florida,
16 pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the
17 Wellington Land Development Regulations are authorized and empowered to the
18 consider petitions related to zoning and development orders; and

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20 **WHEREAS,** the notice of hearing requirements as provided in Article V of the Land
21 Development Regulations, as adopted by Wellington, have been satisfied; and

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23 **WHEREAS,** the Commercial Equestrian Arena Compatibility Determination
24 application as reviewed and certified by the Development Review Committee as of
25 August 20, 2013; and

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27 **WHEREAS,** the Commercial Equestrian Arena Compatibility Determination was
28 reviewed and approved by the Equestrian Preserve Committee on September 11, 2013;
29 and

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31 **WHEREAS,** the Commercial Equestrian Arena Compatibility Determination was
32 reviewed and approved by the Planning, Zoning and Adjustment Board on October 2,
33 2013; and

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35 **WHEREAS,** Wellington's Council has considered the evidence and testimony
36 presented by the Petitioner and other interested parties and the recommendations of
37 the various Wellington review agencies and staff; and

38
39 **WHEREAS,** Wellington's Council has made the following findings of fact:

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41 The Commercial Equestrian Arena property possesses a Commercial Recreation
42 Future Land Use map designation and an Equestrian Overlay Zoning District
43 designation, Wellington's Land Development Regulations (LDRs) Section 6.4.4.41
44 states a Commercial Equestrian Arena is permitted subject to a compatibility analysis
45 since the property is within Wellington's Urban Service Area.

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1. The Equestrian Village Commercial Equestrian Arena is consistent with the Comprehensive Plan;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
3. The Equestrian Village Commercial Equestrian Arena is consistent with the surrounding land uses and zoning districts;
4. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;
5. The Equestrian Village Commercial Equestrian Arena would result in a logical and orderly development pattern;
6. The Equestrian Village Commercial Equestrian Arena is consistent with the applicable Equestrian Overlay Zoning District (EOZD); and
7. The requested Equestrian Village Commercial Equestrian Arena complies with Article 11, Adequate Public Facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S COUNCIL, THAT:

SECTION 1. The foregoing recitals are hereby affirmed and ratified. The Equestrian Village Commercial Equestrian Arena is hereby APPROVED as described in Exhibit "A", and for the Compatibility Determination described in Exhibit "B", subject to the following conditions:

Operation:

1. Commercial Equestrian Arena hours of operation, including preparation and clean-up of all rings, arenas, vendor areas and seating areas, shall be limited from 7:00 a.m. to 10:00 p.m. Music associated with all events will start no earlier than 8:00 a.m. and entertainment related to the event will start no earlier than 9:00 a.m.
2. One (1) night time event per weekend (Friday, Saturday, or Sunday) may have extended operational hours to 11:00 p.m., preferably on Friday or Saturday.
3. All events shall comply with Wellington's Code of Ordinances, Chapter 36-33 Noise Standards. Loudspeakers shall not be used after 10:00 p.m. (11:00 p.m. during the one (1) night time event per weekend, limited to a Friday, Saturday, or Sunday night only) and sounds emanating from the

91 subject property must comply with the provisions of the Code of
92 Ordinances, Chapter 36, Article III.

93 4. Entertainment is only permitted during equestrian events and shall
94 conclude at the end of the event at 10:00 p.m. (11 p.m. during the one (1)
95 night time event per weekend, limited to a Friday, Saturday, or Sunday
96 night only).

97 5. All live entertainment must be incidental to the equestrian shows/events
98 and shall be limited to the Event Tent and in the Main Arena. Any source of
99 amplification shall be directed away from adjacent residential properties
100 which are located on the north and east property lines. This restriction shall
101 not apply to dressage dance music for practice.

102 6. The owner/operator shall coordinate show/event start and let out times with
103 the Winter Equestrian Festival to ensure that show/event start and let out
104 times are not concurrent. Show/event let out times shall be a minimum of
105 one (1) hour apart.

106 7. Use of any mechanical equipment to prepare or clean up the site or
107 equestrian rings shall be permitted from 7:00 a.m. to 10:00 p.m. (11:00 p.m.
108 during the one (1) night time event per weekend, limited to Friday,
109 Saturday, or Sunday only).

110 8. The use of amplified sound systems and equipment including (radio, IPod,
111 or similar devices with auxiliary speakers, record players, similar music
112 devices) or televisions are prohibited in permanent barns or temporary
113 stabling tents except to advise riders and exhibitors of upcoming
114 competitive events. Electronic listening devices may be used with
115 earphones.

116 9. Use of portable generators is prohibited unless "Quiet Pack" generators are
117 utilized and all generators shall be located a minimum of 150 feet from
118 adjacent residential property, measured from the property line.

119 10. All on-site storage trailers shall be screened from public rights-of-way and
120 adjacent properties.

121 11. All vendors shall obtain a Business Tax Receipt if required by Wellington
122 prior to selling or offering services.

123 12. Vendors selling food shall obtain a Palm Beach County Health Department
124 inspection and approval prior to commencing sales.

125 13. For monitoring purposes, properly identified Wellington staff including, but
126 not limited to, Building Inspectors, Code Compliance Officers and Planning
127 and Zoning staff shall be allowed unrestricted access to the site.

128 14. Sound testing shall be conducted for the first event at the eastern and
129 northern property lines and a report provided to the Village with the results. If
130 the results of the testing exceed the Wellington noise limits, the owner shall
131 modify the sound system and retest to ensure compliance. For one (1) year

132 from the approval date of this resolution, testing shall be reported on a
133 monthly basis for all events. Should any of the testing results exceed the
134 Wellington noise limits, mitigation may be imposed by the Planning and
135 Development Services Director and will be required to be completed within
136 two (2) weeks of notification.

137 **Lighting:**

138 **15.** All parking lot lighting shall be limited to a maximum of 15 feet in height.

139 **16.** Adequate lighting shall be provided on site and at the project access points
140 based on the photometric plan submitted with the Site Plan Application and
141 approved by Council. All new lighting required as a part of this approval
142 shall be installed no later than December 31, 2014.

143 **Traffic:**

144 **17.** Parking of vehicles along any portion of adjacent road rights-of-way is
145 PROHIBITED. Event parking is limited to on-site designated parking areas
146 and on-site trailer parking areas designated in accordance with the
147 conceptual site plan and circulation plan attached as Exhibits "B" and "C"
148 respectfully.

149 **18.** Adequate ingress and egress directly to and from South Shore Boulevard
150 and Pierson Road shall be maintained at all times to minimize impacts to
151 normal traffic flow. Palm Beach Sheriff's Office deputies shall be utilized for
152 traffic control for larger events (typically greater than 500 spectators) in
153 accordance with the approved Circulation Plan. The Village Engineer may
154 require additional officers to mitigate traffic issues that arise due to the
155 equestrian shows/events.

156 **19.** Applicant shall construct the following off-site improvements prior to
157 December 31, 2014:

- 158 a. New, horse crossing from south side of Pierson Road to north
159 side of C-23 Canal.
- 160 b. Bridle Trail along south property line from the new access point to
161 the east property line.
- 162 c. . Designated north bound right turn lane on South Shore
163 Boulevard with a minimum of 280 feet of storage and 50 foot
164 taper at the South Shore access to the property.
- 165 d. Provide a separate east approach left turn lane with 280 feet of
166 storage at Pierson Road and South Shore Boulevard intersection.
- 167 e. Provide a separate west approach left turn lane with 370 feet of
168 storage at Pierson Road and South Shore Boulevard intersection.
- 169 f. .

170 **20.** To comply with the mandatory Traffic Performance Standards, in place at
171 the time of this approval, no building permits for the site shall be issued after
172 December 31, 2016, excluding permits for approved temporary structures.
173 A time extension for this condition may be approved by the County and
174 Village Engineer based on an approved Traffic Study which complies with

175 the mandatory Traffic Performance Standards in place at the time of the
176 request.

177 **21.** Prior to December 31, 2015, a queuing analysis of the southbound left turn
178 lane at the South Shore Boulevard driveway, the northbound left turn lanes
179 at the intersection of Greenview Shores Boulevard and South Shore
180 Boulevard and the ingress/egress of Pierson Road entrance shall be
181 submitted to the Village. The analysis will be based on existing peak season
182 counts and queuing data at the time with traffic from unbuilt intensities
183 included. If deficiencies are exposed by the queuing analysis additional off-
184 site and on-site infrastructure improvements to the roadways and access
185 points may be required. The monitoring shall continue until December 31,
186 2017. Annual reports shall be provided to the Village prior to December 31st
187 for this period.

188 **22.** The South Shore entrance shall be designated as the primary
189 entrance to the facility, but access to the site from the Pierson road
190 entrance will not be limited or restricted.

191 **23.** A perimeter road will be required along the northern property line for
192 connectivity throughout the site and indicated on the approved site plan.
193 The specific roadway material is to be approved by the Village Engineer.
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195 **BMP:**

196 **24.** Applicant shall comply with the BMP Standards approved specifically for this
197 site and in accordance with the South Florida Water Management District
198 Permit.

199 **25.** Manure shall be removed from the premises on a daily basis during all horse
200 show events and disposed in a manner approved by the Palm Beach County
201 Health Department. Manure shall be collected and transported by a
202 registered livestock waste hauler in accordance with the BMPs.
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204 **Building:**

205 **26.** The applicant shall obtain permits for all structures and tents in accordance
206 with Wellington's Land Development Regulations, the Florida Building Code
207 and including the Fire Code.

208 **27.** All tents shall be inspected by the Palm Beach County Fire Rescue
209 Department for compliance with applicable Federal, State, or Municipal fire
210 protection standards. Tents shall be inspected and approved prior to
211 occupancy.

212 **Engineering:**

213 **28.** Permanent sanitation facilities shall be constructed by December 31, 2015,
214 and shall be sized to accommodate approved permanent structures.
215 Portable/temporary sanitation facilities shall be permitted in accordance with
216 health and safety standards until the construction of permanent sanitation

217 facilities is completed. Further, portable/temporary sanitation facilities shall
218 be permitted for temporary event use in accordance with health and safety
219 standards and shall be removed within 24 hours after the event. The location
220 of the permanent and temporary sanitation facilities shall be provided on the
221 approved site plan.

222 **29.** Applicant shall comply with all provisions of Article 7.2 and 6.10 of the
223 Wellington Land Development Regulations for the grassed parking.

224 **30.** All basic infrastructure for the permanent structures and those temporary
225 structures that will be serviced by the basic infrastructure (roads, drives,
226 parking, lighting, bathrooms, seating, horse wash, manure bins, etc.) shall
227 be permanent and shall comply with Wellington's Codes and Standards,
228 except to the extent otherwise provided herein.

229 **Planning:**

230 **31.** Applicant must submit an application and receive approval for a Master Sign
231 Plan for the site prior to the installation of any signage that is not currently
232 approved for the site.

233 **32.** The Commercial Equestrian Arena Site Plan shall be approved by the
234 Council and the general layout, uses and intensity of the uses shall be in
235 substantial compliance with the conceptual site plan that is attached as
236 Exhibit "B".

237 **33.** A Circulation Plan shall be submitted and approved with the Commercial
238 Equestrian Arena Site Plan that includes on-site and off-site circulation.

239 **34.** The temporary tent stalls shall be limited to use by participants of this
240 commercial equestrian arena only during the months of January through
241 March. A one (1) month extension of this use may be granted
242 administratively by the Planning Department when a written request is
243 submitted by the Applicant. The tents may be erected up to one (1) month
244 prior to use and must be taken down within two (2) weeks of the expiration
245 of the period approved for use.

246 **35.** Annual reports of the spectator attendance counts and stall usage for all
247 events shall be provided to Wellington by July 1 of each year or as otherwise
248 requested by Wellington. Wellington reserves the right to require additional
249 improvements if reports indicate attendance and stall usage significantly
250 greater than that analyzed.

251 **36.** The stalls for this facility may not be used for overflow stabling. Overflow
252 stabling shall mean stabling of horses that compete exclusively at venues
253 other than on the property. Nothing herein shall be construed to prohibit the
254 stabling of horses that compete both at the property and other venues within
255 the Village. This condition does not apply to the Riding Academy
256 participants

257 **37.** Applicant shall install a solid, opaque fence a minimum height of five feet
258 along the entire southeast corner of the property. The fencing shall begin at
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the east property corner north of Pierson Road, extend west and north along the adjacent residential properties directly inside the existing Areca Palms buffer and continue approximately 40 feet north of the barns located on the property. The applicant agrees to work with the Village on an ongoing basis to mitigate any impacts from headlights on residents of Polo Island.

SECTION 3. Should a legal challenge to the approval of the Compatibility Determination result in a temporary injunction or otherwise prohibit the developer from completing any specific condition under this Compatibility Determination within the time provided or executing any portion of the approved site or circulation plans herein, the Village shall toll the time requirement for completion of such condition or conditions until the resolution of the litigation. During such tolling period, no permits will be issued and no temporary or permanent COs will issue.

SECTION 4. This Resolution shall become effective immediately upon adoption. The Conditions of Approval for the Compatibility Determination adopted by this Resolution shall become effective on May 1, 2014, immediately after the expiration date of the 2013/2014 Equestrian Special Permit approved by Resolution No. 2013-42 for Equestrian Sport Production, LLC.

PASSED AND ADOPTED this 24th day of October 2013.

RENDERED the 21st day of November 2013.

ATTEST:

WELLINGTON, FLORIDA

BY: Awilda Rodriguez
Awilda Rodriguez, Village Clerk

BY: Bob Margolis
Bob Margolis, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY: Laurie Cohen
Laurie Cohen, Attorney for Wellington

EXHIBIT "A"

Legal Description

A PARCEL OF LAND LYING IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE FOR SOUTH SHORE BLVD. AS SHOWN IN GREENVIEW SHORES NO. 2, RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23; THENCE NORTH 00°51'23" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 702.42 FEET TO A POINT OF CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'05", A DISTANCE OF 514.84 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL "A", EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, ALONG SAID PARCEL "A", A DISTANCE OF 2.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'26" WEST; THENCE NORTHEASTELY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'37"; A DISTANCE OF 79.36 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH LINE OF PARCEL "A", A DISTANCE OF 68.82 FEET; THENCE NORTH 51°06'56" EAST, ALONG SAID PARCEL "A", A DISTANCE OF 204.71 FEET; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL "A", A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL "B" OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF PARCEL "B" AND "C", OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 952.69 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°37'54" EAST, ALONG SAID SOUTH LINE OF PARCEL "C", A DISTANCE OF 3.00 FEET TO A POINT AT THE NORTHWEST CORNER OF POLO ISLAND A CONDOMINIUM, AS RECORDED IN OFFICAL RECORD BOOK 3391, PAGE 606, PUBLIC RECORDS OF PALM BEACH, COUNTY; THENCE SOUTH 00°22'06" WEST ALONG SAID POLO ISLAND A CONDOMINIUM AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 50, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY,

FLORIDA, A DISTANCE OF 1290.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 162.28 FEET TO A POINT ON THE NORTH LINE OF SAID ACME IMPROVEMENT DISTRICT CANAL C-23, SAID POINT ALSO BEING 50.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 16, THENCE NORTH 89°37'54" WEST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2218.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.37 ACRES MORE OR LESS

SITE DATA

PETITION NUMBER 2013-040 CD
 NAME OF PROJECT EQUESTRIAN VILLAGE
 PROPOSED USE COMMERCIAL EQUESTRIAN ARENA
 EXISTING FUTURE LAND USE DESIGNATION COMMERCIAL RECREATION
 PROPOSED FUTURE LAND USE DESIGNATION COMMERCIAL RECREATION
 EXISTING ZONING DISTRICT PUD/E02D
 PROPOSED ZONING DISTRICT PUD/E02D
 SECTION 16, TOWNSHIP 44, RANGE 41 EAST
 TOTAL SITE AREA 59.37 AC
 PROPERTY CONTROL NUMBERS
 73414416000005040
 73414416000005030
 73414416000005050
 73414416000005060
 73414416000005070

BUILDINGS	FLOOR AREA #	BUILDING AREA #	LOT COVERAGE #
PERMANENT:			
TIKI HUT (OPEN AIR)	0 SF	1,970 SF	1,970 SF
VIP FACILITY:			
WEST TOWER/RESTROOMS	5,800 SF	2,900 SF	2,900 SF
EAST TOWER/KITCHEN	5,800 SF	2,900 SF	2,900 SF
BARN 1 (96 STALLS)	12,295 SF	19,698 SF	19,698 SF
BARN 2 (96 STALLS)	12,295 SF	19,698 SF	19,698 SF
BARN 3 (160 STALLS) (OPEN AIR)	0 SF	31,930 SF	31,930 SF
SHOW OFFICE	927 SF	1,242 SF	1,242 SF
HORSE WASH FACILITY/RESTROOM 1	680 SF	1,715 SF	1,715 SF
HORSE WASH FACILITY/RESTROOM 2	680 SF	1,715 SF	1,715 SF
MANURE BINS (OPEN AIR)	0 SF	1,200 SF	1,200 SF
COVERED EQUESTRIAN RING (OPEN AIR) 0 SF	80,400 SF	80,400 SF	80,400 SF
CELL TOWER FACILITY	717 SF	717 SF	717 SF
SUBTOTAL	39,194 SF	166,085 SF	166,085 SF
EVENT USES:			
BANQUET HALL (TENT)	0 SF	14,600 SF	14,600 SF
SUBTOTAL	0 SF	14,600 SF	14,600 SF
TOTAL	39,194 SF	180,685 SF	180,685 SF

FLOOR AREA 39,194 SF
 FLOOR AREA RATIO (10:10 MAX.) 0.02
 BUILDING AREA 180,685 SF
 BUILDING COVERAGE (10% MAX.) 7.03
 LOT COVERAGE AREA 180,685 SF
 TEMPORARY SEATING @ BANQUET HALL (EVENTS) 3,000 SEATS MAX.

IMPERVIOUS AREA:
 BUILDINGS 4.15 AC
 PAVEMENT/CONCRETE 1.30 AC
 PERMANENT GRASS PARKING (BARNS) 0.55 AC
 LAKE 3.85 AC
 TOTAL 16.85 AC
 PERVIOUS AREA 42.52 AC
 BUILDING HEIGHT 35' MAX
 FINISHED FLOOR ELEVATION 17.50 FT NGVD MIN

PARKING CALCULATIONS:

PERMANENT:	MIN. STANDARD	QUANTITY REQUIRED
STABLES (BARNS)	1 SP/3 STALLS	352 STALLS
SHOW OFFICE	1 SP/300 SF	24,590 SF
KITCHEN	1 SP/200 SF	927 SF
WEST/EAST TOWERS	INCL. WITH EVENT STAFF/OFFICIALS	0
TIKI HUT	INCL. WITH TEMP. EVENT SEATING	0
SUBTOTAL		219
EVENT USES:		
BANQUET HALL	INCL. WITH TEMP. EVENT SEATING	0
EVENT STAFF/OFFICIALS	1 SP/EMP.	20 EMP.
TEMPORARY EVENT SEATING	1 SP/4 SEATS	3,000 SEATS
VENDORS	1 SP/VENDOR	30 VENDORS
SUBTOTAL		800
TOTAL REQUIRED PARKING		1,019

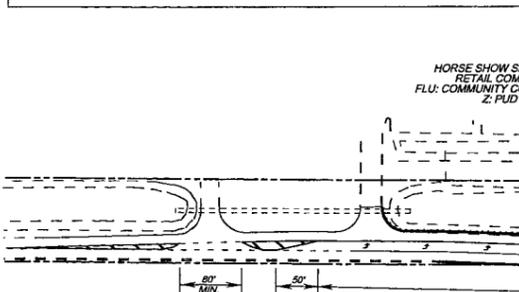
REQUIRED HANDICAP PARKING 21

PARKING PROVIDED:

PERMANENT:	
PAVED PARKING	316
GRASS PARKING (BARNS)	145
SUBTOTAL	461
EVENT PARKING	640
TOTAL SPACES PROVIDED	1,101
HANDICAP PROVIDED	22
ALTERNATE TRAILER PARKING PROVIDED	86

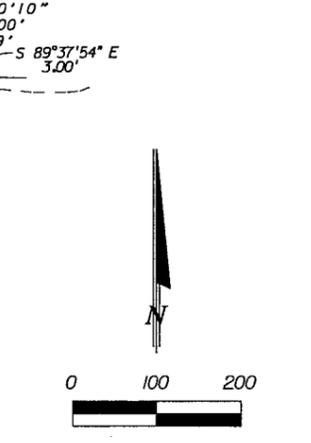
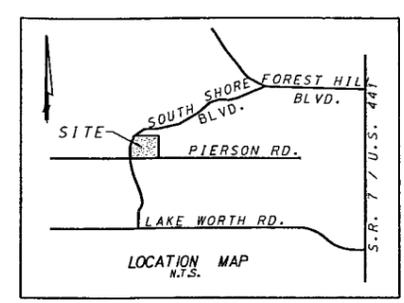
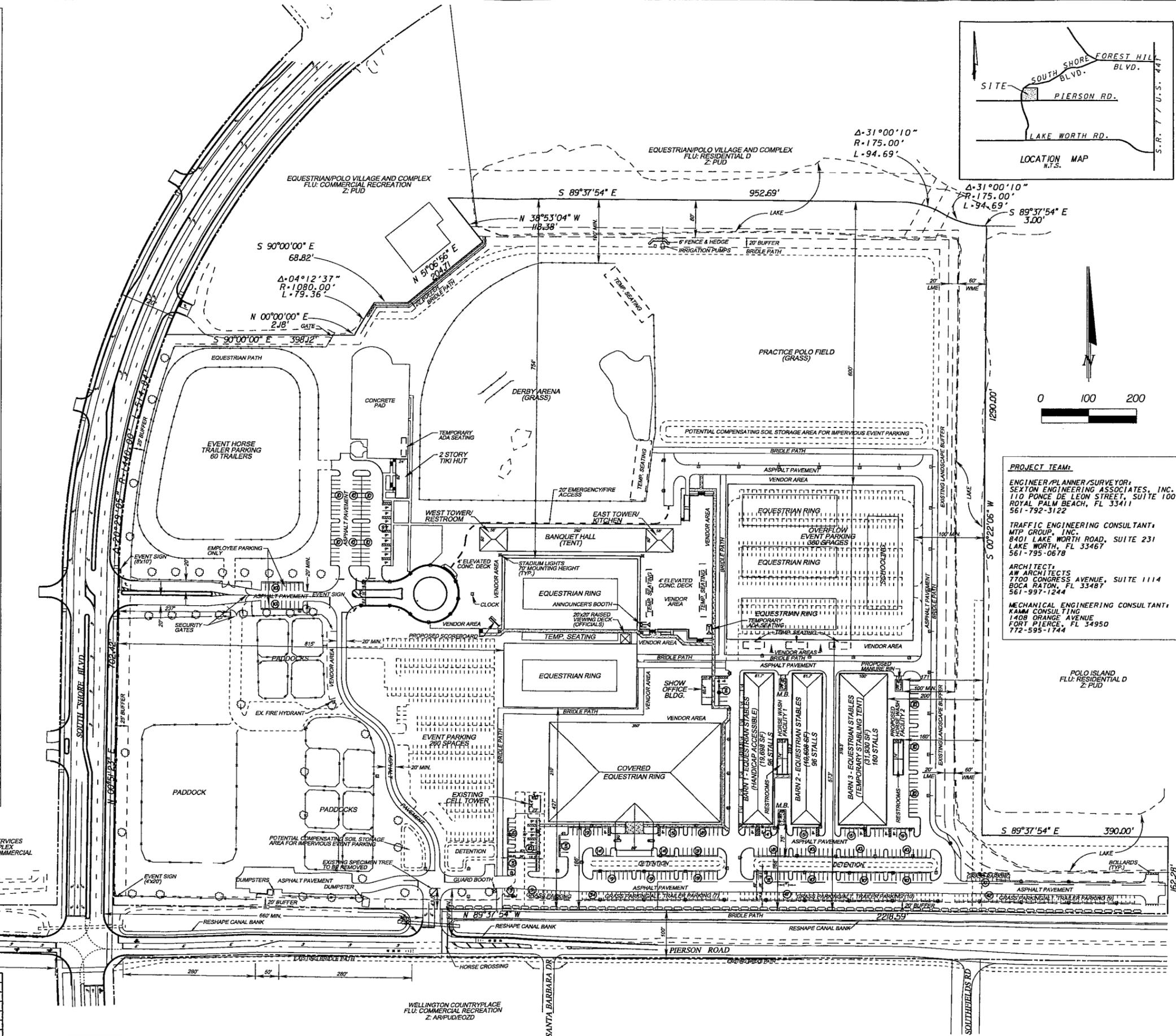
* APPLICANT HAS CALCULATED FLOOR AREA, BUILDING COVERAGE/AREA AND LOT COVERAGE FIGURES PURSUANT TO THE VILLAGE'S INSTRUCTIONS AND THE VILLAGE'S INTERPRETATION OF THESE TERMS. APPLICANT HAS SET FORTH ITS INTERPRETATION AND APPLICATION OF THESE TERMS IN THE AUGUST 19, 2013 RESUBMITTAL LETTER ACCOMPANYING THIS CONCEPTUAL SITE PLAN. APPLICANT DOES NOT WAIVE ANY RIGHTS AND HEREBY RESERVES ALL RIGHTS TO THE INTERPRETATION OF FLOOR AREA, BUILDING COVERAGE AREA AND LOT COVERAGE FOR THE PROPOSED COMMERCIAL EQUESTRIAN ARENA.

HORSE SHOW SERVICES
 RETAIL COMPLEX
 FLU: COMMUNITY COMMERCIAL
 Z: PUD



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	07/01/2013	SMP	PER DRC COMMENTS
2	08/01/2013	MFS	UPDATE FOR DRC REVIEW
3	08/19/2013	SMP	BARN 3 REVISION & UPDATE FOR DRC REVIEW
4	08/28/2013	SMP	DRC CERTIFICATION



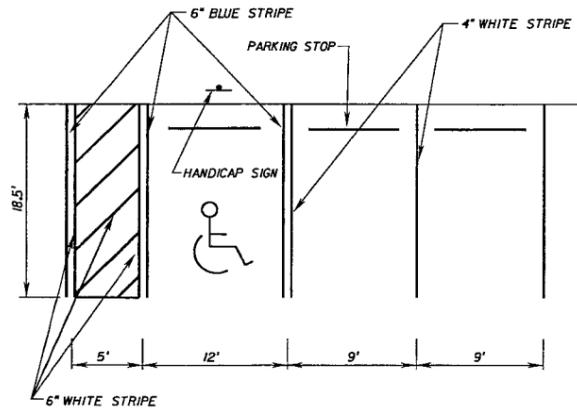
PROJECT TEAM:
 ENGINEER/PLANNER/SURVEYOR:
 SEXTON ENGINEERING ASSOCIATES, INC.
 110 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FL 33411
 561-792-3122
 TRAFFIC ENGINEERING CONSULTANT:
 MTP GROUP, INC.
 8401 LAKE WORTH ROAD, SUITE 231
 LAKE WORTH, FL 33467
 561-795-0678
 ARCHITECT:
 AW ARCHITECTS
 7700 CONGRESS AVENUE, SUITE 1114
 BOCA RATON, FL 33487
 561-994-1244
 MECHANICAL ENGINEERING CONSULTANT:
 KAMM CONSULTING
 1408 ORANGE AVENUE
 FORT PIERCE, FL 34950
 772-595-1744

**COMMERCIAL EQUESTRIAN ARENA
 CONCEPTUAL SITE PLAN**

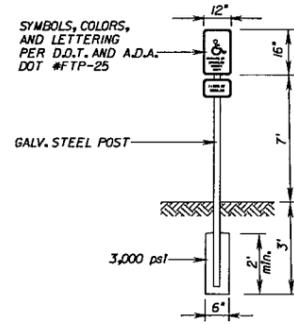
SEXTON ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 110 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE 561-792-3122 FAX 561-792-3168
 FL. REGISTRATIONS: LB0006837, EB 0007864

**EQUESTRIAN VILLAGE
 WELLINGTON, FLORIDA**

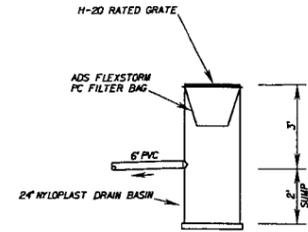
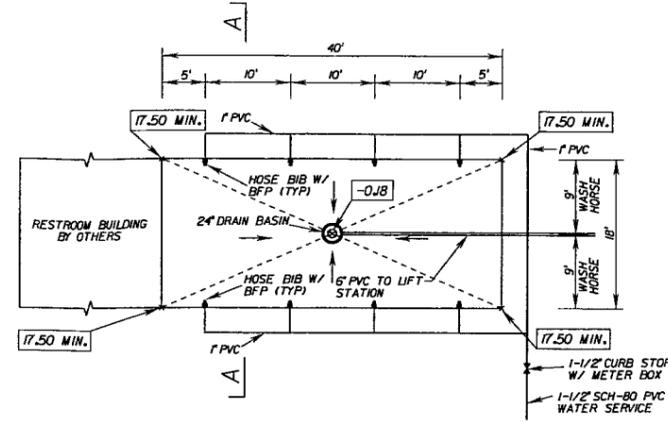
DATE 06/17/2013
 SHEET 1 OF 2
 PROJ. NO. 1428121
 SCALE 1" = 100'



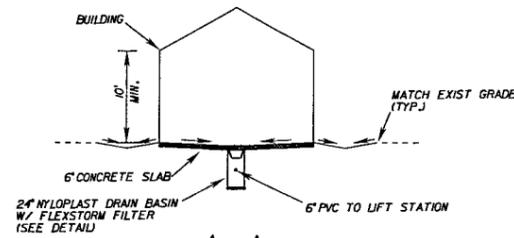
STANDARD PARKING DETAIL



HANDICAP SIGN DETAIL



24" DRAIN BASIN DETAIL
SCALE: 1" = 3'

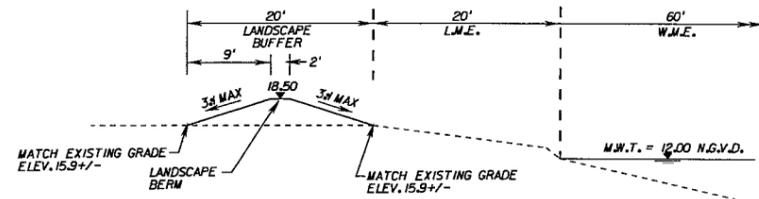


A - A
HORSE WASH RACK
SCALE: 1" = 10'

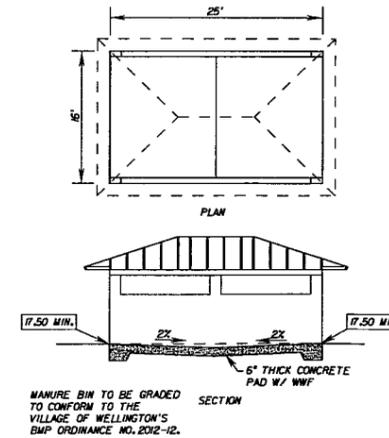
HORSE WASH RACK DETAILS

NOTES:

1. ALL HOSE BIBS ARE TO BE EQUIPPED WITH AN AUTOMATIC SHUT OFF NOZZLE TO LIMIT WATER FLOW TO THE SANITARY SEWER SYSTEM.
2. DURING MAINTENANCE WHEN THE FILTER IS REMOVED TO BE CLEANED, THE FILTER CONTAINER SHALL BE REPLACED WITH A CONTAINER WITH NO DISCHARGE OPENING TO PREVENT DISCHARGE TO THE SANITARY SEWER SYSTEM.
3. ALL FACILITIES SHALL COMPLY WITH THE VILLAGE OF WELLINGTON BEST MANAGEMENT PRACTICES.



LANDSCAPE BUFFER SECTION
ALONG EAST PROPERTY LINE



MANURE BIN DETAIL

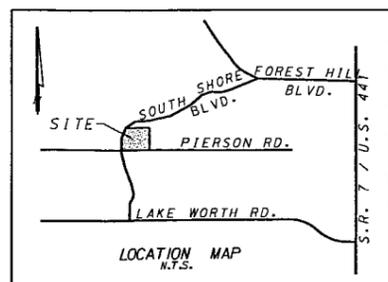
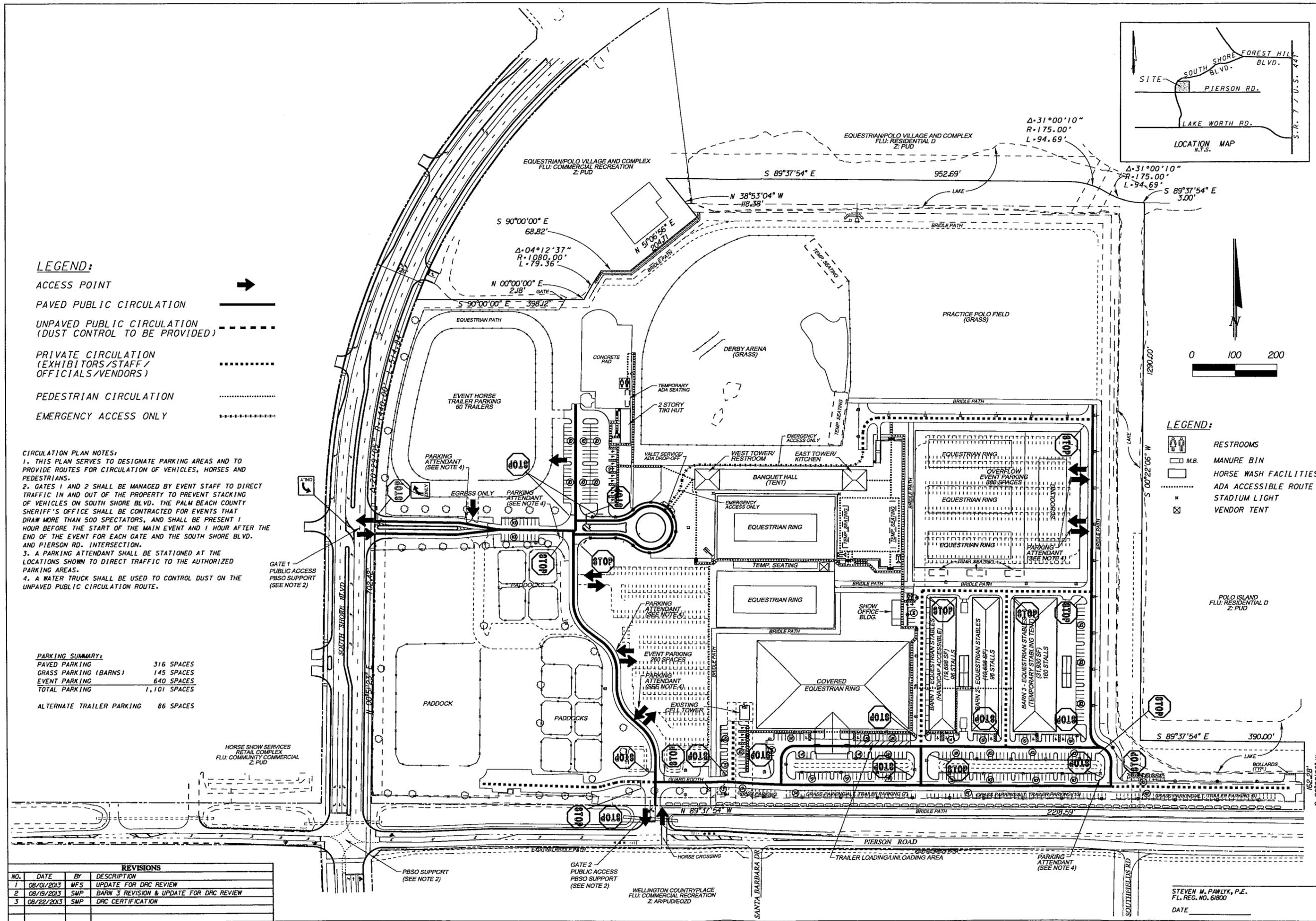
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	07/01/2013	SMP	PER DRC COMMENTS
2	08/01/2013	MFS	UPDATE FOR DRC REVIEW
3	08/19/2013	SMP	BARN 3 REVISION & UPDATE FOR DRC REVIEW
4	08/28/2013	SMP	DRC CERTIFICATION

COMMERCIAL EQUESTRIAN ARENA
CONCEPTUAL SITE PLAN
DETAILS

S. SEXTON ENGINEERING ASSOCIATES, INC.
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ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3122 FAX 561-792-3168
F.L. REGISTRATIONS: LB0006837, EB 0007864

EQUESTRIAN VILLAGE
WELLINGTON, FLORIDA

PROJ. NO. 1428T21
DATE 06/17/2013
SCALE 1" = 100'
SHEET 2 OF 2



- LEGEND:**
- ACCESS POINT →
 - PAVED PUBLIC CIRCULATION ———
 - UNPAVED PUBLIC CIRCULATION (DUST CONTROL TO BE PROVIDED) - - - - -
 - PRIVATE CIRCULATION (EXHIBITORS/STAFF/OFFICIALS/VENDORS) ·····
 - PEDESTRIAN CIRCULATION ······
 - EMERGENCY ACCESS ONLY - · - · - ·

CIRCULATION PLAN NOTES:

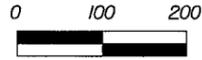
1. THIS PLAN SERVES TO DESIGNATE PARKING AREAS AND TO PROVIDE ROUTES FOR CIRCULATION OF VEHICLES, HORSES AND PEDESTRIANS.
2. GATES 1 AND 2 SHALL BE MANAGED BY EVENT STAFF TO DIRECT TRAFFIC IN AND OUT OF THE PROPERTY TO PREVENT STACKING OF VEHICLES ON SOUTH SHORE BLVD. THE PALM BEACH COUNTY SHERIFF'S OFFICE SHALL BE CONTRACTED FOR EVENTS THAT DRAW MORE THAN 500 SPECTATORS, AND SHALL BE PRESENT 1 HOUR BEFORE THE START OF THE MAIN EVENT AND 1 HOUR AFTER THE END OF THE EVENT FOR EACH GATE AND THE SOUTH SHORE BLVD. AND PIERSON RD. INTERSECTION.
3. A PARKING ATTENDANT SHALL BE STATIONED AT THE LOCATIONS SHOWN TO DIRECT TRAFFIC TO THE AUTHORIZED PARKING AREAS.
4. A WATER TRUCK SHALL BE USED TO CONTROL DUST ON THE UNPAVED PUBLIC CIRCULATION ROUTE.

PARKING SUMMARY:

PAVED PARKING	316 SPACES
GRASS PARKING (BARNS)	145 SPACES
EVENT PARKING	640 SPACES
TOTAL PARKING	1,101 SPACES

ALTERNATE TRAILER PARKING 86 SPACES

- LEGEND:**
- ♿ RESTROOMS
 - ☐ M.B. MANURE BIN
 - ☐ HORSE WASH FACILITIES
 - ⋯ ADA ACCESSIBLE ROUTE
 - ⊠ STADIUM LIGHT
 - ⊞ VENDOR TENT



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/01/2013	MFS	UPDATE FOR DRC REVIEW
2	08/19/2013	SMP	BARN 3 REVISION & UPDATE FOR DRC REVIEW
3	08/22/2013	SMP	DRC CERTIFICATION

**COMMERCIAL EQUESTRIAN ARENA
CIRCULATION PLAN**

**EQUESTRIAN VILLAGE
WELLINGTON, FLORIDA**

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PROJ. NO. 1428T21 DATE 06/17/2013 SHEET 1 OF 1
SCALE 1" = 100'

STEVEN M. PAWLKY, P.E.
FL. REG. NO. 61800
DATE _____