

## Showgrounds at Pod F – Seating and Restrooms

## STAFF REPORT

**Petition Number:** 2026-0001-ARB

**Owners/Applicants:** Far Niente Stables (IV, XXV, XXVI), LLC

**Site Address:** 3400, 3418, 3440, 3462, 3510, 3580, 3650, and 3780 Gene Mische Way, 3609 Equestrian Club Road

**PCNs:** 73-41-44-20-20-001-0000  
 73-41-44-20-20-000-0010, 0020, 0030, 0040, 0050, 0060, 0070, 0080, 0090

**Future Land Use Designation (FLUM)**  
 Equestrian Commercial Recreation (ECR)

**Zoning Designation:** Equestrian Overlay Zoning District/Planned Unit Development (EOZD/PUD); EOZD Subarea D

**Acreage:** 114.65 acres

**Request:** Approval of restroom buildings and stadium seating for the Showgrounds at Pod F

**Project Manager:**  
 Kelly Ferraiolo, Senior Planner  
[kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov)  
 (561) 753-5268

### **Location/Map:**

Pod F Phases V, VI, VII of the Wellington CountryPlace PUD ("Subject Property") at the northeast corner of Gene Mische Way and Gracida Street.



Adjacent Property	FLUM	Zoning
North	Residential B & C, Equestrian Commercial Recreation (ECR)	EOZD/PUD
South	Residential A	EOZD
East	Residential B & C, ECR	EOZD/PUD
West	Residential B & ECR	EOZD/PUD

### **Site History:**

The subject site is located within Pod F of the Wellington CountryPlace PUD. In 2024, Council approved a series of Resolutions/Ordinances for a Major Equestrian Venue within Pod F of Wellington CountryPlace directly south of the Wellington International showground. The new showground was approved for the following:

- 84,000 SF Covered Arena
- 1,108 Stalls; maximum of 1,500 stalls may be provided with an administrative site plan amendment
- 3,000 Seat International Arena

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- 1,500 Seat VIP Hospitality Area
- 1,000 Seat Special Events Pavilion
- 210 Seat Restaurant
- Derby Field
- School Areas, Lunging Rings
- 5,100 SF Retail
- Other ancillary buildings/facilities including restrooms, administrative offices, shade structures (viewing and vendor), maintenance/storage, parking, and manure bins
- Project Standards Manual (PSM) that provides design standards, landscape requirements, circulation, lots sizes, setbacks, etc. for a development.

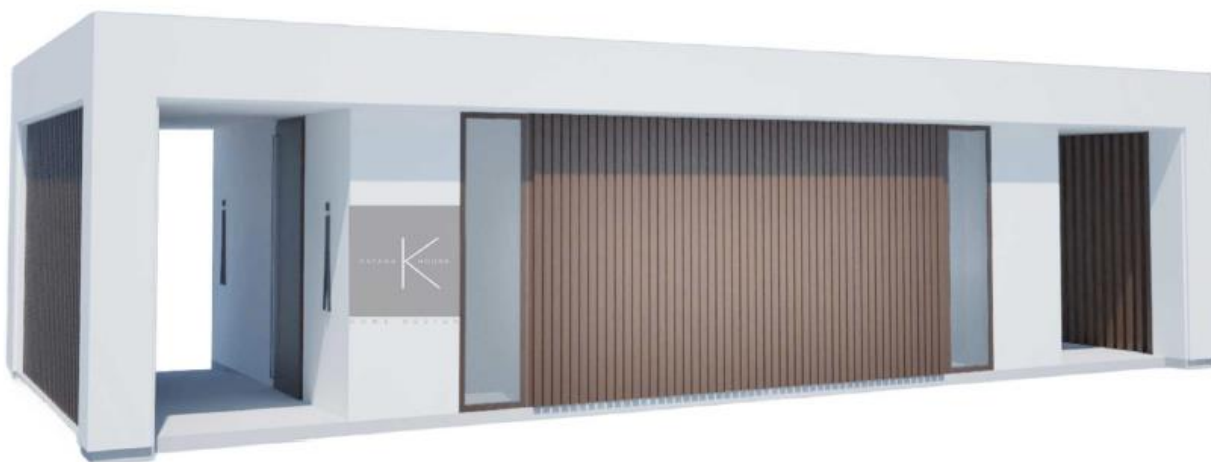
Included in the approvals was a condition that required all non-agricultural structures to obtain ARB approval prior to building permit. The applicant is requesting approval for the design and elevations for the restroom buildings that will be installed throughout the property and the stadium seating structure surrounding the main arena.

### **STAFF ANALYSIS:**

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, and materials for consistency with Section 6.4.4.B of Wellington's Land Development Regulations (LDR) and the adopted PSM.

The intent of the ARB review and approval is to ensure the architectural character and design conform to and be compatible with the general architectural character of the proposed project and surrounding area. Below are the proposed renderings of the Restroom and Stadium Seating structures and analysis of each:

### **Restrooms:**



The 646-square-foot permanent restroom facilities will be located throughout the showgrounds and not adjacent to neighboring properties. If approved, additional restroom facilities may be constructed as long as

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they meet the above elevation. The exterior materials include composite façade slat cladding, elastometric stucco, and composite slat beam panels for overhang area. The structure is sleek and modern and will complement the new showground facility. Landscape will surround each structure, which will soften the appearance.

### Stadium Seating



The stadium seating will be located around the main International Arena within the center of the venue. The structure is approximately 20 feet tall and 272 feet long. It will feature 13 rows and 1,554 permanent seats with a powder-coated guardrail. Seating will be hunter green to match the branding of the showgrounds. The open-air structure will have a cladding around the base of the metal structure with a pedestrian pathway underneath, enhancing the look of the structure.

Signage is not included in this request as a Master Sign plan will be submitted at a later date.

### **RECOMMENDATION:**

Based on the findings of fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2026-0001-ARB:

1. Exterior elevations and materials shall be consistent with Exhibit C.
2. Location of the structures may be altered during the site plan process as long as there are no changes to the elevations.
3. Signage is not included in this approval. A Master Sign Plan will be required.

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4. Permit approval is required prior to construction/installation of proposed improvements.
5. Prior to the close out of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.

**Exhibits:**

Exhibit A	Existing Site Conditions
Exhibit B	Site Plan
Exhibit C	Proposed Elevations
Exhibit D	Justification Statement