

Via Electronic Mail
and Federal Express

July 30, 2014

Ms. Awilda Rodriguez
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Petition No. 2014-003AA-015; August 6, 2014 –
Village Council Planning, Zoning and Appeals Board Meeting

Dear Ms. Rodriguez:

This correspondence is transmitted to you on behalf of Charles and Kimberly Jacobs, the owners of real property located at 2730 Polo Island Drive, A-104, Wellington, Florida, and Solar Sportsystems, Inc., the owner of real property located at 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, and is intended to serve as a formal request to make a presentation on behalf of Mr. and Mrs. Jacobs and Solar Sportsystems at the July 30, 2014 PZAB meeting. We make this request pursuant to Section 5.8 of Wellington Resolution No. 2011-75, which governs the conduct of quasi-judicial proceedings.

Enclosed please find documents we intend to rely upon at the hearing, in addition to all arguments and documents previously submitted to the Village on this matter since these appeals were filed on January 31, 2012, February 1, 2012 and April 18, 2012. We also intend to rely upon the Village Code and Comprehensive Plan, as well as all documents included in the Planning, Zoning, Engineering, and Building files and all documents and correspondence received from the Village pursuant to various public records act requests.

With regard to our presentation, we would request that we are able to make a presentation to include our expert Charles Siemon, submit relevant evidence, and be allowed to cross examine the testimony presented for each application presented to the Council.

We reserve all rights and arguments presented in all pending actions which the Village is a party to and are in no way waiving our position or arguments on those issues.

Thank you for your anticipated attention to this matter.

Sincerely,



Amy E. Huber
For the Firm

cc: Laurie Cohen, Esq.
Claudio Riedi, Esq.
Mr. Paul Schofield
Mr. Tim Stillings
Mr. Robert Basehart

Documentary Evidence in Support of Petition No. 2014-003AA-015

Wellington Planning, Zoning, and Adjustment Board (PZAB)

Wednesday, August 6, 2014 at 7:00 PM

<u>Tab</u>	<u>Document</u>
A	Appeal of Administrative Interpretations dated December 24, 2013 Re: Equestrian Village <i>Dated January 28, 2014</i>
B	Expert Witness Report by Charles L. Siemon
C	Surveyor's Report <i>Dated July 30, 2014</i>
D	Memo from Paul Schofield, Re: Equestrian Village Concept Plan <i>Dated November 5, 2012</i>
E	Building Plans for Covered Equestrian Arena
F	Building Plans for Commercial Stables

A

**Via Electronic Mail
and Federal Express**

January 28, 2014

Mr. Robert Basehart, AICP
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

**Re: Appeal of Administrative Interpretations dated December 24, 2013 re:
Equestrian Village**

Dear Mr. Basehart:

These appeals are filed on behalf of Charles and Kimberly Jacob, 2730 Polo Island Drive, A-104, Wellington, Florida and Solar Sportsystems, Inc., 13307 Polo Club Road, C-104 and C-105, Wellington, Florida (collectively, the "Appellants") the owners of real property located within the Village of Wellington. The Appellants are aggrieved and adversely affected by various administrative interpretations, rendered by the Village, related to the approvals granted to Equestrian Village. The Appellants re-file these appeals of the interpretations presented by the Village of Wellington dated December 24, 2013 (the Interpretations") under protest, and maintain that the appeals previously filed in 2012 remain valid, timely and effective and should have been processed and scheduled for hearing by the Village of Wellington.¹ Moreover, the Appellants renew their objections to being subjected to an additional process, as well as the Village's new and revised interpretations that differ from those interpretations previously provided during the public hearing and review process for Equestrian Village.

¹ A true and correct copy of the December 24, 2013 Interpretations letter is attached hereto as Exhibit "A" and incorporated herein. A true and correct copy of the Appellants December 6, 2013 correspondence with attachments including all of the prior appeals, is attached hereto as Exhibit "B" and incorporated herein. A true and correct copy of Ordinance No. 2009-17 is attached hereto as Exhibit "C" and incorporated herein.

To eliminate any potential confusion, the Appellants are appealing the interpretation of the Village Code and its application to various elements of Equestrian Village as outlined below. Enclosed please find a check for Thirty Five Hundred Dollars (\$3500.00) for the filing fee of each of these appeals. If additional forms or fees are required, please advise and we will submit them immediately upon request.

I. The Administrative Interpretation is Clearly Erroneous and Must be Reversed Because the Plain Language of the Code Limits Commercial Use to a 20,000 Square Feet Maximum within the EOZD

The Appellants contend that the Code limits commercial development within the Equestrian Overlay Zoning District (“EOZD”) to 20,000 square feet; the Village Staff believes that the Code does not limit commercial development to 20,000 square feet; these administrative appeals follow from this difference in reading the Code.

The Appellants maintain that Section 6.10.11.D of the Code is plain, clear, and unambiguous and that it plainly, clearly, and unambiguously limits the size of commercial use to no greater than 20,000 square feet. The text of the Code provides as follows:

Section 6.10.11 – Commercial Development Standards. Commercial development shall be limited to those uses intended to serve the needs of the surrounding equestrian and agricultural communities and shall be determined by such factors as size of the use and types of goods and services to be offered. In addition, commercial development shall be designed in a manner that recognizes its location within the Equestrian Preservation Areas. Commercial uses may be established subject to the requirements of this Article and these land development regulations. All permitted and conditional uses within a planned development shall be consistent with the requirements of this Section.

Section 6.10.11(D) – Size. The gross floor area of any single commercial use **shall not exceed** twenty thousand (20,000) square feet, including indoor storage, administrative offices, and similar areas.

See LDRs § 6.10.11(D) (emphasis supplied).

Thus, the Appellants believe that – pursuant to the plain language quoted above - one may not develop commercial uses in excess of 20,000 square feet based on the plain language of the Code itself. The Village staff evidently does not believe that the Code means what it says. To the contrary, the Village staff has rendered an interpretation that authorizes commercial uses in excess of 20,000 square feet only applies to retail uses and does not apply at all so long as the footprint of each commercial use is below the 20,000 square foot threshold. Simply put, we believe that the Village’s interpretation is clearly erroneous because it conflicts with the plain language of the Code and it leads to absurd results. Under the Staff’s interpretation, one could presumptively develop 200,000 square feet commercial retail on one tract of land within the EOZD so long as each retailer was 20,000 square feet or less. This makes no sense whatsoever and it is inconsistent with the plain language and intent of the Code that clearly seeks to limit commercial use within the EOZD.

The correctness of this conclusion is confirmed by reference to the definition of the word “use.” Within the Village Code, “use” means “any purpose for which a building or other structure or a tract of land may be designed, arranged, or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structures or on a tract of land.” *See* Article 3, Chapter 2 Definitions, Village Code. The word “any” means “all” – it is unambiguous and all inclusive. *See State v. Mark Marks, P.A.*, 833 So. 2d 249, 251 (Fla. 4th DCA 2002) (citing *Clark v. State*, 790 So. 2d 1030, 1032 (Fla.2001)). Thus, if and when an owner places in excess of 20,000 square feet of commercial use on land located within the EOZD, the Code is violated. To the extent that Staff seeks to countenance that violation by interpretation, its interpretation conflicts with the Code and must be reversed.

Moreover, all of these commercial structures were part of a request for a single Commercial Use – a Commercial Equestrian Arena. As such, this **single use** is limited to 20,000 square feet. Instead this **single use** actually includes a variety of commercial structures and commercial uses each exceeding the 20,000 square feet – including an 80,400 square feet commercial arena, 39,396 square feet of commercial stables, and approximately 40,000 square feet commercial seating, viewing and vendor deck – totaling in excess of 159,000 square feet (almost 8 times the maximum size permitted in the EOZD).

It is a basic principle of municipal law that a municipality must enforce the plain language of its codes as written. *See City of Jacksonville v. Sohn*, 616 So. 2d 1173,

1174 (Fla. 1st DCA 1993) (“[A]ny action taken by a municipality must be in conformity to the ordinances of the municipality.”); *accord O’Connor v. Dade Cnty.*, 410 So. 2d 605, 605 (quashing circuit court order upholding county commission zoning decision where commission did not follow procedure clearly mandated by the county code). It is equally basic that one should not construe the language of a zoning code to render it meaningless and each part of an ordinance must be given meaning. *See Raymond James Fin. Servs. v. Phillips*, 126 So. 3d 186, 2013 WL 2096252, *4 (Fla. 2013).

The Village staff believes that Section 6.10.11.D does not limit the size of any of the elements of Equestrian Village, including the commercial covered equestrian arena, the commercial stables, or the commercial seating/viewing deck/vendor area. Thus, the Appellants appeal the Village’s interpretation that Section 6.10.11(D) does not apply to any of the structures at Equestrian Village, because Section 6.10.11(D) only applies to “retail” uses in the EOZD. The plain text of the Code does not limit the size requirement to retail. It is error for Staff to administratively add language to a zoning code that does not appear within it. *See Mandelstam v. City Comm’n of City of South Miami*, 539 So. 2d 1139, 1140 (Fla. 3d DCA 1986).

The Village relies on a Memorandum dated June 17, 2004 to clarify that the restrictions are only intended to regulate commercial retail development and not the arena, stables, or the seating/viewing deck/vendor area. However, this Memorandum predates Ordinance No. 2009-17 which modified and amended the EOZD regulations. It is axiomatic that one cannot amend the zoning code other than by Ordinance. *See White v. Town of Inglis*, 988 So. 2d 163, 164 (Fla. 1st DCA 2008) (“A resolution cannot be substituted for and have the force and effect of an ordinance, nor can a resolution supply initial authority which is required to be vested by ordinance.”) (citing *Wallace v. Leahy*, 496 So. 2d 970, 971 (Fla. 3d DCA 1986)); *Brown v. City of St. Petersburg*, 153 So. 140 (Fla. 1933); *Carlton v. Jones*, 158 So. 170, 170 (1934) (“An act which is required to be accomplished by ordinance may not be accomplished by resolution.”). To be sure, the Code cannot be amended by interpretation. *See Mandelstam*, 539 So. 2d at 1140.

If the Village intended to exclude all commercial uses other than retail uses, it would have done so in the adoption of this Ordinance. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See Article 10, Sec. 6.10.11(d)*,

Village Code and does not exclude stables, arenas or other commercial structures or uses.

It is also important to note that during the two years that this matter has been pending, and that the Appellants have been meeting and speaking with the Village at no time has this memorandum been produced, provided, or referenced prior to the December 24, 2103 letter. The Appellants have filed numerous Public Records Act Requests with the Village over the course of the last two (2) years and this Memorandum was never produced in any of the numerous responses to our requests. Moreover, this Memorandum was never referenced or discussed at any of the numerous public hearings that were held over the last two (2) years on this matter.

The Appellants reject the Village's Interpretations and file these appeals of the Village's Interpretations that the Commercial Equestrian Arena, Commercial Stables, the Commercial Viewing Deck and Commercial Seating and Vendor Deck are not "Commercial Structures" regulated by Sec. 6.10.11(d). We also appeal the interpretation of the calculation of floor area for each of these structures. We continue to maintain that each of these uses exponentially exceeds the *maximum* commercial development intensity of the EOZD, and is prohibited therein. As such, it was error for the Village's administration to approve this development, and each of these structures, within the EOZD.

In an effort to provide more specificity for each of these appeals, please see the subsections below. Appellants reserve the right to supplement this appeal prior to hearing.

A. The Equestrian Arena is a "Structure" with 80,400 square feet of Floor Area

On a housekeeping note, the Village's December 24, 2013 correspondence states that our request for interpretation or appeals do not address the calculation of Floor Area for the Commercial Equestrian Arena; however, all of correspondence and appeal dated January 31, 2012 specifically appeals the Village's determination that the Commercial Equestrian Arena does not count as Floor Area.

The Village's Land Development Regulations, Florida law, and common sense require the reversal of the interpretation that the Commercial Equestrian Arena does not have any floor area. Particularly, the Village's Code defines "Floor Area" to mean "the

ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures." Relatedly, the Village's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *See* Village Code Art. 3, Ch. 2.

As clearly revealed in the site plans – and as constructed – the Equestrian Arena is a *single-story* structure. Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the Village Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its "core circulation area" as such an exemption is exclusively limited to "**multistory**" structures and therefore not applicable here. By all measurements and all definitions, the Equestrian Arena is — under the Village's Code — a "structure" comprising 80,400 square feet of Floor Area.

B. The Equestrian Arena is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the EOZD. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), Village Code. Because the Equestrian Arena exponentially exceeds the *maximum* commercial development intensity of the EOZD, it is prohibited therein. As such, it was error for the Village's administration to approve its development within the EOZD District.

Moreover, it is important to note here, that a covered *private* equestrian arena is prohibited on Commercial Recreation properties within in the EOZD pursuant to Sec. 6.10.7, Table C as adopted through Ordinance No. 2009-17. Accordingly, the covered equestrian arena could only be approved through the compatibility determination hearing for a commercial equestrian arena and the permits issued for the covered arena prior to the hearing were void as a matter of law and in error.

C. The Commercial Stables in their Entirety each have a Floor Area of 19,698 square feet

The Village's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The Village's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for **multistory** structures. "Art. 3, Ch. 2, Village Code. (Emphasis supplied). The Village's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Stables – in their entirety - are "structures" as that term is defined by the Village Code and commonly understood. By all measurements and all definitions, the entire floor area of each stable is – under the Village's Code – a "structure" comprising of square feet of Floor Area. The Village staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

The Village's March 20, 2012 letter regarding the calculation of the barns offers an "accommodation" to the Developer to reduce the floor area of each of the stables to approximately 62.4% because it is "willing to exclude the unenclosed patio areas under roof as well as the pass-through isles." This "accommodation" is erroneous and each stable in its entirety has a floor area of 19,698 square feet.

D. Commercial Use in Excess of 20,000 sq. ft is Prohibited by the EOZD District Regulations

The Stables are located within the Equestrian Overlay Zoning District ("EOZD"). The operative district regulations for the EOZD prohibit the development of any commercial **use** in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), Village Code. Because the Stables exponentially exceed the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the Village's Staff to approve the development of the commercial stables within the EOZD District.

E. The Commercial Viewing Deck, Commercial Seating and Vendor Deck is "Structure" with Floor Area

The Village's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The Village's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for **multistory** structures. "Art. 3, Ch. 2, Village Code. (Emphasis supplied). The Village's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Commercial Viewing Deck, Commercial Seating and Vendor Deck is a "structure" as that term is defined by the Village Code and commonly understood. By all measurements and all definitions, the Equestrian Arena Seating is – under the Village's Code – a "structure" comprising of square feet of Floor Area. The Village staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

F. The Commercial Viewing Deck, Commercial Seating and Vendor Deck is Prohibited by the EOZD Regulations

The Commercial Viewing Deck, Commercial Seating and Vendor Deck is located within the Equestrian Overlay Zoning District ("EOZD"). The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), Village Code. Because the Commercial Viewing Deck, Commercial Seating and Vendor Deck exponentially exceed the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the Village's Staff to approve its development within the EOZD.

II. The Administrative Interpretation is Clearly Erroneous and Must be Reversed Because the Plain Language of the Code Limits the Height for Commercial Recreation Properties to Twenty-Five (25) Feet

The Appellants renew their objections and renew their appeal to Village's interpretation that Section 6.5.8.C.2 does not apply to properties within the EOZD.

The plain language of the zoning regulations applicable to the Equestrian Village property limits the height of structures built thereon to twenty-five (25) feet. The Code sets the height limit this way:

Section 6.5.8 (C.2) - Building height. No building or structure or part thereof shall be erected or altered to a height exceeding twenty-five (25) feet in districts with a Comprehensive Land Use Plan Category of Conservation, Neighborhood Commercial, and **Commercial Recreation**.

LDRs § 6.5.8(C.2) (emphasis added).

The record facts incontestably show that (1) the Equestrian Village property is designated Commercial Recreation, and (2) the covered arena is built to a height in excess of thirty-five (35) feet. As such, it was clear reversible error for the Village to approve a structure with a height well in excess of twenty-five (25) feet.


The Village relies on Ordinance No. 2009-17 for its interpretation that the twenty-five (25) foot height limit for Commercial Recreation properties does not apply within the EOZD. Specifically, the Village states that if there is a conflict within provisions of the Village Code, then the regulations in Chapter 10 prevail. Accordingly, the Village states that the height limitation for Commercial Recreation properties in the EOZD is thirty-five (35) feet, and the Commercial Equestrian Arena does not exceed the height limitation.

The Village's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The Village's Code provides for the **maximum building height of all structures** in Section 6.5.1 and 6.5.8 of the Village Code. Art. 6. Ch. 5. Village Code. (Emphasis supplied). The Equestrian Arena is located within the EOZD and has a Comprehensive Land Use Plan category of Commercial Recreation. The controlling regulations for CR designated properties prohibits properties in excess of twenty-five (25) feet. Because the Equestrian Arena

exponentially exceeds the maximum permitted height, it is prohibited therein. As such, it was clear and reversible error for the Village's Staff to approve the height of the arena in excess of twenty-five (25) feet.

The Appellants reserve the right to supplement these appeals with additional facts, legal authority and legal arguments prior to the hearing.

Sincerely yours,



Amy E. Huber
For the firm

cc: Laurie Cohen, Esq.
Claudio Riedi, Esq.
Mr. Paul Schofield
Mrs. Awilda Rodriguez
Mr. Tim Stillings

Council

Bob Margolis, Mayor
Howard K. Coates, Jr., Vice Mayor
Matt Willhite, Councilman
Anne Gerwig, Councilwoman
John Greene, Councilman

Manager

Paul Schofield

December 24, 2013

John Shubin, Esq./Jeff Bass, Esq./Amy Huber, Esq.
Law Offices of Shubin & Bass
45 S.W. 1st Street, 3rd Floor
Miami, Florida 33130
Jupiter, Florida 33458

SUBJECT: Requests for Planning & Zoning interpretation related to Chapter 10, Section 6.10.11(D) and Article 6, Section 6.5.8.C.2 of the Village of Wellington Land Development Regulations. Issues addressed are the size of the barns (aggregate), covered arena, viewing deck/vender area/seating area at the property/project known as the Equestrian Village.

Dear Msrs. Shubin & Bass and Ms. Huber:

This letter is in response to your request for interpretation of the above referenced provisions of the Village of Wellington Land Development Regulations. Your request for interpretation includes an opinion that the existing facilities referenced above were approved erroneously, because they do not comply with the Code provisions referenced. The Village staff interpretations of the subject provisions are as follows:

Chapter 10, Section 6.10.11(D):

This provision is a subsection of Section 6.10.11, which provides Development Standards for commercial uses within the Equestrian Overlay Zoning District (EOZD). The subsection in question provides that single (individual) uses governed therein shall not exceed a gross floor area of twenty thousand (20,000) square feet. You note that several uses of the Equestrian Village site exceed 20,000 square feet. In your various request forms you include the stables, the covered equestrian arena structure, viewing deck, and the outdoor seating/vendor areas.

The staff's interpretation of the provisions of Section 6.10.11 is that the intent of this Section is to regulate retail development allowed within the EOZD, and that the size limitation provided in Subsection 6.10.11(D) does not apply to the structures or uses that are referenced in your request. This interpretation is supported by the intent statement at the beginning of the Section, where it is stated that commercial uses regulated by this section shall be limited to those that provide goods and services that serve the equestrian and agricultural community. This is repeated in Subsection B (Orientation and Scale) where it indicates that commercial uses should be oriented toward agricultural and equestrian uses of a community serving nature, which implies retail and service oriented uses. Further, in Subsection C (Architecture) it is stated that commercial buildings and centers should be of a mass, bulk and style that is consistent with equestrian uses such as barns and stables. This is a clear indication that structures that serve agricultural or equestrian activities and uses such as barns, stables, arenas, spectator areas and uses are not intended to be considered commercial for the application of the development standards of this section.

John Shubin, Esq./Jeff Bass, Esq./Amy Huber, Esq.
Response to Request for Planning & Zoning Interpretation
December 24, 2013
Page 2.

This interpretation is not one that has been made as a part of the review and permitting for the Equestrian Village project. I am attaching a copy of an interpretation/policy memo that was made in 2004. Although the actual Section number has changed slightly due to LDR amendments to the EOZD, the subject matter is the same provision which you are currently addressing.

The one part of your inquiry that we believe is subject to the 20,000 square foot limitation are retail uses. Subsection 6.10.11(D) provides that the gross floor area limitation applies to any single use on the site. This would apply to any individual business, but does not limit the total floor area of any category of use cumulatively. Therefore, in the vendor area, the total floor area allowed for any individual vendor space is 20,000 square feet, but the cumulative floor area for vendors is not limited by this provision. The same would also apply to restaurant spaces. No individual restaurant or food service space can exceed 20,000 square feet, but the cumulative total of restaurant space is not regulated by this provision. Barns are not regulated by this provision, as noted above. However, even if they were, each barn would be regulated individually. Since the two constructed barns are both less than 20,000 square feet in size, there would be no Code issue.

It is important to note the equestrian arena is a structure or use which is not regulated by the provisions of Section 6.10.11(D). Further, as you are aware, it is the staff's opinion that the structure in question has no floor area, by definition. In the past you have expressed disagreement with this interpretation. However, that issue has not been addressed in your current request for interpretation. Therefore, it is our understanding that you are not currently pursuing the issues of the floor area calculation for the barn structure or the covered arena structure.

Article 6, Section 6.5.8.C.2:

Section 6.5.8.C.2 does provide that generally buildings designated Commercial Recreation by the Comprehensive Plan are limited to a building height of 25 feet. However, that height restriction is superseded by Section 6.10.6.B (Table B) which provides for a maximum height limit of 35 feet for properties within the EOZD. The property in question is within the EOZD. Section 6.10.2 provides that where a conflict exists between Section 6.10 (EOZD) and other provisions of the Land Development Regulations, the provisions of this Section (Section 6.10) shall govern. Therefore, the maximum 35 foot height limit applies for the property in question.

If you have any questions regarding this matter or action, please do not hesitate to contact me.

Very truly yours,



Robert E. Basehart, AICP
Project Director

Cc: Paul Schofield, Village Manager
Tim Stillings, Planning and Development Services Director
Laurie Cohen, Village Attorney
David Flinchum, Planning & Zoning Manager



VILLAGE OF WELLINGTON

Planning, Zoning & Building Department

Policy Number P&D-2004-000-01

Date Approved: June 17, 2004

SUBJECT: Commercial developments within the Equestrian Overlay Zoning District (EOZD)

CROSS-REFERENCE: Section 6.10.K. of the Unified Land Development Code (ULDC).

PURPOSE: To clarify what type of commercial development is governed by the Commercial Development Standard of the EOZD.

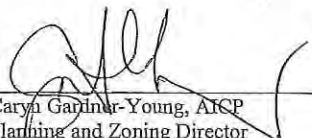
POLICY: Section 6.10.K. of the ULDC outlines land development regulations for commercial development within the EOZD. Included in Section 6.10.K. are regulations for:

1. Planned Development Rezoning;
2. Orientation and Scale;
3. Architecture;
4. Size;
5. Hours of Operation;
6. Lighting;
7. Outdoor Display and Storage; and
8. Buffers.

The intent of Section 6.10.K. was to specifically regulate commercial retail development. There were no intentions for this provision to apply to commercial stables.

PROCEDURE: The Planning and Zoning Division will review petitions for commercial developments within the EOZD in according with this policy.


Paul Schofield, AICP
Community Service Director


Caryn Gardner-Young, AICP
Planning and Zoning Director

Via Electronic Mail

December 6, 2013

Laurie Stillwell Cohen, Esq.
Village Attorney
Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

Re: Administrative Appeals

Dear Laurie:

This correspondence is transmitted to you in response to your November 7th letter regarding the four (4) administrative appeals that have been pending before the Village of Wellington for almost two years. These appeals were properly and timely filed with the Village Clerk and Village Attorney and were accepted by the Village. At no time during this time has the Village advised that the appeals were not timely or appropriately filed, or that a form needed to be filed to perfect their status, even though we specifically asked at the time of filing if any forms or fees were needed. A copy of the appeals are attached to this correspondence.

The interpretations that were appealed were already provided and the Village has stood by those interpretations for the last two years during the permitting and approval process of Equestrian Village. At the October 22, 2013 hearing, I raised the fact that the Village (the Developer) was again relying on the exact interpretations that had been appealed and that no final decision had been provided as to the propriety of the Village's position because the Village had failed to set them for hearing.

Your correspondence contemplates a process when an interpretation has not been provided. This is not the case under the current circumstances. The Village has repeatedly provided its interpretation in numerous public forums, and accordingly, that is the interpretation that has been appealed, and that is the process


that we were advised by the prior Village Attorney and Staff to follow. The process you are requesting us to follow is only available when an interpretation has not been given.

Nonetheless, you have specifically advised that you are in no way challenging our right to the appeals that we have filed or trying to prohibit our appellate rights from moving forward. You have further advised that the Village will not change the previous determinations that it has rendered on numerous occasions. Accordingly, while preserving our arguments, and without waiving our right to challenge the requirement to file under these circumstances (through the filing of an action for declaratory relief), I am filing the attached forms under protests and request that this matter be immediately addressed so that we can move forward in this process.

I am also forwarding a check in the amount of \$2000.00 to process these appeals.

Thank you for your anticipated attention to this matter.

Sincerely,


Amy E. Huber
For the firm

Enc.

cc: Claudio Riedi, Esq.
Mr. Paul Schofield
Mr. Tim Stillings



WELLINGTON

A Great Hometown...
Let Us Show You!

Planning, Zoning Division

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charles and Kimberly Jacobs & Solar Sportsy stems

Address: see attached City: _____ ST _____ Zip _____

Phone: _____ FAX: _____

Agent: * Shubin & Bass, P.A. John Shubin, Jeff Bass, Amy Hub

Company Name: _____

Address: 46 SW 1st St. 3rd Fl City: Miami ST FL Zip 33136

Phone: 305-381-6060 FAX: 305-381-9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested
Be specific with respect to the nature of your interpretation request)

Please see attached.

B. Project Name (if applicable):

Equestrian Village

C. Project Address (if applicable)

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena

Dear Ms. Rodriguez:

This appeal is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively. The Appellants are aggrieved and adversely affected by an administrative interpretation, rendered by the City, related to the calculation of Floor Area for an Equestrian Arena that is approximately 80,400 square feet in size (the "Subject Interpretation"). (The Equestrian Arena is described in detail in Exhibit A (attached)). The Subject Interpretation is erroneous and must be reversed.

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

**I. The Equestrian Arena is a "Structure" with 80,400 square feet
of Floor Area**

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three

(3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the City Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its floor area because the only enumerated definitional exception is limited to **multistory** structure which this is not. Under the doctrine of *expressio unius est exclusion alterius*, the Code's express mention of one exclusion directly implies that none other exists. By all measurements and all definitions then, the Equestrian Arena is – under the City's Code – a "structure" comprising 80,400 square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). *See* Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

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LAW OFFICES
SHUBIN & BASS

P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena Seating

Dear Ms. Rodriguez:

This correspondence is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively, and is intended to supplement the Appellants' previous appeal filed today and attached hereto as Exhibit "A." The Appellants also appeal the administrative interpretation related to the calculation of Floor Area for the Equestrian Arena Seating as depicted in Exhibit "B." ("Seating Interpretation").

Please consider this correspondence as the Appellants' appeal of the Seating Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena Seating is a "Structure" with Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

City Clerk
January 31, 2012
2 | Page

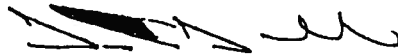
Legally and grammatically, it is clear that the Equestrian Arena Seating is a "structure" as that term is defined by the City Code and commonly understood. By all measurements and all definitions, the Equestrian Arena Seating is – under the City's Code – a "structure" comprising of square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena Seating is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). *See* Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the *maximum* permitted commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena

Dear Ms. Rodriguez:

This appeal is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively. The Appellants are aggrieved and adversely affected by an administrative interpretation, rendered by the City, related to the calculation of Floor Area for an Equestrian Arena that is approximately 80,400 square feet in size (the "Subject Interpretation"). (The Equestrian Arena is described in detail in Exhibit A (attached)). The Subject Interpretation is erroneous and must be reversed.

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena is a "Structure" with 80,400 square feet of Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three

(3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the City Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its floor area because the only enumerated definitional exception is limited to *multistory* structure which this is not. Under the doctrine of *expressio unius est exclusio alterius*, the Code's express mention of one exclusion directly implies that none other exists. By all measurements and all definitions then, the Equestrian Arena is – under the City's Code – a "structure" comprising 80,400 square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). *See* Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the *maximum* permitted commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,

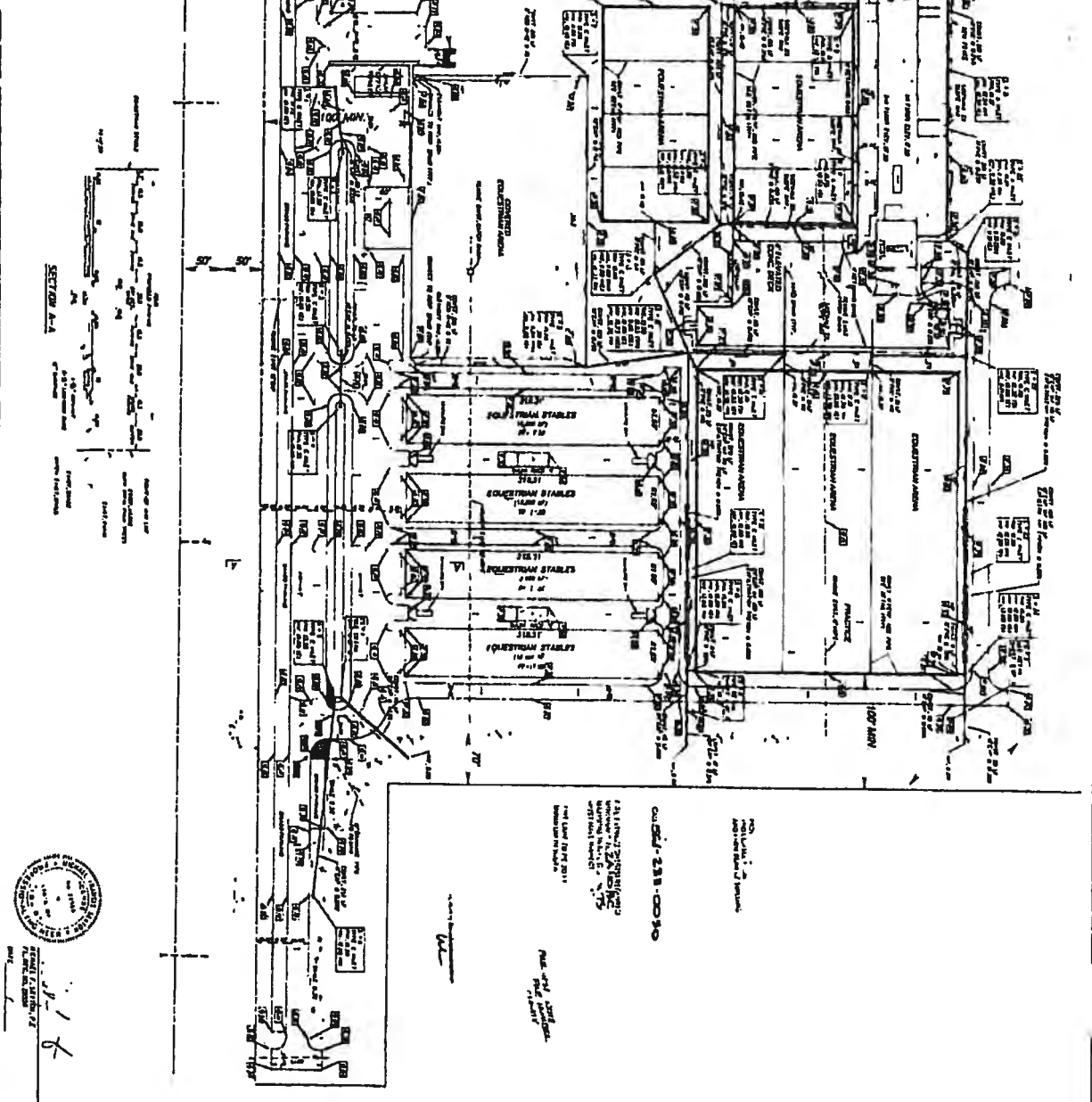


John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.

DATE	BY	REVISION
01/10/01	W. J. Sexton	1.0
02/10/01	W. J. Sexton	2.0
03/10/01	W. J. Sexton	3.0
04/10/01	W. J. Sexton	4.0
05/10/01	W. J. Sexton	5.0
06/10/01	W. J. Sexton	6.0
07/10/01	W. J. Sexton	7.0
08/10/01	W. J. Sexton	8.0
09/10/01	W. J. Sexton	9.0
10/10/01	W. J. Sexton	10.0
11/10/01	W. J. Sexton	11.0
12/10/01	W. J. Sexton	12.0



W. J. Sexton
Professional Engineer
State of Florida
License No. 12345

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
40 Ponce de Leon Street, Suite 400
Royal Palm Beach, Florida 33411
Phone 561-752-3122 Fax 561-752-3168
FL Registration: LB000037, EB 000084

LAW OFFICES
SHUBIN & BASS

P R O F E S S I O N A L A S S O C I A T I O N

Via Hand Delivery

February 1, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Height of Equestrian Arena

Dear Ms. Rodriguez:

This correspondence is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively, and is intended to supplement the Appellants' two previous appeals filed yesterday and attached hereto as composite Exhibit "A." The Appellants also appeal the administrative interpretation related to the height of the Equestrian Arena located at Equestrian Village. ("Height Interpretation").

Please consider this correspondence as the Appellants' appeal of the Height Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. Maximum Building Height

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code provides for the **maximum building height** of all structures in Section 6.5.1 and 6.5.8 of the City Code. Art. 6, Ch. 5, City Code. (Emphasis supplied). Section 6.5.8.C.2 of the City's Code requires that "No building or structure or part thereof shall be erected or altered to a height exceeding twenty-five (25) feet in districts with a Comprehensive Land Use Plan Category of Conservation, Neighborhood Commercial, and **Commercial Recreation**." (emphasis supplied.) The Equestrian Village Property is designated Commercial Recreation with a maximum height limitation of twenty-five feet.

II. The Equestrian Arena is Prohibited by the Maximum Height Regulations for Commercial Recreation Properties

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD") and has a Comprehensive Land Use Plan category of Commercial Recreation. The controlling regulations for CR designated properties prohibits properties in excess of 25 feet. Because the Equestrian Arena exponentially exceeds the *maximum permitted* height, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve the height of the arena in excess of 25 feet.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,

A handwritten signature in black ink, appearing to read "John K. Shubin", with a long horizontal flourish extending to the right.

John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena

Dear Ms. Rodriguez:

This appeal is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively. The Appellants are aggrieved and adversely affected by an administrative interpretation, rendered by the City, related to the calculation of Floor Area for an Equestrian Arena that is approximately 80,400 square feet in size (the "Subject Interpretation"). (The Equestrian Arena is described in detail in Exhibit A (attached)). The Subject Interpretation is erroneous and must be reversed.

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

**I. The Equestrian Arena is a "Structure" with 80,400 square feet
of Floor Area**

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three

(3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*


Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the City Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its floor area because the only enumerated definitional exception is limited to **multistory** structure which this is not. Under the doctrine of *expressio unius est exclusio alterius*, the Code's express mention of one exclusion directly implies that none other exists. By all measurements and all definitions then, the Equestrian Arena is – under the City's Code – a "structure" comprising 80,400 square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). *See* Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.

LAW OFFICES
SHUBIN & BASS

P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena Seating

Dear Ms. Rodriguez:

This correspondence is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively, and is intended to supplement the Appellants' previous appeal filed today and attached hereto as Exhibit "A." The Appellants also appeal the administrative interpretation related to the calculation of Floor Area for the Equestrian Arena Seating as depicted in Exhibit "B." ("Seating Interpretation").

Please consider this correspondence as the Appellants' appeal of the Seating Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

1. The Equestrian Arena Seating is a "Structure" with Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

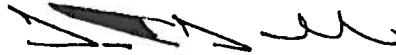
Legally and grammatically, it is clear that the Equestrian Arena Seating is a "structure" as that term is defined by the City Code and commonly understood. By all measurements and all definitions, the Equestrian Arena Seating is – under the City's Code – a "structure" comprising of square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena Seating is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). *See* Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the *maximum* permitted commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena

Dear Ms. Rodriguez:

This appeal is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively. The Appellants are aggrieved and adversely affected by an administrative interpretation, rendered by the City, related to the calculation of Floor Area for an Equestrian Arena that is approximately 80,400 square feet in size (the "Subject Interpretation"). (The Equestrian Arena is described in detail in Exhibit A (attached)). The Subject Interpretation is erroneous and must be reversed.

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena is a "Structure" with 80,400 square feet of Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three

City Clerk
January 30, 2012
2 | Page

(3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the City Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its floor area because the only enumerated definitional exception is limited to *multistory* structure which this is not. Under the doctrine of *expressio unius est exclusio alterius*, the Code's express mention of one exclusion directly implies that none other exists. By all measurements and all definitions then, the Equestrian Arena is – under the City's Code – a "structure" comprising 80,400 square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). *See* Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the *maximum* permitted commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,

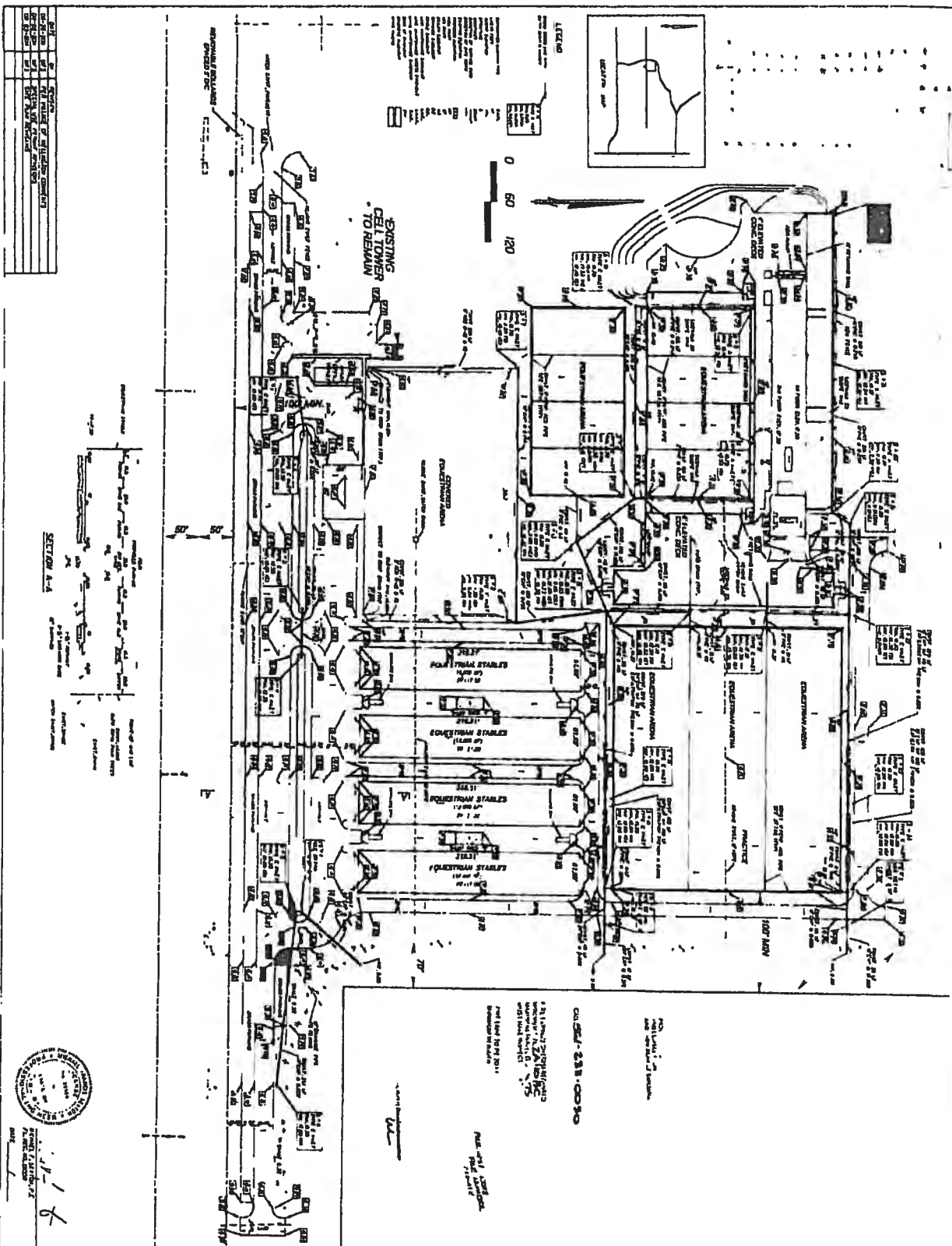


John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.

id#	#	name
06-18-20	92	W2 raised by military company
07-18-20	93	Killed at river camp
08-18-20	94	not now missing



SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
40 Ponce de Leon Street, Suite 100
Royal Palm Beach, Florida 33411
Phone 561-732-3122 Fax 561-732-3168
FL Registrations: L80000837, E8 0007064

Amy Huber

From: Amy Huber
Sent: Wednesday, April 18, 2012 7:19 PM
To: 'arodriguez@wellingtonfl.gov'; 'jkurtz@wellingtonfl.gov'; 'rbasehart@wellingtonfl.gov'; 'dflinchim@wellingtonfl.gov'; 'pschofield@wellingtonfl.gov'
Cc: John Shubin
Subject: Appeal of Administrative Interpretation - Barn FAR letter
Attachments: bellissimo barns FAR.docx

Importance: High

Dear Ms. Rodriguez:

This correspondence is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively, and is intended to appeal the administrative interpretation related to the calculation of Floor Area for the east and west barns (the "Subject Interpretation")(A true and correct copy of the Subject Interpretation is attached to this e-mail).

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. This appeal is filed in an abundance of caution via e-mail this evening, as we only learned of this Interpretation less than hour ago, despite our numerous public records act requests and specific requests for this exact information. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Stables in their Entirety are Structures with Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Stables – in their entirety - are "structures" as that term is defined by the City Code and commonly understood. By all measurements and all definitions, the entire floor area of each stable is – under the City's Code – a "structure" comprising of square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. Commercial Use in Excess of 20,000 sq. ft is Prohibited by the EOZD District Regulations

The Stables are located within the Equestrian Overlay Zoning District ("EOZD"). The operative district regulations for the EOZD prohibit the development of any commercial **use** in excess of 20,000 square feet of gross floor area. See Article 10, Sec. 6.10.11(d), City Code. Because the

Stables exponentially exceed the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City provides us with the additional documentation requested as they were required to do by law.

Thank you for your anticipated attention to this matter.

Amy E. Huber, Esq.
Shubin & Bass, P.A.
46 S.W. 1st Street
Third Floor
Miami, Florida 33130
ahuber@shubinbass.com
Tel. (305) 381-6060
Fax (305) 381-9457

Attention: The information contained in this e-mail message is confidential information and privileged. The information contained herein is intended solely for the use of the individual(s) named above. If the recipient of this message is not the intended recipient, you are hereby notified that any distribution or dissemination of this communication is strictly prohibited. In the event that you have received this communication in error, please contact the sender by reply e-mail and destroy any and all copies of the original message.

From: Jeff S. Kurtz [mailto:jkurtz@wellingtonfl.gov]
Sent: Wednesday, April 18, 2012 6:50 PM
To: John Shubin; Amy Huber
Subject: FW: Barn FAR letter

Copy of barn FAR letter.

From: Robert Basehart
Sent: Wednesday, April 18, 2012 6:26 PM
To: Jeff S. Kurtz
Subject: Barn FAR letter

Robert Basehart, AICP
Growth Management Director
Wellington, Florida
12300 Forest Hill Boulevard, Wellington, FL 33414
561/753-2578 FAX 561/791-4045

E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

Communication made through e-mail or any other computer messaging system shall in no way be deemed to constitute legal notice to The City of Wellington or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action

Council

Darell Bowen, Mayor
Matt Willhite, Vice Mayor
Dr. Carmine A. Priore, Mayor pro tem
Howard K. Coates, Jr., Councilman
Anne Gerwig, Councilwoman

Manager
Paul Schotfield

March 20, 2012

Mark Bellissimo, Managing Member
Far Niente Stables II, LLC
114440 Pierson Road
Wellington, Florida 33414

SUBJECT: STABLE STRUCTURES AT EQUESTRIAN VILLAGE EQUESTRIAN VILLAGE PROPERTY (aka POLO VILLAGE II); PROPERTY (59.29 ACRES) LOCATED AT N.E. CORNER OF SOUTH SHORE BLVD & PIERSON RD., WELLINGTON.

Dear Mr. Bellissimo:

This letter is to inform you that after having reviewed the physical construction of the recently installed stable structures at the above referenced property it is our determination the majority of the area under roof in each structure must be counted as floor area.

Originally, descriptions that you gave indicated the interior stalls would not be attached to structural components supporting the roofs and the top of the stalls would be substantially below the eave line of the buildings. This would have resulted in a true and readily apparent separation between the roof structure and the individual horse stalls. It was understood the stable structures would have no walls on any side. We were told that stables & structures would be constructed just like the stables at the Jim Brandon Equestrian Center owned and operated by Palm Beach County. After having visited the Jim Brandon Center, we were in agreement that your proposed stable buildings could qualify to not count as building square footage for the purpose of calculating the floor area ratio for the overall Equestrian Village site.

After having visited your site and inspected the completed stable buildings, we have concluded what has been constructed is not consistent with our earlier understanding, and that the buildings do not meet the test for exclusion from floor area calculations. The exterior face of the structure constitutes a wall system both visually and as a practical matter a part of the overall structural support. The end walls absolutely enclose the structure and the stable units extend up to essentially eave level and are physically attached to structural components. Since the majority of the sides of the structure are enclosed by walls, the majority of the interior area will be considered as building floor area.

Mark Bellissimo
Equestrian Village Floor area
March 20, 2012
Page 2.

I am willing to exclude from the floor area calculations the unenclosed patio areas under roof at both ends of the building, as well as the east/west pass-through isles between the banks of stalls (since they do not have side walls).

This accommodation will reduce the floor area of the stable buildings to approximately 62.4% of the area under roof, which will result in a calculated floor area of 12,295 square feet per building for the 19,698 sq. ft per building area under roof. I certainly invite you to provide more exact calculations and am open to making reasonable adjustments with any supportive documentation you may provide.

Please also be advised that in the event you believe that my determination is not correct, you have the right to appeal it to the Planning, Zoning & Appeals Board. They are empowered to make binding interpretations on the provisions of the Village's Land Development Code.

If you have any questions relative to any of the information provided in this letter, please do not hesitate to contact me..

Very truly yours,

Robert E. Basehart, AICP
Growth Management Director

Cc: Paul Schofield, Village Manager
Jim Barnes, Director of Operations
Jeff Kurtz, Village Attorney
David Flinchum, Planning & Zoning Manager
Jacek Tomasik, Building Official



WELLINGTON

A Great Hometown...
Let Us Show You!

Planning, Zoning Division

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charlie & Kim Jacobs/Solar Sportsystems, Inc.

Address: 2730 Polo Island Dr., A104
13207 Polo Club Rd., C104/C105 City: Wellington ST FL Zip _____

Phone: _____ FAX: _____

Agent: * John Shubih, Jeff Bass, Amy Huber

Company Name: Shubih & Bass, P.A.

Address: 4650 1st St, 3rd Floor City: Miami ST FL Zip: 33130

Phone: 305.381.10060 FAX: 305.381.9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request)

Article 10, section 6.10.11(d)

The Commercial Stables in their entirety - are structures - and exceed the 20,000 commercial use limited in EODD. The commercial stables violate sec. 6.10.11(d).

See attached appeal.

B. Project Name (if applicable):

Equestrian Village

C. Project Address (if applicable)



WELLINGTON

A Great Hometown...
Let Us Show You!

Planning, Zoning Division

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charlie & Kim Jacobs / Solar Sportsystems, Inc.
Address: 2730 Polo Island Dr. #104 City: Wellington ST FL Zip:
Address: 13307 Polo Club Rd, Clot/Clos City: Wellington ST FL Zip:
Phone: FAX:

Agent: * John Shubin, Jeff Bass, Amy Huber
Company Name: Shubin & Bass, P.A.
Address: 46 SW 1st St, 3rd FL City: Miami ST FL Zip: 33130
Phone: 305.381.6060 FAX: 305.381.9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request):

Article 10, Sec. 6.10.11(d)

The commercial arena viewing deck/vendor/seating area is in excess of 29000 sq. ft. and exceeds the maximum permitted commercial use allowed in the E02D pursuant to Article 10, Sec. 6.10.11(d.)

See attached appeal.

B. Project Name (if applicable):

Equestrian Village

C. Project Address (if applicable):



WELLINGTON

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Planning, Zoning Division

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charlie & Kim Jacobs / Solar Sportsystems, Inc.

Address: 2730 Polo Island Dr, A-104
13307 Polo Club Rd, C-1049C-105 City: Wellington ST FL Zip: _____

Phone: _____ FAX: _____

Agent: * John Shubin, Jeff Bass, and Amy Huber

Company Name: Shubin & Bass, P.A.

Address: 46 SW 1st St, 3rd Floor City: Miami ST FL Zip: 33130

Phone: 305.381.6060 FAX: 305.381.9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request):

Article 10, Sec. 6.10.11(d)

The covered commercial equestrian arena is 80,400 sq. ft. This is in excess (4x) of the maximum permitted commercial use permitted in the EODD pursuant to Article 10, Sec. 6.10.11(d).

See attached appeal dated January 30, 2012.

B. Project Name (if applicable):

Equestrian Village

C. Project Address (if applicable):



WELLINGTON

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Planning, Zoning Division

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charlie & Kim Jacobs / Solar Sportsystems, Inc

Address: 2730 Polo Island Dr, A104
13207 Polo Club Rd, A104/C105 City: Wellington ST FL Zip: _____

Phone: _____ FAX: _____

Agent: * John Shubin, Jeff Bass, Amy Huber

Company Name: Shubin & Bass, P.A.

Address: 46 SW 1st St, 3rd FL City: Miami ST FL Zip: 33136

Phone: 305.381.6000 FAX: 305.381.9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

- A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request)

Section 6.5.8.C.2

The Commercial Covered Equestrian Arena is approximately 45 feet in height. The maximum permitted height for Commercial Recreation properties is 25 feet. The Commercial Covered Equestrian Arena violates Section 6.5.8.C.2.

See attached appeal

- B. Project Name (if applicable):

Equestrian Village

- C. Project Address (if applicable)

ORDINANCE NO. 2009-17

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, PERTAINING TO ZONING; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE VILLAGE OF WELLINGTON BY AMENDING ARTICLE 6, CHAPTER 10, "EQUESTRIAN OVERLAY ZONING DISTRICT;" AMENDING SECTION 6.10.3 REGARDING "DEFINITIONS," PROVIDING FOR DEFINITIONS OF "COVERED EQUESTRIAN ARENA" AND FOR "RECREATIONAL VEHICLE;" AMENDING SECTION 6.10.4 REGARDING "SUBAREAS" BY CREATING A NEW SUBAREA E; AMENDING SECTION 6.10.6 REGARDING "DEVELOPMENT STANDARDS" BY PROVIDING SETBACKS FOR ROOFED EQUESTRIAN ARENAS AND BY INCREASING THE PERMITTED FLOOR AREA RATIO FOR STRUCTURES; AMENDING SECTION 6.10.7.A REGARDING "PRINCIPAL AND CONDITIONAL USES" BY AMENDING TABLE C TO CHANGE CERTAIN PERMITTED AND ACCESSORY USES; AMENDING SECTION 6.10.7.B REGARDING "ADDITIONAL STANDARDS," PROVIDING FOR ADDITIONAL STANDARDS FOR OUTDOOR AUCTIONS AND BED AND BREAKFAST ESTABLISHMENTS; AMENDING SECTION 6.10.8 REGARDING MAXIMUM DENSITY AND MINIMUM LOT SIZE REQUIREMENTS AND AMENDING PROVISIONS REGARDING CLUSTER DEVELOPMENT; AMENDING SECTION 6.10.9 REGARDING "SUPPLEMENTAL DISTRICT REGULATIONS" AND PROVIDING FOR ADDITIONAL REGULATIONS FOR TEMPORARY RESIDENCES, ROOFED EQUESTRIAN ARENAS, USE OF TENTS AS TEMPORARY STALLS, PARKING ON PUBLIC RIGHTS-OF-WAY, STORAGE OF HORSE TRAILERS, AND FENCING; AMENDING SECTION 6.10.10 REGARDING "BRIDLE TRAILS AND EASEMENTS," PROVIDING FOR DEDICATION OF BRIDLE TRAILS; AMENDING SECTION 6.10.12.D REGARDING "SUPPLEMENTAL REGULATIONS FOR BARNs AND STABLES," ELIMINATING DEVELOPMENT REVIEW COMMITTEE FOR CERTAIN SITE PLANS; AMENDING SECTION 6.10.12.E REGARDING "ADDITIONAL SITE PLAN REVIEW," PROVIDING FOR REVIEW OF CERTAIN SITE PLANS BY THE EQUESTRIAN PRESERVE COMMITTEE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Wellington, Florida ("Village"), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the Village of Wellington has determined that the existing Village regulations should be amended for the Equestrian Overlay Zoning District (EOZD); and

WHEREAS, the recommended modifications to the EOZD were presented to the Equestrian Preservation Committee (EPC) at its public hearing conducted on October 14, 2009, and the EPC has made a recommendation to the Planning, Zoning and Adjustment Board; and

1 **WHEREAS**, the proposed modifications to the EOZD was presented to the Planning,
2 Zoning and Adjustment Board (PZAB) at its public hearing conducted on November 5, 2009,
3 and the PZAB has made recommendations to the Village Council; and

4 **WHEREAS**, in accordance with the requirements of Chapter 163, Florida Statutes, the
5 Village Planning, Zoning and Adjustment Board, acting as the Land Development Regulation
6 Board, has reviewed the proposed Ordinance and has determined that the proposed regulation
7 is consistent with the Village of Wellington's Comprehensive Plan; and

8
9 **NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE**
10 **VILLAGE OF WELLINGTON, FLORIDA, THAT:**

11 **SECTION 1:** Article 6. Zoning Districts, Chapter 2. "Zoning District Purposes" Section
12 6.2.17. of the Village of Wellington's Land Development Regulations is hereby amended to read
13 as follows:

14 Section 6.2.17 ~~EOD~~ EOZD ("Equestrian Overlay Zoning District")

15 The purpose and intent of the ~~EOD~~ Equestrian Overlay Zoning District (EOZD) is to protect and
16 enhance the Equestrian Preservation Areas of ~~the Village of~~ Wellington, as created by the
17 Comprehensive Plan; to preserve, maintain and enhance the equestrian community associated
18 with the Village of Wellington; to preserve, maintain and enhance the rural lifestyle associated
19 with the equestrian community; to identify and encourage types of land uses that are supportive
20 of the equestrian and rural character of the Equestrian Preservation Areas; and to preserve,
21 maintain and enhance development patterns which are consistent with the overall character of
22 the equestrian community. The EOD is consistent with all future land use designations in the
23 Land Use Element in the Wellington Comprehensive Plan. Uses in the EOD shall be as
24 provided in the zoning regulations for that district, subject to the supplementary standards
25 contained in the LDR.

26 **SECTION 2:** Article 6 "Zoning Districts" Chapter 10 "Equestrian Overlay Zoning
27 District" of the Village of Wellington's Local Development Regulations is hereby amended to
28 read as follows:

29 **Chapter 10. EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)**

30 **Sec. 6. 10. 1 Purpose and Intent**

31 The purpose and intent of these Equestrian Overlay Zoning District (EOZD) regulations is:

32 **A. Protection**

33 To protect and enhance the Equestrian Preservation Areas of the Village, as created
34 by the Comprehensive Plan.

35 **B. Preservation**

36 To preserve, maintain, and enhance the equestrian community associated with the
37 Village of Wellington.

38 **C. Rural lifestyle**

39 To preserve, maintain, and enhance the rural lifestyle associated with the equestrian
40 community.

41 **D. Land uses**

To identify and encourage types of land uses that are supportive of the equestrian and rural character of the Equestrian Preservation Areas.

E. Development patterns

To preserve, maintain, and enhance development patterns which are consistent with the overall character of the equestrian community.

Sec. 6. 10. 2 Applicability and Conflicts

The provisions of this Article shall apply to all land located within the Equestrian Preservation Areas, as identified on the Future Land Use Map of the Village of Wellington Comprehensive Plan.

In the event of any conflicts between the requirements of this Article and the requirements of the Land Development Regulations, the requirements of this Article shall govern. In the absence of any conflict, the requirements of the underlying zoning district and the Land Development Regulations shall be applicable and supplemental to the requirements of this Article.

The provisions of this Article and any amendment hereto shall not affect the validity of any lawfully approved development order approved prior to August 27, 2002, if the development order remains valid. Issuance of subsequent development orders shall be based on the requirements of this Article; provided, however that a complete application for development approval received prior August 27, 2002, shall be reviewed using the criteria that existed on the date of the application. The provisions of this Article shall apply to any request to modify any development order or permit; however, only the area directly affected by the proposed modification shall be subject to the provisions of this Article.

Sec. 6. 10. 3 Definitions

For the purposes of this Article, the following definitions are established:

A. Cluster Development (Equestrian): a residential development pattern that allows a lot size less than the minimum required within the applicable subarea and provides common areas for equestrian amenities, open space, preservation of environmentally-sensitive areas, or similar features consistent with the purpose and intent of the overlay district.

B. Dressage Wall: a structure utilized in dressage training, consisting of a permanent wall with a mirror located on one side of the wall and facing a dressage training or practice ring.

C. Equestrian Amenities: low-impact amenities that serve the purposes of equestrian use and training activities, including structural improvements such as fences and dressage walls, but not lighting standards or seating, and non-structural improvements such as banks, ditches, jumps, paddocks, polo fields, riding arenas, and riding rings. Equestrian amenities do not include livestock waste storage areas or similar facilities.

D. Equestrian Arena, Private, Covered: a roofed structure utilized for equestrian purposes, including practice sessions, shows, etc.

E. Equestrian Arena, Private, Not Covered: a structure utilized for equestrian purposes, including practice session, shows, etc.

F. Equestrian Instruction: instruction related to such equestrian activities as polo, riding, dressage, and jumping.

1 E. G. General Store: an equestrian or agriculturally-oriented retail establishment of a
2 community-serving nature that sells convenience goods, equestrian-related products,
3 agricultural-related products, prepared foods, fresh fruits, vegetables, flowers, and
4 other products of a similar nature.

5 F. H. Lot Coverage: the building footprint of all principal and accessory structures
6 constructed on a lot or parcel, not including shade houses or opened-sided roofed
7 areas such as covered porches or carports.

8 I. Recreational Vehicle: a travel trailer, camping trailer, motor home, private motor
9 coach, park trailer or fifth-wheel trailer as defined in Section 320.01, Florida Statutes,
10 as amended.

11 ~~G.~~ J. Stall: a compartment for a domestic animal in a stable or barn.

12 **Sec. 6. 10. 4 Subareas Established.**

13 For the purposes of this Article, the following subareas are established and shall be so indicated
14 on the ~~Future Land Use~~ Official Zoning Map of the Village of Wellington:

15 **A. Subarea A**

16 Subarea A, generally consisting of Section 2, Township 44S, Range 41E and Section
17 35, Township 43S, Range 41E, including the area described as "Palm Beach Little
18 Ranches" and "Palm Beach Little Ranches East."

19 **B. Subarea B**

20 Subarea B, generally consisting of those portions of the Wellington PUD located in
21 Sections 8 and 17, Township 44S, Range 41E, including the developments known as
22 Saddle Trail Park and Paddock Park No. 2 and Parcel "H", Greenvine Shores No. 2
23 of Wellington -- (P.U.D.), according to the Plat thereof, as recorded in Plat Book 31,
24 Pages 120 – 136, of the Public Records of Palm Beach County, Florida.

25 **C. Subarea C**

26 Subarea C, generally consisting of Sections 19, 27, 28, 29, 30, 32, 33, and 34,
27 Township 4S, Range 41E and Section 25, Township 44S, Range 40E, located south
28 of Lake Worth Road and west of 120th Avenue, including all of Palm Beach Point and
29 that portion of the Orange Point PUD located in Section 34.

30 **D. Subarea D**

31 Subarea D, generally consisting of portions of Sections 15 and 16 and Sections 20,
32 21, and 22, Township 44S, Range 41E, including the Wellington Country Place PUD
33 and the Equestrian Club PUD.

34 **E. Subarea E**

35 Subarea E generally consisting of Section 13, Township 44S, Range 40E, commonly
36 known as "Rustic Ranches."

37 **Sec. 6. 10. 5. Applications and Development Review Process**

38 Unless otherwise provided in this Article, the requirements of Article 5 regarding
39 applications for development orders shall apply within the Equestrian Preservation
40 Areas. All applications within the Equestrian Preserve Area subject to review by the
41 Planning, Zoning and Adjustment Board shall be reviewed by the Equestrian
42 Preserve Committee prior to review by the Planning, Zoning and Adjustment Board.

43 **Sec. 6. 10. 6. Development Standards**

Minimum setbacks and other development standards for principal and accessory uses within the Equestrian Preservation Areas are established in Table A below.

A. Minimum Setbacks

1. Measurement.

All setbacks shall be measured from property lines or from right-of-way easement lines in those subdivisions without dedicated or platted rights-of-way.

2. Exemptions.

Excluding dressage walls, there are no required setbacks for equestrian amenities.

Table A.
Minimum Setbacks for Principal and Accessory Uses

Property Development Regulations Setback	Minimum Setback for Principal Structures (1)		Minimum Setback for Accessory Structures	
	All Equestrian Areas	Other Exceptions (See Notes)	Conforming Lots	Nonconforming Lots
Front	100 Feet	50 Feet (2) 25 Feet (3)	100 Feet	100 Feet
Side, Interior	50 Feet	25 Feet (2) 25 Feet (3)	25 Feet	15 Feet – Structures
Side, Corner	80 Feet	50 Feet (2) 25 Feet (3)	25 Feet	25 Feet – Structures
Rear	100 Feet	25 Feet (2) 25 Feet (4) 15 Feet (5)	25 Feet	15 Feet – Structures
Notes and Additional Standards for Affected Setbacks. (1) Single-family dwellings, barns, stables, covered arenas and similar structures are always considered a principal use. (2) Setback for Little Ranches No. 2 and Little Ranches East. (3) Setback for Paddock Park I and II and Saddle Trail Park and Mystic Equestrian. (4) Setback for barns in Paddock Park I and II and Saddle Trail Park and Mystic Equestrian. (5) Setback for dwellings in Paddock Park I and II and Saddle Trail Park and Mystic Equestrian.				

B. Development Standards

All development in the Equestrian Preservation Areas shall comply with the Development Standards set forth in Table B below.

1
2

Table B.
Development Standards for Principal and Accessory Uses

Development Standard	Minimum Dimension or Standard
Minimum Lot Width	300 feet, or as otherwise provided in a current, valid development order.
Minimum Lot Depth	300 feet, or as otherwise provided in a current, valid development order.
Maximum Floor Area Ratio	15% 20%, or as otherwise provided in a current, valid development order or as otherwise provided in the Future Land Use Element of the Comprehensive Plan.
Maximum Building Height	35 feet.
Maximum Lot Coverage	20%, or as otherwise provided in a current, valid development order.

3

4 **Sec. 6.10.7. Permitted And Conditional Uses**

5 **A. Principal and Accessory Uses**

6 Uses in the Equestrian Preservation Areas are limited to those uses set forth in Table
7 C below. To the extent that Table C conflicts with Tables 6.4-1 and 6.8-2 of the Land
8 Development Regulations LDR, the provisions of Table C shall control.

9

10
11

Table C.
Permitted, Conditional and Prohibited Uses

Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
Accessory Dwelling Unit	P	P	P	P	(1) See Sec. 6.10.7.B.1
Agriculture, Bona Fide	P			C	
Agricultural Sales and Service			C	C	
Agricultural Stand			S	S	
Agricultural Storage, Indoor	P	P	P	P	(1)-(3) See below
Air Curtain Incinerator, Temporary	S	S	P	P	(2) See Sec. 6.10.7.B.2
Airplane Landing Strip, Accessory	C	C			
Amusements, Temporary and Special Events			S	S	
Arena,				C	

6

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Feed Store and Tack Shop			P	P	
Fitness Center			P	P	
Fruit and Vegetable Market			P	P	
Garage, Yard, or Rummage Sale	P	P			
General Store			P	P	See Sec.

7

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Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend					
C = Conditional Use • P = Permitted Use • Blank = Prohibited Use					
D = Development Review Committee • S = Special Permit					
Auditorium, or Stadium					
Assembly, Nonprofit Institutional	C	C	C		
Auction, Outdoor	P		P	P	(3) See below. See Sec. 6.10.7.B.3
Bed and Breakfast	P C	C			(4) See below. See Sec. 6.10.7.B.4
Communication Tower, Commercial	C		C	C	
Congregate Living Facility (Community Residential Home), Type I (6 or less residents)	P	P			
Day Care, Family (5 or less children)	P	P			
Day Care, General (More than 6 Children)			C	P C	
Dwelling, Single Family, Detached	P	P			
Equestrian Arena, Commercial	C	C		P	
Equestrian Arena, Private/Not Covered	D P	D P			
Equestrian Arena, Private/Covered	P	P			See Sec. 6.10.9.C
Equestrian Instruction	P	P	P	P	
Equestrian Uses, Seasonal	S	S	S	S	
Excavation and Fill (Noncomm.)	P	P	P	P	
Farrier Ferrier (Non-mobile)	P		P	P	
Feed Store and Tack Shop			P	P	
Fitness Center			P	P	
Fruit and Vegetable Market			P	P	
Garage, Yard, or Rummage Sale	P	P			
General Store			P	P	See Sec.

Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
					6.10.7.B.5
Government Services, Municipal	D	D	D	D	
Government Services, Non-Municipal	D	D	D	D	
Groom's Quarters	P	P		P	
Guest Cottage	P	P			
Helipad, Accessory	C			D	
Home Occupations	P	P		P	
House of Worship	P	P	P	P	
Kennel, Private	D				
Landscape Maintenance Service			C		
Livestock Raising	D	D	D	D	
Mobile Home, Limited (2 Yr. Home Constr., Ag. Security & Ag. Office)	S				
Nursery, Retail	C		C	C	
Nursery, Wholesale	D		D	D	
Park, Passive	P	P	P	P	
Park, Public	P	P	P	P	
Professional and Business Office			P		(6) See Sec. 6.10.7.B.6
Recreational Vehicle Park				C	See Sec. 6.10.9.A
Restaurant, General			P	P	
Restaurant, Specialty			P	P	
Schools	P	P	P	P	
Security / Caretakers Quarters (Bona Fide Agriculture Only)	S	S		S	
Shadehouse, Accessory	P			P	
Stables	P	P	P	P	
Utility, Minor	P	P	P	P	
Veterinary Clinic	D		P	P	

Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (\$6.10.7.2) and <u>this Section</u>
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
<u>Legend</u> <u>C = Conditional Use • P = Permitted Use • Blank = Prohibited Use</u> <u>D = Development Review Committee • S = Special Permit</u>					
Wastewater, Water, or Stormwater Treatment Plant	C	C		C	

Legend:

C = Conditional Use

P = Permitted Use

Blank = Prohibited

DRC = Development Review Committee

S = Special Permit

B. Additional Standards.

The following additional standards shall apply to the uses listed in Table C.

1. Accessory Dwelling Unit.

An accessory dwelling unit may be used as a security office for any commercial equestrian or agricultural activity.

2. Air Curtain Incinerator.

Limited only to land-clearing activities pursuant to applicable Village permits and development orders.

3. Auction, Outdoor.

a. An outdoor auction shall be held not more than twice four times per year at the same location within a residential zoning district.

b. An outdoor auction shall not exceed more than three (3) days in length.

c. There shall be no limit on the number of auctions held on a site with a commercial recreation Future Land Use Map designation.

4. Bed and Breakfast Establishments.

a. ~~Bed and breakfasts~~ The establishments shall not exceed five (5) bedrooms for rent.

b. Meal service shall be limited to guests and shall include only breakfasts and wine and cheese functions.

c. The establishment must be located as part of and attached to the principal single family residential dwelling on the property and the portion of the dwelling utilized for the establishment shall comply with all setbacks for the principal structure.

d. The owner of the establishment must reside on the premise on a full-time basis.

- e. Minimum lot size for an establishment shall be at least three (3) acres. Any combination of lots to achieve the minimum lot size shall be accomplished by a replat of the affected properties.
- f. Each establishment shall provide, at a minimum, the number and type of parking spaces listed below.
- i. Two (2) spaces per residential dwelling.
 - ii. One (1) space for each room included as part of the establishment.
 - iii. At least two (2) spaces for horse trailers.
 - iv. All parking areas must be located within 250 feet of the principal entrance of the establishment.
 - v. Parking areas may consist of paving, grass, gravel or other materials, subject to the Village's engineering standards.
- g. Principal and secondary vehicular access for patrons shall be located along a collector or arterial street. Vehicular access for patrons shall not be provided via a local residential street.
- h. An application for approval of a bed and breakfast shall provide evidence of adequate water and sewer capacity adequate for the proposed establishment.
- i. Patrons of the establishment may stable horses in a barn or stable located on the same parcel as the establishment.
- j. One sign for the establishment may be installed, and shall comply with the following standards:
- i. maximum size of four (4) square feet;
 - ii. maximum installation height of eight (8) feet;
 - iii. maximum sign width of two (2) feet;
 - iv. maximum sign height of two (2) feet; and
 - v. may indicate the establishment name, address, and logo.
- k. One establishment shall be separated from another establishment by not less than 1,320 lineal feet, measured from the closest property line of each establishment.
5. **General Store.**
Outdoor display of fruits and vegetables is permitted, provided such display shall not exceed more than ten percent (10%) of gross floor area of the general store.
- a. Temporary flags, banners, signs, and similar advertising devices are prohibited.
 - b. Retail or wholesale sale of gasoline, diesel fuels, and similar petroleum products are prohibited.
6. **Professional and Business Offices.**
Professional and business offices shall be limited to equestrian- and agricultural-related services.

1 Sec. 6. 10. 8. Maximum Density and Minimum Lot Size

2 Maximum density and minimum lot size requirements for property within the
3 Equestrian Preservation Areas are established in Table D below.

4

**Table D.
Maximum Density and Minimum Lot Size Requirements**

Subarea	Maximum Density	Minimum Lot Size	Cluster Development
A	0.2 Dwelling Units per Acre	5 Acres	Prohibited
B	0.5 Dwelling Units per Acre	1 Acre	Prohibited
C	0.1 Dwelling Units per Acre	10 Acres	Prohibited
D	0.5 Dwelling Units per Acre	2 ¹ Acres	Permitted
E	0.2 Dwelling Units Per Acre	5 Acres	Prohibited
Note. 1. <u>In a cluster development minimum lot size is 0.33 acres provided that overall density of the cluster development shall be not more than one unit per two acres.</u>			

A. Cluster Development in Subarea D

Cluster development in Subarea D shall comply with the standards listed below.

1. Maximum Density.

Maximum overall density shall be as provided in Table D.

2. Minimum Lot Size.

Minimum lot size shall be two (2) 0.33 acres provided that overall density within a cluster development shall be maintained at one unit per two acres or less.

3. Common Features.

In addition to such common areas as roads, drainage, and utilities, a cluster development shall provide common features, including equestrian amenities, preserve areas for environmentally-sensitive lands, or similar features consistent with the purposes of this District. Common features shall be reserved for use by property owners, guests, and residents of such cluster development.

4. Dwelling Unit Types.

Within a cluster development, only single family detached residential dwelling units are permitted.

5. Planned Development Review.

a. A cluster development shall be subject to review as a residential planned unit development or as an amendment to an existing residential planned unit development.

b. As part of the planned unit development master plan, the master plan shall include information regarding the type, size, and general location of proposed common equestrian amenities, including but not limited to stables, rings, paddocks, exercise areas, internal equestrian and bridle trails, connections to external equestrian and bridle trails, and other improvements to be constructed for equestrian or equestrian-related purposes.

- 1 6. Design, Installation of and Access to Common Equestrian Amenities.
2 a. Common equestrian amenities shall be designed to serve as the
3 internal focus or centerpiece of a cluster development.
4 b. Installation of all equestrian amenities included within an approved
5 cluster development is required prior to the issuance of a certificate of
6 occupancy for any residential dwelling unit within the development.
7 c. Each dwelling unit shall be provided with access to common
8 equestrian amenities and the access shall be included in the overall
9 master plan.
10 7. Deed Restriction.
11 Prior to the issuance of a final master plan approval by the Development
12 Review Committee, a deed restriction, in a form acceptable to the Village
13 Attorney, shall be executed and recorded to limit in perpetuity the use of
14 common equestrian amenities to owners and residents of the cluster
15 development.

16 **Sec. 6.10.9. Supplemental District Regulations**

17 The requirements listed below shall apply to all uses within the Equestrian
18 Preservation Areas.

19 **A. Temporary Residences and Recreational Vehicle Parks.**

- 20 1. Temporary Residence Prohibited.
21 The use of recreational vehicles, travel trailers, campers, or similar vehicles
22 as a temporary residence within the Equestrian Preserve Areas is
23 prohibited.
24 2. Recreational Vehicle Park.
25 A recreational vehicle park may be established within the EOZD subject to
26 each of the standards listed below.
27 a. The park is located within a property that is designated as
28 "Commercial Recreation" by the Future Land Use Map or the Official
29 Zoning Map.
30 b. The park is located within a property that contains an approved
31 permanent equestrian venue consisting of at least 50 acres, including
32 the following:
33 i. a commercial equestrian arena;
34 ii. an arena, auditorium or stadium; or
35 iii. a polo stadium
36 c. The number of recreational vehicles permitted shall not exceed 50%
37 of the underlying residential density of the equestrian venue parcel.
38 d. The location of all permanent structures associated with the park and
39 all recreational vehicles shall comply with the building setbacks
40 applicable to principal structures.
41 e. The individual recreational vehicle spaces within park shall be
42 provided electrical, potable water and sanitary sewer service as
43 indicated below.

- i. The electrical service connections for the park shall comply with all requirements of the Florida Building Code.
 - ii. The water service connections for the park are approved by the Village and comply with all requirements of the Florida Building Code and other appropriate agencies such as the Palm Beach County Health Department (PBCHD).
 - iii. The sanitary sewer service is provided by connection to the wastewater treatment system or wastewater treatment is provided by a septic tank approved by the Village and the PBCHD
- f. At a minimum, the park shall be landscaped and buffered as provided in Article 7, Chapter 3 of these land development regulations. Additional landscaping and buffering may be required when any portion of the park abuts property assigned a residential designation by the Future Land Use Map or the Official Zoning Map.
 - g. Minimum size for a recreational vehicle parking space is 1,500 square feet, with a minimum width of 20 feet and a minimum depth of 40 feet.
 - h. A minimum of one vehicle parking space per recreational vehicle space shall be provided. Additional uses within the park shall provide the amount of parking required by Article 7, Chapter 2.
 - i. Permitted accessory uses within a recreational vehicle park are indicated below.
 - i. Recreation amenities, restricted to use by park clientele, including pools, tennis and shuffleboard courts, recreation rooms, equestrian facilities, nature and walking trails, play grounds, tot lots, and similar facilities.
 - ii. Gate houses or similar facilities designed to provide security to the park.
 - iii. Maintenance facilities.
 - iv. Administrative office space necessary for operation of the park.
 - v. Commercial or retail use, restricted to use by park clientele, including convenience food and beverage items and recreational vehicle parts.

B. Dressage Walls

1. **Setbacks.**
Setbacks for dressage walls shall be ten (10) feet from front, rear, and side yards.
2. **Measurement of Setback.**
Setbacks shall be measured from property line or edge of roadway easement, as applicable.
3. **Easements.**
Dressage walls shall not be located within easements.
4. **Minimum Lot Size.**

A dressage wall shall be located on a parcel consisting of at least one (1) acre.

5. Maximum Dimensions.

A dressage wall shall not exceed the maximum dimensions listed below:

- a. Maximum height shall not exceed ten (10) feet.
- b. Maximum length shall not exceed seventy (70) feet.
- c. Maximum width shall not exceed four (4) feet.

6. Other Applicable Standards.

- a. Dressage walls shall comply with all requirements for sight-distance clear zones for rights-of-way.
- b. A dressage wall shall be constructed in a manner consistent with the architectural style, color, and materials of the principal structure.
- c. The reflective portion of a dressage wall shall be located so as to avoid reflecting the glare of the sun or lighting from any adjacent light source onto a public or private right-of-way or an abutting property.
- d. A building permit shall be obtained prior to construction of a dressage wall.
- e. The exterior portion of a dressage wall that is visible from a public right-of-way shall be screened with hedges, shrubs, or other suitable plant materials. A landscape plan for screening a dressage wall shall be submitted with a building permit application, and the landscaping shall be installed prior to issuance of a certificate of completion for the wall. The plant materials shall be of such number and type as to completely screen a dressage wall within two (2) years of installation.

C. Fences

1. Wire Fences.

Wire fences, including hog fences, galvanized chain-link, and vinyl-covered chain-link fences are permitted only if such fence is covered by hedge located on the exterior of the fence. Hedge material shall be installed in such manner to cover the fence within two (2) years after planting. In lieu of a hedge, a wire or chain-link fence may be screened by the use of a three (3) or four (4) board fence. The wire or chain-link fence shall be attached to the board fence.

2. Barbed Wire.

The use of barbed wire is prohibited.

3. Thoroughfare Fences.

Within the Equestrian Preserve, thoroughfare fences shall be natural, clear-coat, black, gray, or white-painted, three-rail wooden fences.

D. Use of Tents as Temporary Stalls

The use of tents as temporary stalls shall comply with the standards listed below:

1. Tents Prohibited.

After June 1, 2003, tents shall not be permitted in Subarea A and the residential-developed areas of Subareas B and D, except in conjunction

with the construction of a barn or stable. Any such temporary tent shall be removed within ten (10) working days of the issuance of a certificate of occupancy for the barn or stable.

2. Tents Permitted.

Tents are permitted in all areas not excluded in ~~Item 4~~ Sec. 6.10.9.E.1 above, subject to obtaining a Special Permit Seasonal Equestrian Use permit for temporary stables as provided in Article 5, Chapter 7, Sec. 5.7 of these land development regulations.

a. Tents Permitted During Construction.

Tents may be permitted, for a period not to exceed twenty-four (24) months, during the period when a building permit for a permanent barn or stable has been issued and construction is actively proceeding. The Planning and Zoning Manager may extend the period during which a tent is permitted by a period of time not to exceed twelve (12) months, based upon active and ongoing construction of the permanent stable.

b. Removal.

Any tents shall be removed within two (2) weeks of receipt of a certificate of occupancy or revocation of building permit.

E. Parking on Public Rights-of-Way

1. Parking Prohibited.

Unless otherwise provided herein, Pparking of vehicles on public rights-of-way or easements within the EOZD is prohibited.

2. Parking for Non-recurring Events.

For the purposes of this section, parking of vehicles on public rights-of-way or easements within the EOZD may be permitted for non-recurring events. A special use permit shall be obtained prior to the event.

F. Horse Trailers

1. Parking Permitted.

Parking of horse trailers anywhere in the Equestrian Preservation Areas shall be permitted, subject to the following limitations listed below.

2. Parking Prohibited in Certain Areas.

Horse trailers may not be parked in roadway or canal rights-of-way or easements.

3. Parking Permitted within Urban Service Boundary.

Parking of horse trailers within those areas of the Equestrian Preservation Area which are within the Urban Service Boundary shall be permitted, subject to the following limitations:

a. One (1) unscreened horse trailer may be parked adjacent to a barn or stable on an individual lot, provided that the horse trailer may not be parked between the front plane of the primary structure and the roadway easement or right-of-way and additional horse trailers may be kept provided that:

b. The additional trailer(s) shall be screened from the view of adjacent roadways and private properties when the lot is 2.5 acres or less and

the trailers are screened as provided in Sec. 62-9.(b).(1) of the Code of Ordinances. For properties in excess of 2.5 acres, not more than one (1) trailer per acre may be parked as provided in Sec. 6.10.9.G.3.a.

c. The screened parking area meets the accessory structure setbacks listed on Table A, Minimum Setbacks for Principal and Accessory Uses of this section.

d. Temporary parking of horse trailers (i.e., trailers on site for instructional, show, or other site-specific uses) shall be allowed, provided that said temporary parking is not overnight, and trailers are not parked in rights-of way or easements.

4. Exemption.

Property within Subarea A and property with a Comprehensive Plan designation of Commercial Recreation are exempt from the provisions of this section.

G. Stalls per acre

Within Subarea B, stables shall contain no more than four (4) stalls per acre.

~~H. Outside the urban services boundary area~~

~~For those parts of the Equestrian Overlay Zoning District that lie outside of the Urban Services Boundary Area, Sec. 36-22 C of the Property Maintenance Standards shall be enforced at 25 percent in lieu of the 10 percent specified in that section.~~

H. Fencing

1. Exception for Fencing with the Front Setback.

The entire Equestrian Overlay Zoning District shall be exempt from those provisions of Sec. 6.6.4.G.3 D.H of the Land Development Regulations that prohibit fencing in front setbacks.

2. Fencing Outside the Urban Services Boundary Area

For those parts of the Equestrian Overlay Zoning District that lie outside of the Urban Services Boundary Area, the provisions of Chapter 36, Article II, Sec. 36-22 G (c) of the Property Maintenance Standards regarding fence and wall maintenance, shall be enforced at 25 percent in lieu of the 10 percent specified in that section.

I. Equestrian Arenas, Covered.

1. Setbacks.

Setbacks for roofed equestrian arenas shall comply with the requirements of Table A.

2. Measurement of Setbacks.

Setbacks shall be measured from property line or edge of roadway easement, as applicable.

3. Design.

A roofed equestrian arena shall be constructed in a manner consistent with the architectural style, color, and materials of the principal structure.

Sec. 6. 10. 10. Bridle Trails and Easements.

A. Dedication Associated with Development Approval

To implement the Equestrian Path Circulation System adopted on as part of the Future Transportation Map of the Comprehensive Plan, the Village may require dedication of a bridle path easement as part of a development order approval for a conditional use or a Development Review Committee approved use or as part of issuance of a building permit for a principal equestrian structure or as part of a plat approval within the Preservation Areas-Equestrian Preserve Area. The requirement for such dedication shall not have the effect of reducing the density or intensity of development to which a property owner would be entitled if the dedication was not required or caused an increase in a required front, side interior, side corner, or rear setback.

Sec. 6. 10. 11 Commercial Development Standards

Commercial development shall be limited to those uses intended to serve the needs of the surrounding equestrian and agricultural communities and shall be determined by such factors as size of the use and types of goods and services to be offered. In addition, commercial development shall be designed in a manner that recognizes its location within the Equestrian Preservation Areas. Commercial uses may be established subject to the requirements of this Article and these land development regulations. All permitted and conditional uses within a planned development shall be consistent with the requirements of this Section.

A. Planned Development Rezoning

A rezoning to a planned development district shall be required if a proposed use consists of more than one (1) acre or five thousand (5,000) gross square feet.

B. Orientation and Scale

The commercial uses shall be oriented toward agricultural and equestrian uses of a community-serving nature. Commercial uses shall be of a scale, intensity, and character that are consistent with and compatible to the equestrian community.

C. Architecture

The architectural style of commercial buildings and centers shall be of a mass, bulk, and style that is consistent with the equestrian nature of the Equestrian Preservation Areas, such as barns and stables. Building colors and materials also shall be of a nature that is consistent with the equestrian nature of the area. Commercial sites shall integrate a variety of pedestrian and equestrian amenities into overall design, including the following:

1. Pedestrian Circulation.

An overall pedestrian circulation plan.

2. Equestrian Circulation.

An overall equestrian circulation plan.

3. Pedestrian Walkways.

A covered arcade, pedestrian walkway, or similar feature that is a minimum of eight (8) feet in width.

4. Equestrian-oriented Features.

An overall plan to provide hitching posts, fences, corrals, and similar features to provide a temporary location to hold and protect the horses of owners patronizing a commercial establishment.

1 **D. Size**

2 The gross floor area of any single commercial use shall not exceed twenty thousand
3 (20,000) square feet, including indoor storage, administrative offices, and similar
4 areas.

5 **E. Hours of Operation**

6 Hours of operation shall be limited to between 7:-00 a.m. and 10:00 p.m., including
7 delivery of merchandise, restocking, and after-hours cleanup and maintenance.
8 Hours of operation may be extended by either a development order approved by the
9 Village Council or a response to an emergency involving the treatment of human or
10 animal patients.

11 **F. Lighting**

12 Parking lot lighting shall not adversely affect adjacent residential uses. Parking lot
13 light standards shall not exceed fifteen (15) feet in height.

14 **G. Outdoor Display and Storage.**

15 Outdoor display and storage of merchandise is prohibited, excluding outdoor display
16 in conjunction with a general store.

17 **H. Buffers**

18 Commercial planned developments shall provide extensive landscape buffers as a
19 means to integrate commercial uses with the predominant equestrian, residential, and
20 agricultural uses present within the EOZD. At a minimum, buffers shall comply with
21 the standards listed below. ~~6-10.11.H.1~~

22 1. **Perimeter Buffer.**

23 A perimeter buffer of at least twenty (20) feet in width shall be provided
24 along the entire property line.

25 2. **Opaque Buffer.**

26 An opaque buffer of at least five (5) feet in height shall be provided along
27 the entire perimeter, consisting of any combination of berm, wall, or
28 fencing.

29 3. **Canopy Trees.**

30 Canopy trees shall be provided at a rate of not less than one (1) tree per
31 twenty-five (25) feet. Trees shall be staggered along both sides of the
32 berm, wall, or fence. Trees shall be native and representative of native
33 vegetation of the Village. Minimum tree height shall comply with the
34 requirements of Article 7.3.

35 4. **Hedges.**

36 Hedges shall be planted at a height and number as required by Article 7.3.

37 5. **Native Canopy Trees.**

38 Native canopy trees shall be provided within all parking areas at a rate of
39 one (1) tree per eight (8) parking spaces.

1 **Sec. 6. 10.12 Stables**

2 **A. Purpose and Intent**

3 The purpose and intent of this Section is:

4 1. **Protection and Enhancement.**

5 To protect and enhance the Equestrian Preservation Areas of the Village,
6 as created by the Comprehensive Plan.

7 2. **Preservation and Maintenance.**

8 To preserve, maintain, and enhance the equestrian community associated
9 with the Village of Wellington.

10 3. **Rural Lifestyles.**

11 To preserve, maintain, and enhance the rural lifestyle associated with the
12 equestrian community.

13 4. **Land Uses.**

14 To identify and encourage types of land uses that are supportive of the
15 equestrian and rural character of the Equestrian Preservation Areas.

16 5. **Development Patterns.**

17 To preserve, maintain, and enhance development patterns which are
18 consistent with the overall character of the equestrian community.

19 **B. Applicability and Conflicts.**

20 1. **Applicability.**

21 Unless otherwise specified herein, these regulations shall apply to all
22 stables within the Village. Any stable that was issued a building permit by
23 the Village of Wellington or Palm Beach County Building Departments prior
24 to the passage of Ordinance 2003-02 may be built or continue to exist, as
25 originally permitted, regardless of any prior or subsequent challenge to the
26 validity or appropriateness of the building permit and subject only to its
27 status as a conforming structure. No challenges to the issuance of any
28 permit prior to the effective date of Ordinance 2003-02 regarding the size of
29 any stable structure based on allegations the structure failed to comply with
30 the then existing floor area regulations shall be permitted.

31 2. **Conflicts.**

32 In the event of any conflicts between the requirements of this Section and
33 other requirements of the Land Development Regulations, the
34 requirements of this Section shall govern. In the absence of any conflict,
35 the requirements of the underlying zoning district and the Land
36 Development Regulations shall be applicable and supplemental to the
37 requirements of this Section.

38 **C. Effect on Previously Permitted Barns and Stables**

39 1. **Conforming Structures.**

40 Stables for which a valid building permit was issued prior to the adoption of
41 this Ordinance that do not conform to the provisions of the Ordinance shall
42 be considered to be legal conforming structures.

43 2. **Construction.**

44 Any stable permitted prior to October 8, 2002, which exceeded the
45 restrictions on accessory structures but otherwise met the requirements of

the LDR, may be constructed in accordance with the permit. Any stable constructed in accordance with such a permit shall be deemed a legal conforming structure.

D. Supplemental Regulations for Barns and Stables on Residential Lots

Barns and stables on residential lots within the Equestrian Preserve Area Overlay Zoning District shall be subject to the following limitations provided in Table E.

Table E.
Supplemental Regulations for Barns & Stables on Residential Lots

Size of Lot	Residential Unit Required ⁽¹⁾	Square Footage of Stable	Number of Stables	Approval Required
Less than ½ acre	Yes	1,250 square feet/acre ⁽²⁾	1	Building permit
Greater than ½ acre, less than 1 acre	Yes	1,250 square feet/acre ⁽²⁾	1	Building permit
Greater than 1 acre, less than 3 acres	Yes	1,250 square feet/acre ⁽²⁾	1	Building permit
Greater than 3 acres, less than 5 acres	Yes	1,250 square feet/acre ⁽²⁾	1	Building permit
Greater than 5 acres, less than 10 acres	No	Limited by FAR and lot coverage in subarea	1	DRC site plan Building permit
Greater than 10 acres	No	Limited by FAR and lot coverage in subarea	No limit	DRC site plan Building permit
Notes and Additional Standards for Affected Types of Required Approval. (1) For the purposes of this section, grooms quarters may <u>shall</u> not be used to meet the requirements of a residential unit. (2) An administrative variance of up to ten (10) fifteen (15) percent may be approved by the Planning and Zoning Manager, Zoning and Building Director providing that the stable structure complies with all other zoning district and subarea regulations.				

SECTION 3: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Village Ordinance, Resolution, or municipal Code provision, then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 4: Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

1 **SECTION 5:** The provisions of this Ordinance shall become effective immediately
2 upon adoption.
3

1 PASSED this 8th day of December 2009, upon first reading.

2
3 PASSED AND ADOPTED this 12th day of January 2010, on second and final reading.

4 WELLINGTON

5 FOR AGAINST

6
7 BY:  _____

8 Darell Bowen, Mayor

✓

9
10  _____

11 Dr. Carmine A. Priore, Vice Mayor

✓

12
13  _____

14 Lizbeth Benacquisto, Councilwoman

✓

15
16  _____

17 Matt Willhite, Councilman

✓

18
19  _____

20 Howard K. Coates, Jr., Councilman

✓

21
22 APPROVED AS TO FORM AND
23 LEGAL SUFFICIENCY

24
25 BY:  _____

26 Jeffrey S. Kurtz, Esq., Village Attorney

27
28 ATTEST:

29
30
31 BY:  _____

32 Awilda Rodriguez, Village Clerk

B

Expert Witness Report

by

Charles L. Siemon

Shubin & Bass, attorneys for Charles and Kimberly Jacobs and Solar Sportsystems, Inc. have retained the undersigned to prepare an analysis of three interpretations of the Village Code by the administrative staff of the Village of Wellington with regard to the World Dressage Complex, located in the north-east quadrant of Southshore Boulevard and Pierson Road and to provide a planning analysis and legal opinion as to the validity of the Staff's interpretation. The undersigned has more than thirty (30) years of experience providing professional planning and land use counsel services to public and private sector clients in more than thirty-four (34) states and the Commonwealth of Puerto Rico. The undersigned has been qualified as an expert in planning and planning law in administrative proceedings in multiple states and in the Circuit Courts of the State of Florida. A copy of the undersigned's professional credentials is attached as Exhibit A. The administrative staff interpretations have been appealed pursuant to Art. 1, § 1.12.1 of the Village of Wellington Code of Ordinances.

The interpretations which are the subject of this Report are:

1. Administrative staff interpretation that the World Dressage Complex ("Equestrian Arena") does not exceed the maximum permitted gross floor area for a commercial use in the Equestrian Overlay Zoning District ("EOZD").
2. Administrative staff interpretation that the "Stables" does not exceed the maximum permitted gross floor area for a commercial use in the Equestrian Overlay Zoning District ("EOZD").
3. Administrative staff interpretation that the permitted height of the Equestrian Arena does not exceed the maximum permitted height for a property with a Future Land Use designation of Commercial Recreation in the Equestrian Overlay Zoning District ("EOZD").

Executive Summary

The analysis presented herein is relatively simple and straight forward, given the size of the World Dressage Complex (commercial covered arena, training and warm up arenas, commercial stables, parking areas, and service buildings) in the Equestrian Overlay Zoning District and the Commercial Recreation Future Land Use Category which provides:

Commercial development shall be limited to those uses intended to serve the needs of the surrounding equestrian and agricultural communities and shall be determined by such factors as size of the use and types of goods and services to be offered.

1.

The “World Dressage Complex” exceeds the maximum permitted gross floor area in the Equestrian Overlay Zoning District (“EOZD”) and violates Article 10, Sec. 6.10.11(d) of the Village of Wellington Code of Ordinances.

The Commercial Equestrian Arena at the World Dressage Complex has a floor area of eighty thousand and four hundred (80,400) square feet of floor area. Sec. 6.10.11. Commercial Development Standards.

Commercial development shall be limited to those uses intended to serve the needs of the surrounding equestrian and agricultural communities and shall be determined by such factors as size of the use and types of goods and services to be offered. In addition, commercial development shall be designed in a manner that recognizes its location within the Equestrian Preservation Areas. Commercial uses may be established subject to the requirements of this Article and these land development regulations. All permitted and conditional uses within a planned development shall be consistent with the requirements of this Section.

* * * *

D. **Size.** The gross floor area of any single commercial use shall not exceed twenty thousand (20,000) square feet, including indoor storage, administrative offices, and similar area.

Clearly, the Commercial Equestrian Arena exceeds twenty thousand (20,000) square feet of floor area. In the undersigned’s opinion, it is important to recognize that the floor area limitation expressly addresses area of use. There can be no doubt that the Commercial Equestrian Arena is clearly in excess of the area of use. The undersigned’s understanding is that the Village’s interpretation is based on their conclusion that the floor area was not a building and therefore the maximum permitted floor area does not apply. The language is not clarified by the definition of *floor area* which includes the word *building*.

Floor area means the gross horizontal square footage of all floors of a building measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two (2) buildings.

Article 3, Chapter 2 (Emphasis added).

Nevertheless, a careful reading of the word *building* shows that the Commercial Equestrian Arena is undeniably floor area that exceeds the maximum floor area of use and of a building. That is so because the Commercial Equestrian Arena is a *building*:

Building means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

Finally, the Village's policy with regard to the intended low intensity of use in the Commercial Recreation Land Use Category in the EOZD is unmistakable:

Policy 1.3.15 Commercial Recreation -- Properties designated Commercial

Recreation support commercial uses which are recreational in nature and are compatible with residential and rural development patterns. Uses such as equestrian arenas, stadiums and show rings, golf courses, clubhouses, tennis houses, pools and other private recreational facilities are consistent with this designation. There are also a variety of quasi-commercial uses such as veterinary clinics, feed stores, tack shops and commercial stables scattered throughout the Equestrian Preservation Area of Wellington that are ancillary to the equestrian community and will be permitted in the Commercial Recreation Land Use Plan Sub-category. Commercial Recreation properties shall retain a Category B underlying Land Use Plan designation. Maximum building coverage 10%. Maximum FAR 0.10.

(Emphasis added).

Taken together, the administrative staff's interpretation is, as a manner of plain language and the Village's clear policies in the Comprehensive Plan to limit commercial uses in the EOZD District, plainly wrong. The Equestrian Arena is a building and it exceeds the maximum floor area of a single commercial use.

2.

Administrative staff interpretation that the "Stables" do not exceed the maximum permitted gross floor area in the Equestrian Overlay Zoning District ("EOZD") is inconsistent with and violates Article 10, Sec. 6.10.11(d) of the Village of Wellington Code of Ordinances.

There are two stables which have been constructed as a part of the World Dressage Complex. Each stable has a floor area of 19,869 square feet, for a total of 39,738 s.f. of commercial use. There can be no question that the stables are buildings – roofs, walls and "...the shelter, housing or enclosure of any ... animal, process, equipment, goods or materials of any kind or nature." Again it cannot be disputed that the total square footage of the commercial stables, a single use, is almost double the permitted floor area of a single commercial use on a single parcel of land in the Commercial Recreation Land Use Category on the Future Land Use Map which is a part of the Wellington's Comprehensive Plan.

Moreover, in that the stables are functionally a part of the World Dressage Complex, the total floor area in the Commercial Equestrian Arena (80,400 sq. ft.) and the commercial stables and

other buildings total more than 146,000 sq. ft. of floor area of a single use, more than seven (7) times the maximum permitted floor area for a single use, here a Commercial Dressage Complex.

3.

Administrative staff interpretation that the permitted height of the Equestrian Arena does not exceed the maximum permitted height in the Equestrian Overlay Zoning District (“EOZD”) is inconsistent with and violates Article 6, Sec. 6.5.8.C.2 of the Village of Wellington Code of Ordinances.

The height of the Equestrian Arena at the World Dressage Complex exceeds twenty-five (25) feet. While the maximum height generally prescribed in the EOZD is thirty-five (35) feet, a more specific standard of twenty-five (25) feet is established for land designated in the Future Land Use Map as “Commercial Recreation.”

Sec. 6.5.8.C.2. No building or structure or part thereof shall be erected or altered to a height exceeding twenty-five (25) feet in districts with a Comprehensive Land Use Plan Category of Conservation, Neighborhood Commercial, and Commercial Recreation.

Sec. 6.5.8.C.2 of the Village of Wellington Code of Ordinances (emphasis added). The site plan submitted to the Village of Wellington states that the height of the “Equestrian Arena” is thirty-five (35) feet.

The plans for the Equestrian Arena show that the highest point of the Arena is 45 feet and that the eave of the roof is 24 feet, 10.5 inches. No matter how height is measured from the highest point of the structure or the midpoint if the roof exceeds 25' it is in violation of the Village's Code.

In interpreting the Village Code, it is well-settled that Village Staff is required to read the Village Code as a whole and to presume that the City intended to give effect to the general standard and the more specific standard in the instance of the Commercial Recreation Land Use Category in the EOZD.

A court's purpose in construing a statute is to give effect to legislative intent, which is the polestar that guides the court in statutory construction. *Bautista v. State*, 863 So.2d 1180, 1185 (Fla.2003). To discern legislative intent, a court must look first and foremost at the actual language used in the statute. *Id.* (citing *Joshua v. City of Gainesville*, 768 So.2d 432, 435 (Fla.2000)). Moreover, a “statute should be interpreted to give effect to every clause in it, and to accord meaning and harmony to all of its parts.” *Jones v. ETS of New Orleans, Inc.*, 793 So.2d 912, 914–15 (Fla.2001) (quoting *Acosta v. Richter*, 671 So.2d 149, 153–54 (Fla.1996)). “The doctrine of *in pari materia* is a principle of

statutory construction that requires that statutes relating to the same subject or object be construed together to harmonize the statutes and to give effect to the Legislature's intent.” Fla. Dep't of *State v. Martin*, 916 So.2d 763, 768 (Fla. 2005). Similarly, “[r]elated statutory provisions must be read together to achieve a consistent whole, and ... ‘[w]here possible, courts must give full effect to all statutory provisions and construe related statutory provisions in harmony with one another.’ ” *Heart of Adoptions, Inc. v. J.A.*, 963 So.2d 189, 199 (Fla.2007) (quoting *Woodham v. Blue Cross & Blue Shield, Inc.*, 829 So.2d 891, 898 (Fla.2002)).

Larimore v. State, 2 So.3d 101, 106 (Fla. 2008). The Village’s administrative staff has simply ignored the height limitation of twenty-five (25) feet in the Village Code and in so doing has departed from the fundamentals of statutory construction.

BIOGRAPHIES



Charles L. Siemon

Director

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Practice Areas

- Environmental
- Government
- Land Use
- Litigation

Charlie is a planning and planning law consultant who provides professional services to public and private sector clients in regard to a wide variety of land use matters. In a career of more than 30 years, he has served clients in more than 30 states and the commonwealth of Puerto Rico in regard to land use planning, preservation of environmentally sensitive and open space lands, downtown and community redevelopment, and growth management.

Additional Information About Charles L. Siemon

Education

- **Emory University, B.S.** biology (1967)
- **Florida State University, Graduate Studies** biology (1969)
- **Florida State University College of Law, J.D.** (1974)

Admissions

- Florida
- Illinois
- U.S. Courts of Appeals, 5th, 7th and 9th Circuits
- U.S. Supreme Court

Professional Associations & Memberships

- The Florida Bar
 - Environmental and Land Use Law Section, Member
- American Bar Association
- American Planning Association
 - Planning and Law Division, Member

Awards & Recognitions

- *South Florida Business Journal*, Power Leaders in Law & Accounting, 2014
- *Chambers USA*, Real Estate: Zoning/Land Use, 2013-2014
- Florida *Super Lawyers*, 2014

Civic

- Schmidt Family Centre for the Arts of Mizner Park, Inc., Founder and Current Chair
- Festival of the Arts BOCA, Chair

- Boca Raton Regional Hospital, Former Board Member and Chair

Land Use Planning

- Preparation of Update to the City of Coral Gables Comprehensive Plan and Zoning Code
- Expansion Area Master Plan for the Lexington-Fayette Urban County Government (detailed plans for expansion of the first urban service area by 5,330 acres including community design, infrastructure and preservation of natural and open space features) (1996)
- Downtown Boca Raton Area-wide Development of Regional Impact and Mizner Park Redevelopment Project (1986-present)
- New Jersey State Development and Redevelopment Plan (1986-1992)
- Comprehensive Plan and Land Development Regulations for the Florida Keys Area of Critical State Concern (1985)
- Pinelands Comprehensive Management Plan for the New Jersey Pinelands Commission (1979-1981, 1985)
- Planning and design, consensus-based study committees
 - West Palm Beach, Florida
 - Oviedo, Florida
- Rural lands preservation
 - Lexington-Fayette County, Kentucky
- Transportation corridor Paris Pike in Lexington, Kentucky
- A statewide consensus building process
- Delaware Public Policy Institute, with funding from the Governor's Office and Delaware DOT
- Gubernatorial study committee
 - North Key Largo
 - Wekiva River Commission
- Junta de Planificacion Puerto Rico, new commonwealth-wide plan and implementing regulations

Community Redevelopment

- City of Lauderhill Findings of Necessity and CRA Plans (2002-2004)
- City of Oviedo Downtown Master Plan (2001-2003)
- City of Coral Springs CRA Findings of Necessity, CRA Formation and Community Redevelopment Plan for Coral Springs Town Center (2003)
- Beach by Design, Community Redevelopment Plan for Clearwater Beach (1999-2000)
- Plan de Desarrollo Integral por la Península de Camero, San Juan, Puerto Rico (1992-1994)
- Downtown master plan, downtown DRI, Mizner Park Feasibility Study, conceptual site plan for Mizner Park, drafting public/private partnership for Mizner Park and representing CRA in development of Mizner Park in Boca Raton, Florida (1986-1991)
- City of Coral Gables, Florida, Zoning Code Rewrite (2004-present)
- Miami-Dade County, Florida, Discretionary Development Approvals Rewrite (2003)
- Community Development Code, City of Clearwater, Florida (1999-2000)

Legislative Drafting & Land Use Regulation

- City of North Miami Beach, Zoning Code Rewrite
- City of Coral Gables, Florida, Zoning Code Rewrite (2004-present)
- Miami-Dade County, Florida, Discretionary Development Approvals Rewrite (2003)
- Community Redevelopment Code, City of Clearwater, Florida (1999-2000)
- Zoning Ordinance, City of Wilmette, Illinois (1989-1990)
- Zoning Ordinance and Historic District Regulations, City of Lake Charles, Louisiana (1981-1982)
- Legislation, Florida, New Jersey, Puerto Rico, Illinois, Tennessee, Georgia and Delaware

Land Use Litigation

- *Hernandez v. City of Lafayette*, 643 F.2d 1188 (5th Cir.), reh'g denied, 649 F.2d 336 (1981), cert. denied, 455 U.S. 907 (1982), appeal after remand, 699 F.2d 734 (5th Cir. 1983) (alleged civil rights violation)
- *Hernandez v. City of Lafayette*, 399 So. 2d 1179 (La. Ct. App. 1981), writ denied, 401 So. 2d 1192 (La. 1981), appeal dismissed, 455 U.S. 901 (1982) (reasonableness of denial of rezoning)
- *St. Johns County v. Northeast Florida Builders Assoc., Inc.*, 559 So. 2d 363 (Fla. 5th DCA 1990) (certified as a question of great public importance), quashed 583 So. 2d 635 (Fla.), reh'g denied (1991) (educational facilities impact fees)
- *Glisson et al. v. Alachua County*, 558 So. 2d 1030 (Fla. 1st DCA 1990), rev. denied, 570 So. 2d 1304 (Fla. 1990) (environmental and historical preservation, not a taking)
- *Don's Porta Signs v. City of Clearwater*, 829 F.2d 1051 (11th Cir. 1987), cert. denied, 485 U.S. 981 (1988) (ban on portable signs)
- *Unity Ventures v. County of Lake*, 841 F.2d 770 (7th Cir. 1988), cert. denied, *Alter v. Schroeder*, 488 U.S. 891 (1988) (denial of sewer service alleged to be a violation of anti-trust laws)
- *Graham v. Estuary Properties, Inc.*, 399 So. 2d 1374 (Fla.), reh's denied (1981), cert. denied
- *Taylor v. Graham*, 454 U.S. 1083 (1981) (wetlands preservation and the taking issue)

Development Planning & Permitting

- Amendments to a large office/light industrial park DRI in Boca Raton, Florida, to permit an intermodal transportation facility for the Tri-County Commuter Rail Authority
- Preparation of Boca Raton, Florida's downtown "Area-wide DRI," which led to a revised downtown development plan based on three primary elements — implementation of a beautification plan, a capital facilities plan and a "catalyst for redevelopment" that ultimately became Mizner Park

Articles & Publications

- "Deja Vu All Over Again," *Law Review*, NIU College of Law, 1999
- "Successful Growth Management Techniques: Observations from the Monkey Cage," 29 *The Urban Lawyer* 2, Spring 1997
- "Judicial Review of Local Government Decisions – Midnight in the Garden of Good and Evil," 20 *Nova Law Review* 707, Winter 1996
- "Conditional Zoning in Illinois: Beast or Beauty?," 15 N. Ill. U. *Law Review* 585, 1995
- "School Funding in the 1990's: Impact Fees or Bake Sales?" 44 *Land Use L. and Zoning Digest* 7, 1992
- "Who Should Pay for Free Public Schools in an Expensive Society," 20 *Stetson Law Review* 3, Spring 1991
- "Public Places as Infrastructure," 18 *Environmental and Urban Issues* 2, FAU/FIU Joint Center for Environmental and Urban Problems, Winter 1991
- "Who Owns Cross Creek?" 5 *Jrnl. of Land Use & Env. L.* 323, 1990
- "Carrying Capacity Planning: Rx for the Future?," Implementation of the 1985 Growth Management Act: From Planning to Land Development Regulations (FAU/FIU Joint Center for Environmental and Urban Problems, Monograph #89-1)
- "The Taking Issue Trilogy: The Beginning of the End?," 33 *Journal of Urban and Contemporary L.* 169, 1988
- "Downtown/Areawide DRI's: The Benefits to Growing Communities," *Growth Management Innovations in Florida* (FAU/FIU Joint Center for Environmental and Urban Problems, Monograph #88-1)
- "Plan Implementation in the Florida Keys Through Land Acquisition," 16 *Coastal Management* 93, 1988
- "Legal and Legislative Challenges," B. Robichaud, *Protecting the New Jersey Pinelands*, Rutgers Press, 1987
- "Exactions and Takings after Nollan," 39 *Land Use L. & Zoning Digest*, No. 9, September 1987

- "The Paradox of In Accordance With a Comprehensive Plan' and Post Hoc Rationalizations: The Need for Efficient and Effective Judicial Review of Land Use Regulations," 16 *Stetson Law Review* 604, 1987
- "Who Bears the Cost?," 50 *Law and Contemporary Problems* 115, 1987
- "What Goes Around, Comes Around," in *Perspectives on Florida's Growth Management Act of 1985* (Lincoln Institute of Land Policy, Monograph #86-5)
- Co-Author, "The Zoning Game Revisited," Babcock, Richard and Charles Siemon, Oelgeschlager, Gunn & Hain, 1985
- "Of Regulatory Takings and Other Myths," 1 *Journal of Land Use & Env. L.* 105, 1985
- "The White River Junction Manifesto," 9 *Vermont Law Review* 193, 1984
- "Vested Rights: Balancing Public and Private Development Expectations," *Urban Land Institute*, 1982
- "Flood, Plague and Planning Save the East Everglades," 48 *Planning* No. 9, October 1982
- "Planning for Litigation," 33 *Land Use Law & Zoning Digest* No. 2, February 1981
- "San Diego Gas & Electric," 33 *Land Use Law & Zoning Digest*, No. 5, May 1981
- "A Not So Quiet Revolution," *Environmental Comment*, August 1980
- "In Accordance with a Comprehensive Plan: The Myth Revisited," *Institute on Planning, Zoning and Eminent Domain*, 1979
- "Coordination of Permitting Procedures in Management and Control of Growth; Techniques in Application," Vol IV. *Urban Land Institute*, 1978
- "Improving Due Process in Local Zoning Decisions," *Environmental Comment*, August 1976
- Regional Planning (Contributing Author)

Presentations & Seminars

- Co-Chair, "The New Normal," CLE International, 16th Annual Land Use Law Conference, Tampa, Florida, August 1-2, 2013

Teaching

- University of Illinois, School of Urban Planning Circle Campus (1983-1984)
- Adjunct Professor DePaul University College of Law (1985-1988)
- Lecturer, Northwestern University College of Law (1989-1997)
- John M. DeGrove Eminent Scholar in Growth Management and Development, in School of Urban and Regional Planning at Florida Atlantic University (present)

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C



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Surveyor's Report

RE: Solar Sports Systems Inc.
PROJECT #: 6371

This report is specifically prepared for purpose of measuring roof heights of various existing structures within the Village of Wellington. The procedure for conducting such measurements was to establish the approximate true elevation of each site using GPS methodology. From the GPS benchmark the elevation of roof heights were determined by conventional methods then converted to distances. The elevations shown are relative to the 1988 North American Vertical Datum.

Attached hereto are the measurements and aerial exhibits of each site.

Prepared by:



David P. Lindley
Registered Land Surveyor
No. 5005 State of Florida
L.B. 3591

Date: 7-30-14

Far Niente Stables V LLC
14440 Pierson Road
P.C.N. 73-41-44-20-17-003-0000

1.

Roof Eve.	EL 26.67
Top of Main Roof	EL 45.06
Top of Decorative Roof	EL 56.47
Ground	EL 15.58

Measurements:

Ground to Roof Eve.	11.09 feet
Eve. to Top of Roof	18.99 feet
Ground to Top of Roof	29.48 feet
Ground to Decorative Roof (highest pt.)	40.89 feet

Wellington Land and Cattle Company
13056 Pierson Road
P.C.N. 73-41-44-21-03-002-0000

2.

Barn

Roof Eve.	EL 26.57
Top of Main Roof	EL 37.06
Top of Decorative Roof	EL 42.47
Ground	EL 17.50

Measurements:

Ground to Roof Eve.	9.07 feet
Eve. to Top of Roof	10.49 feet
Ground to Top of Roof	19.56 feet
Ground to Decorative Roof (highest pt.)	24.97 feet

3.

Covered Arena

Roof Eve.	EL 33.69
Top of Main Roof	EL 41.68
Top of Decorative Roof	N/A
Eve. Underhang	EL 30.87

Measurements:

Ground to Roof Eve.	17.15 feet
Eve. to Top of Roof	7.99 feet
Ground to Top of Roof	25.14 feet
Ground to Decorative Roof (highest pt.)	N/A

CRG Investments LP
12750 35th Street South
P.C.N. 73-41-44-22-00-000-5020

4.
Polo Bleachers

Roof Eve.	EL 48.15
Top of Main Roof	EL 52.45
Top of Decorative Roof	N/A
Ground	EL 20.95

Measurements:

Ground to Roof Eve.	27.20 feet
Eve. to Top of Roof	4.30 feet
Ground to Top of Roof	31.50 feet
Ground to Decorative Roof (highest pt.)	N/A


5.
Polo Barn

Roof Eve.	EL 34.72
Top of Main Roof	EL 43.80
Top of Decorative Roof	EL 50.40
Ground	EL 16.42

Measurements:

Ground to Roof Eve.	18.30 feet
Eve. to Top of Roof	9.08 feet
Ground to Top of Roof	27.38 feet
Ground to Decorative Roof (highest pt.)	33.98 feet






73-41-44-20-17-003-0000

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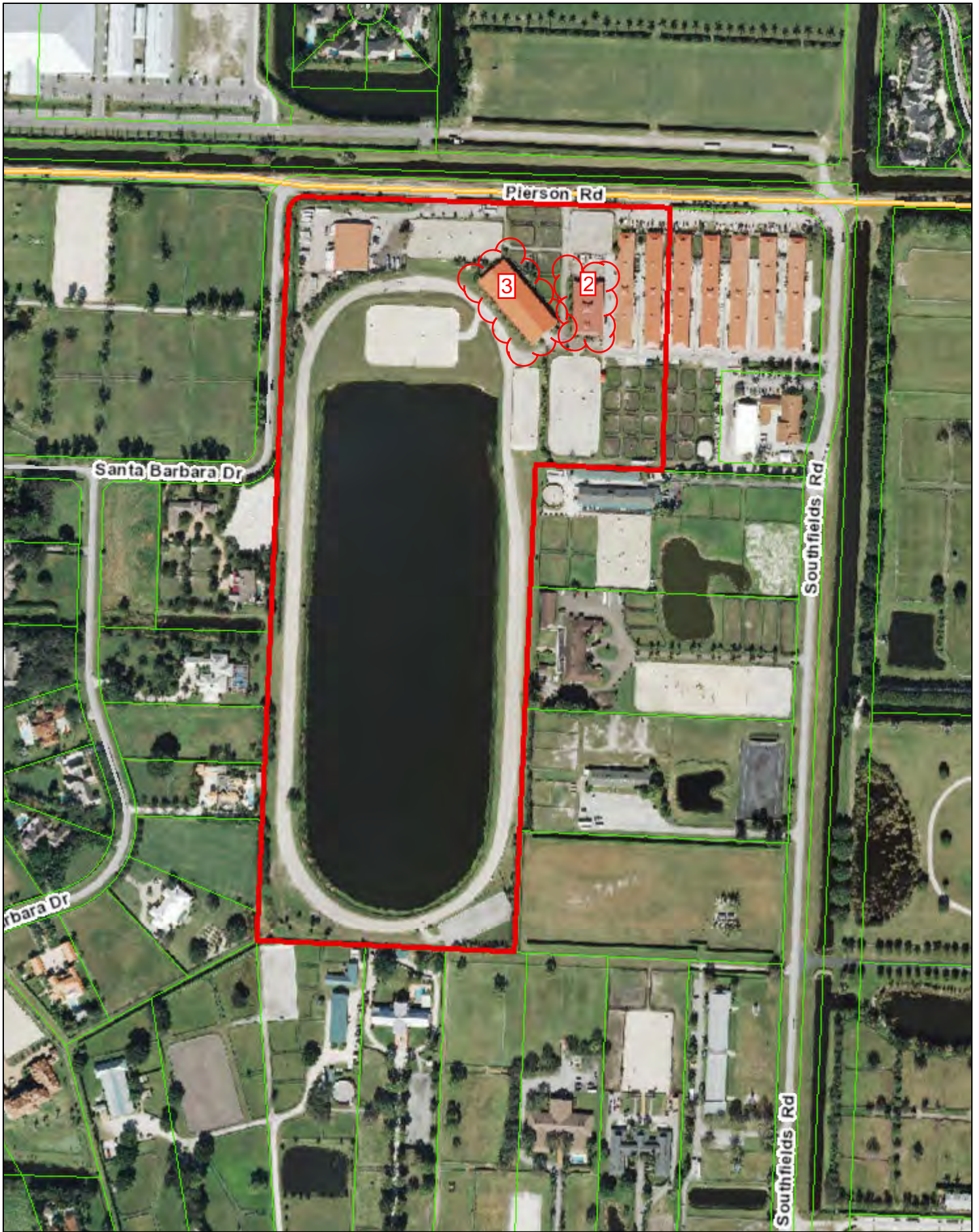
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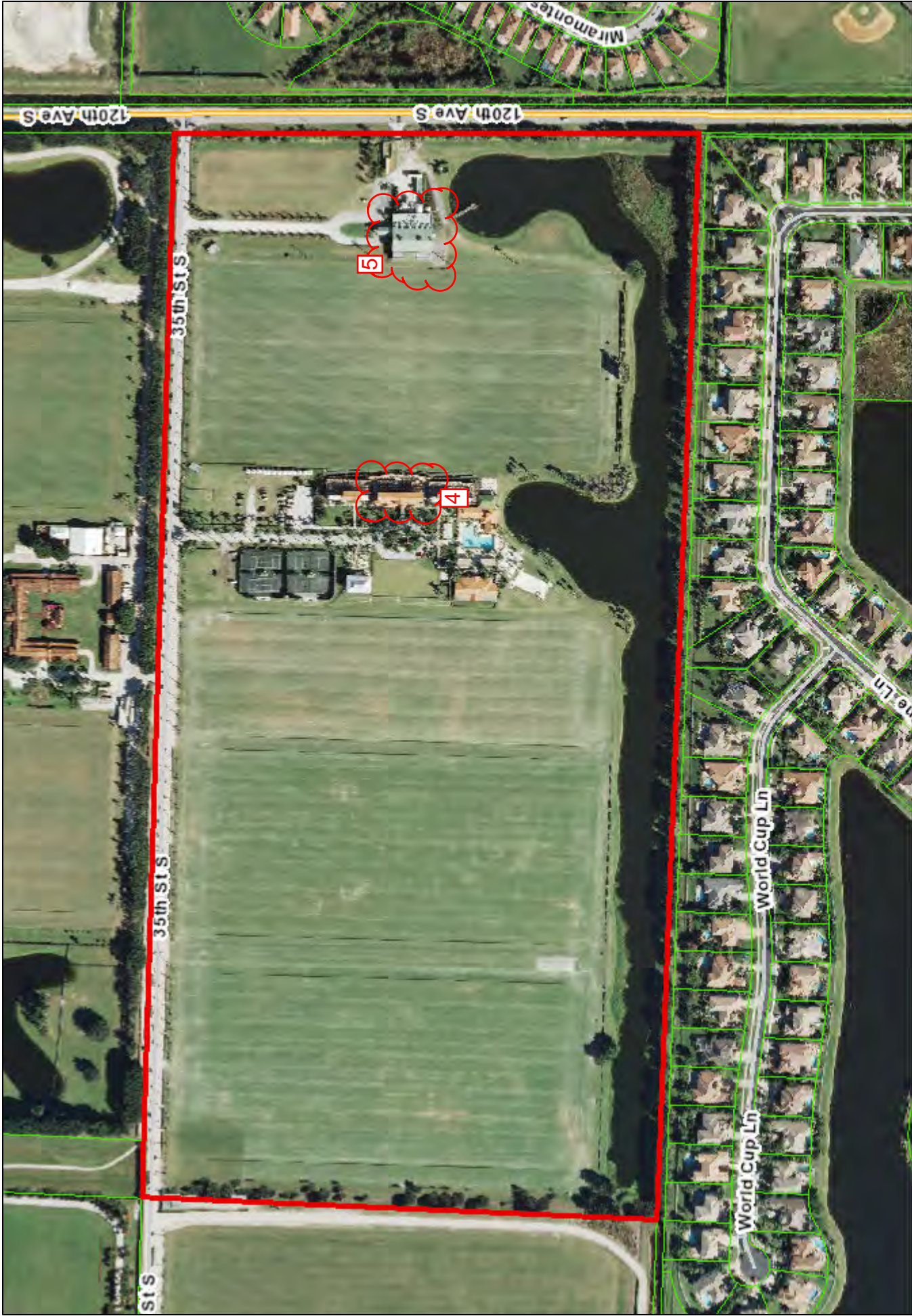
July 30, 2014




created by: PBC Property Appraiser



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July 30, 2014

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MEMORANDUM

To: Mayor and Council
Senior Staff

From: Paul Schofield *Paul*

Date: November 5, 2012

Subject: Equestrian Village
Concept Plan Development

At the request of council I developed four concept plans for the Equestrian Village Property. I have been asked to provide a brief outline of the process that I went through to develop those plans.

Starting with Council's direction I developed the three alternatives. Each of those plans started with the basic assumption that the existing facilities would remain in place. After presenting the first three plans I was asked to develop a fourth plan that relocated the two existing barns. I applied the basic provisions of the Comprehensive Plan and the Land Development Regulations as they exist. It is important to remember that this exercise was not an exhaustive planning effort. Most of the relevant Comp Plan and LDR requirements were considered; however, time did not permit a complete analysis. There are elements that are both more and less restrictive than those I reviewed; however, in my opinion the plans reasonably represent what could be built on the site and comply with Wellington's development standards.

The base data was:

Land Area	59.29 acres
Future Land Use Designation	Commercial Recreation
Zoning	Residential PUD – EOZD

Estimate of Land Coverage:

The first limitation on site coverage is found in the Comprehensive Plan. Policy 1.3.15 of the Land Use Element establishes a maximum building coverage of 10% and a maximum floor area ratio (FAR) of 10%. Please note that Sec. 6.10.6.B of the Land Development Regulations (LDR's) provides a maximum FAR of 15%. In a case where there is a conflict between the Comprehensive Plan and the LDR's, the Comprehensive Plan is the governing document.

While on the surface FAR and Building Coverage look the same, they can be quite different and, in the case of this site, it is an important considerations. Specifically, the

largest building on the site is just over 80,000 square feet (the covered arena). The covered arena counts toward building coverage, but does not count toward FAR because it does not have walls.

Maximum Building Coverage	= (59.29 x 43560 sf/ac) x 0.1 = 258,267 sf
Maximum FAR	= (59.29 x 43560 sf/ac) x 0.1 = 258,267 sf

The next limitation on coverage is found in the Land Development Regulations (LDR's) Sec. 6.10.6.B which provides for a maximum lot coverage of 20%. Maximum Lot Coverage is largest amount of area that can be covered by an impervious surface (buildings, paving, etc.). Applying the 20% maximum lot coverage results in:

Maximum Lot Coverage	= (59.29 x 43560 sf/ac) x 0.2 = 516,534 sf
----------------------	--

Parking Requirements:

Parking requirements for the site are found in Sec. 7.2 of the LDR's. Table 7.2.1 establishes the following parking requirements:

Stable, commercial	1 space per 300 sf within the stable plus 1 space per 3 animal stalls
--------------------	--

Retail, general	1 space per 200 sf
-----------------	--------------------

Determining the spectator parking for the equestrian facilities is more difficult, depending on how they are classified. The parking requirement can be either 3 or 4 spaces per spectator. The code provides:

Theaters, Auditoriums & Public Assembly	1 space per 3 seats plus 1 space per Employee
Athletic Fields	1 space per 4 seats
Race tracks, auto, dog or horse	1 space per 4 seats

Given that there is no exact match in the parking standards table, a reasonable argument could be made for any of the three. The original site plan approval contains a 3,500 spectator limit which would require either 875 spaces or 1167 spaces, depending on which standard is applied.

Each existing barn is 19,869 sf and contains 100 stalls. Required parking (paved) for the two barns is as follows:

19,869sf ÷ 300	=	66 spaces	plus
<u>100 stalls ÷ 3</u>	=	<u>33 spaces</u>	
Total	=	99 spaces x 2 = 198 paved spaces	

The competition arenas (spectator seating) require a minimum of 875 spaces, which based on the current plan, are grassed parking spaces. So, the total number of parking spaces required today is approximately 1,073.

Parking for four barns would be 396 paved spaces, 52,000 sf of retail would require an additional 260 paved spaces which results in a minimum parking requirement of:

Paved Spaces

Barns (4) – 396	
Retail @ 52,000 sf	260
Retail @ 62,200 sf	311
<u>Temporary Grassed Spaces</u>	<u>875</u>
Total @ 52,000 sf retail	1531
Total @ 62,200 sf retail	1582

(There is a discussion on the next page in the Potential Additional Building section that discusses the two retail sf estimates)

Maximum Lot Coverage, Maximum Building Coverage and Maximum Floor Area Ratio:

Based on the plans submitted by Wellington Equestrian Partners, the approximate square footage of the existing facilities contributing to lot coverage is:

2 Barns @ 19,869 sf ea	39,738 sf
Covered arena	80,400 sf
Buildings (Other)	23,000 sf (approx.)
Elevated deck	31,935 sf
Paved Parking/Roads	218,235 sf
<u>Total</u>	<u>393,308 sf</u>

Given the existing lot coverage of 393,308 sf and an allowable coverage of 516,534, the remaining area that can be covered by buildings, roads and other impervious surfaces is 131,586 sf. Assuming that two more barns will be built on site reduces the lot coverage by 39,738sf to 91,848sf.

Total building coverage is approximately 143,000 sf against a site maximum of 258,267sf leaving a remaining total of 115,267 sf. Assuming that two more barns will be constructed on the site reduces that number by 39,738 sf to 75,529 sf.

Total approximate existing FAR is on the order of 62,000 sf. The allowable FAR (258,267) less existing results in a potential of 196,267sf. Assuming that two more barns (like the ones currently in place) will be built on site reduces the FAR by 39,738 sf to 156,529 sf.

Based upon the above analysis the potential available coverage's are as follows:

Maximum Lot Coverage	131,586sf	(91,848sf w/ 4 barns)
Maximum Building Coverage	115,267sf	(75,529sf w/ 4 barns)
FAR	196,267sf	(156,529sf w/4 barns)

Potential Additional Building:

The additional building potential requires that all three coverage limitations above are met. Assuming an average parking need of 1 space per 200 sf and an average of 330 sf of paved area per space, the FAR potential cannot be reached, unless elevated parking is provided, because the maximum lot coverage is exceeded.

Using the same parking metrics assumptions, the maximum potential building potential also cannot be achieved, unless elevated parking is provided, because the lot coverage again is exceeded. Assuming that ground level parking is used, Maximum Lot Coverage rules which means the combination of future buildings and paved parking cannot exceed 131,586 sf.

Again using the same parking metric assumptions, the potential additional building space is 51,836 sf together with approximately 79,750 sf of paved parking. Please note that these are rough estimates. The code provides the ability to do site specific parking calculations which could increase FAR by up to 20% resulting in 62,200 sf of FAR. Again it should be remembered that these are rough estimates.

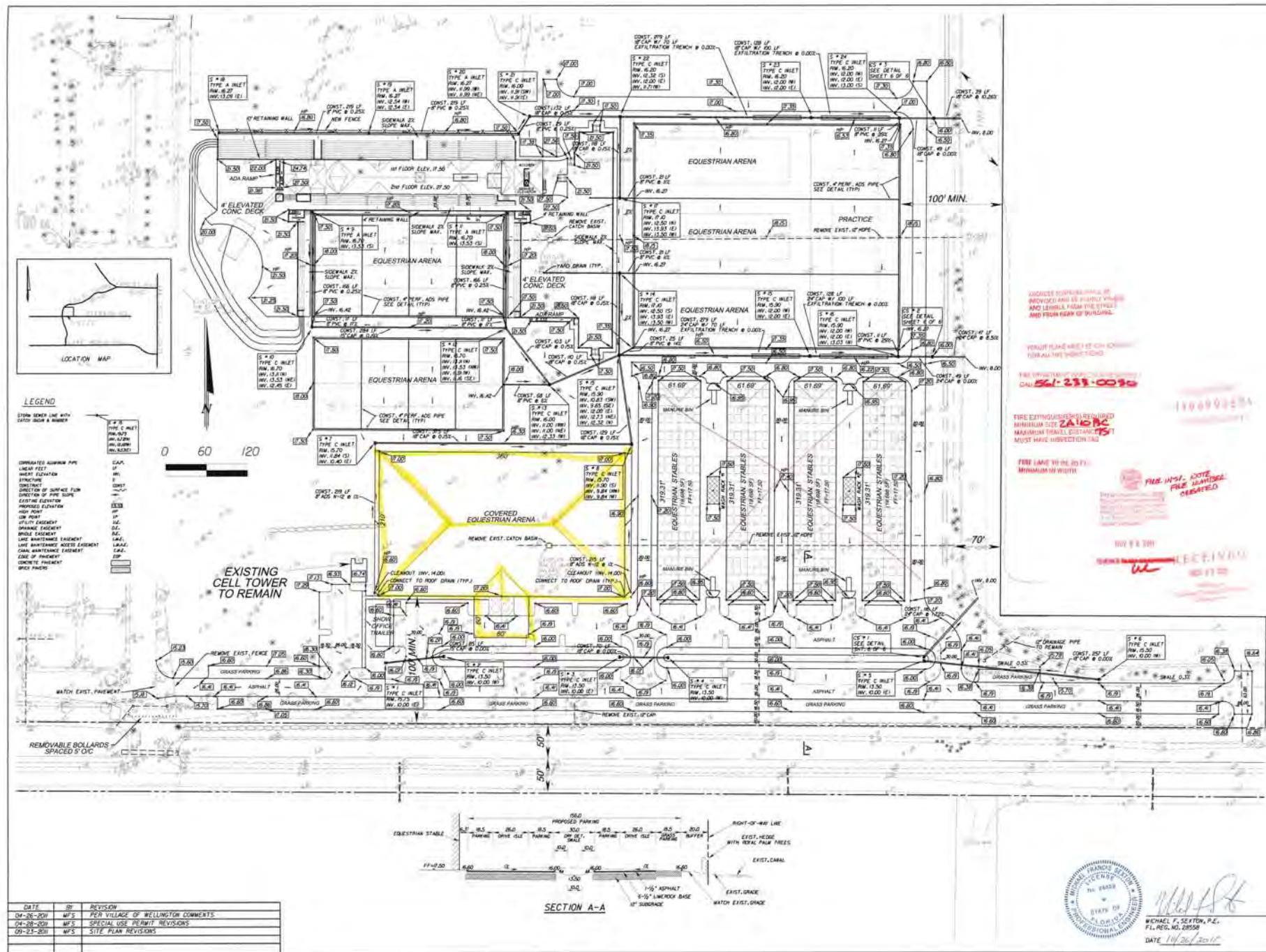
Drainage Considerations:

The Land Development regulations incorporate the 2010 Permit Criteria and Best Management Practices Manual for Works in the Village of Wellington (VOW). Based upon this manual, enough storage must be provided to achieve water quality requirements and provide compensating storage for flood control. Based upon the maximum lot coverage (516,534 or 11.86 acres), the total amount of storage required to achieve water quality is on the order of 1.6 ac-ft. This can be achieved by dry detention and/or exfiltration trenches. If dry detention only is used, the corresponding surface

area would be on the order of 0.5 acres. Again based upon the maximum lot coverage (516,534 or 11.86 acres), the total amount of water storage required to offset impervious areas and grading activities is at least approximately 5 ac-ft and could be more depending on grading (assumes compacted, depressional soils w/ 5.1" storage). This storage requirement can be achieved by a variety of techniques, including detention areas (parking lots, grassed areas) and retention areas (lakes and ponds). The approximate surface area that would need to be provided is on the order of 1.5 to 2 acres, assuming all storage would be achieved in a single designated detention/retention facility.

There is an additional standard in the LDR's that impacts on site retention that does not appear to have been accounted for. Sec 7.2.3.J.4 requires that all surface parking areas, grassed or otherwise shall be considered impervious paved surface for the purpose of determining tertiary drainage system flow capacity and secondary stormwater management system runoff treatment/control requirements. This requirement will likely not impact the surface storage to meet quantity needs, but will require additional on-site retention for water quality purposes. The total estimated storage requirement for water quality purposes is estimated on the order of 2.4 ac-ft, when this is taken into account. Upon cursory review of the plans/available land, the storage requirements do not appear to inhibit the achievement of the maximum lot coverage.

E



GRADING & DRAINAGE PLAN

SEXTON ENGINEERING ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

AND Ponce de Leon Street, Suite 100

ROYAL PALM BEACH, FLORIDA 33411

PHONE 561-792-3122 FAX 561-792-3168

FL REGISTRATIONS: LB0006837, EB 0007864

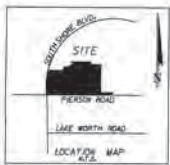
**WORLD DRESSAGE COMPLEX
WELLINGTON, FLORIDA**

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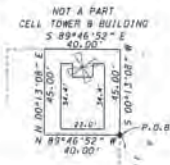
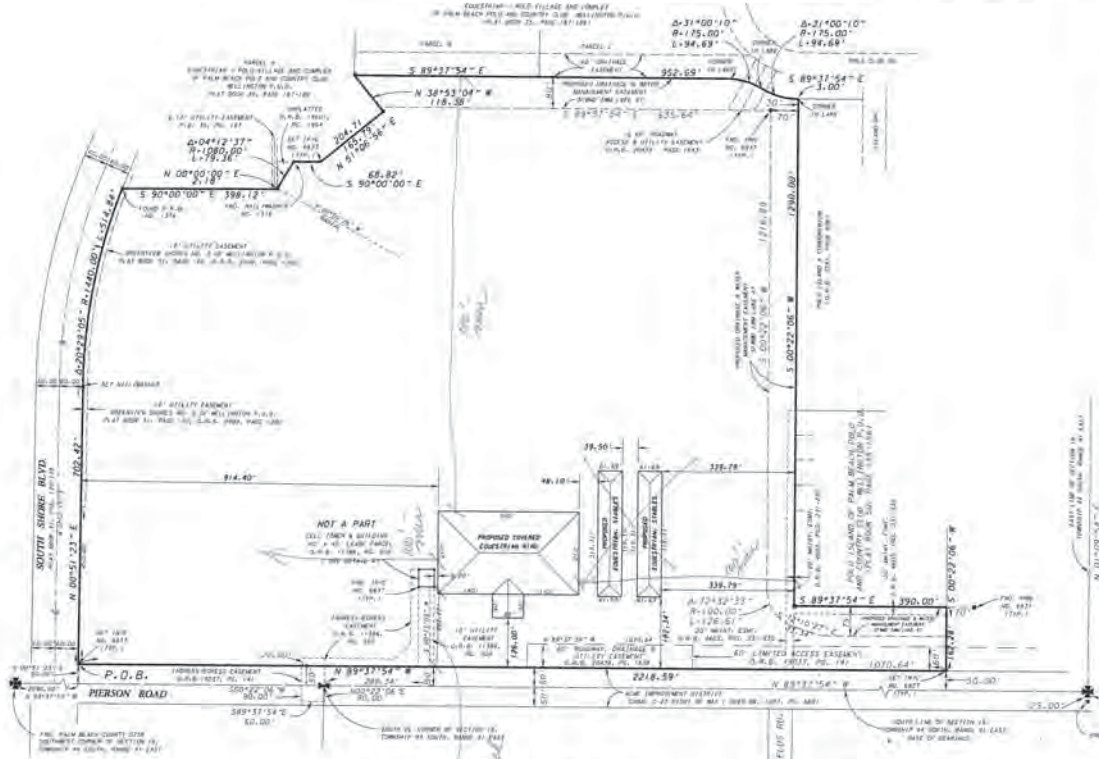
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 $\theta = 60^\circ$



ABBREVIATIONS:

B	BASIS LINE	DRB	OFFICIAL RECORD BOOK
STA.	STATION	EXT	EXISTING
R	RADIUS LENGTH	FND	FOUND
Δ	DELTA ANGLE	IR-C	IRON ROD & CAP
L	ARC LENGTH	FPL	FLORIDA POWER & LIGHT
E	CENTER LINE	BUE	BUFFER EASEMENT
FB	PLAT BOOK	U-E	UTILITY EASEMENT
PG	PAGE	P.O.B.	POINT OF BEGINNING
IR	IRON ROD	P.O.C.	POINT OF COMMENCEMENT
N/D	NAIL & DISK	PCP	PERMANENT CONTROL POINT
		P.R.M.	PERMANENT REFERENCE MONUMENT



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 ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'23" EAST ALONG SAID EASTLY 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°28'05", A DISTANCE OF 514.84 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "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 TRACT A, A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, ALONG SAID TRACT 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 NORTHEASTERLY 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 TRACT A; THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH LINE OF TRACT A, A DISTANCE OF 88.82 FEET; THENCE NORTH 91°06'56" EAST, ALONG SAID TRACT A, A DISTANCE OF 204.11 FEET; THENCE NORTH 38°53'04" WEST, ALONG SAID TRACT A, A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF TRACT "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 PARCELS B AND C, OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 350.68 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 THE NORTHEAST CORNER OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°52'06" WEST ALONG SAID PLAT OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AND THE WEST LINE OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., S RECORDED IN PLAT BOOK 50, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1299.00 FEET TO THE SOUTHEAST CORNER OF SAID PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°52'06" WEST, A DISTANCE OF 162.28 FEET TO A POINT ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23 RIGHT OF WAY, AS RECORDED IN DEED BOOK 1037, PAGE 689, SAID POINT ALSO BEING 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2218.59 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PROPERTY:
A PORTION OF THE SOUTH 1/4 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE BLVD., 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, FOR 280.34 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCELS: PARCELS MB-46-52-70 FOR 40.00 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°46'52" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°51'23" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 59.43 ACRES MORE OR LESS.

NOTES:

1. NOTICES: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TWP. 44S, RGE. 41E, WHICH BEARS N 89°37'54" W. ALL BEARINGS ARE RELATIVE THERETO.
3. FIELD SURVEY WAS PERFORMED ON 07/10/2008 AND 04/04/2010.
4. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ADOPTED IN CHAPTER SJ-17,05, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE JANUARY 11, 2010.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEXTON ENGINEERING ASSOCIATES, INC.
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
1-800-881-1887

PROFESSIONAL SURVEYOR AND MAPPER
MICHAEL D. BONIN
NO. 4396, STATE OF FLORIDA
1-B, NO. 6837

BOUNDARY SURVEY

S. SEXTON ENGINEERING ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-752-1887 FAX 561-752-3668
FL REGISTRATION# 00000837, EB 0007064

WORLD DRESSAGE CENTER WELLINGTON, FLORIDA

DATE: 09/30/2010
SHEET: 1 OF 1
SCALE: 1"=150'



WORLD DRESSAGE COMPLEX

COVERED EQUESTRIAN ARENA

WELLINGTON, FLORIDA

VICINITY & LOCATION MAPS



DRAWING SHEET INDEX

SUBMITTAL:	
PREVIOUSLY ISSUED	RELEASE DATE:
CURRENTLY ISSUED	
GENERAL	
G-001	COVER SHEET
G-002	SHEET INDEX, SYMBOLS, ABBREVIATIONS AND VICINITY MAPS
STRUCTURAL	
S-001	GENERAL STRUCTURAL NOTES & ABBREVIATIONS
S-101	FOUNDATION PLAN
S-201	FOUNDATION DETAILS
ARCHITECTURAL	
A-201	ARENA FLOOR PLAN

SHELL ONLY PERMIT
REVIEWED
09/11/08/11
(Assessable requirements, & electrical & separate permits)

NOV 2 3 2011
 PLUMBING INSPECTION
 LIGHT WEIGHT
 TRUSS / FLOOR
 EXCEEDED REQUIREMENTS
 PER FL STATUTE 633

WELLINGTON
 1100093524
 CERTIFIED COPY

FOR PERMIT ONLY

DATE: 29 SEPTEMBER 2011

GENERAL CONTRACTOR	ARCHITECT	STRUCTURAL ENGINEER	PEB MANUFACTURER
MD Barnmaster Southeast, LLC P.O. Box 210635 Royal Palm Beach, Florida 33421-0635 Contact: Carl Ragosta Tel.: 1.800.340.1507	BCRA 225 N. Fairfax St. Suite 200 Alexandria, Virginia 22314 Contact: Heidi Perham Tel.: 703.584.4641	SCBC Engineering PLLC A Structural Engineering Company 16121 N. Meadowdale Rd. Edmonds, Washington 98026 Contact: Brian E. Moll Tel.: 206.351.2217	RIGID Global Buildings 18933 Aldine Westfield Houston, Texas 77073 Contact: Larry Black Tel.: 800.658.2885

GENERAL STRUCTURAL NOTES

GENERAL:

- THE FOLLOWING STRUCTURAL NOTES APPLY UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR WILL PROMOTE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, PROCEDURES OR SEQUENCES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THEREON.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE ENGINEER FOR ANY DESIGN CHANGES MADE AS A RESULT OF A DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES IMMEDIATELY UPON DISCOVERY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON DRAWINGS.
- THE CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS, AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SECURITY AND OTHER ITEMS WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. NO PENETRATIONS THRU STRUCTURAL MEMBERS ALLOWED UNLESS SHOWN ON STRUCTURAL DRAWINGS OR APPROVED BY STRUCTURAL ENGINEER IN WRITING.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- TYPICAL DETAILS ARE NOT CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE. **WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.**
- WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.

DESIGN CRITERIA:

- GOVERNING/REFERENCE CODES:
ASCE 7-2005
2006 INTERNATIONAL BUILDING CODE
2005 ASCE
2007 FLORIDA BUILDING CODE WITH 2005 SUPPLEMENT
- OCCUPANCY CATEGORY = II
- SEISMIC:
 $V = C_s W$
SEISMIC DESIGN CATEGORY = A
 $I = 1.0$
 $R = 3.0$ (ORDINARY STEEL MOMENT FRAME)
 $C_u = .025$
 $W =$ WEIGHT OF STRUCTURE
- WIND:
BASIC WIND SPEED = 225 km/h (140 MPH), 3 SECOND GUST
 $V = C_s C_{ex} A_s$
WIND EXPOSURE = B
 $G = 0.85$
 $q_h = 1.6 \text{ kPa (32.4 PSF)}$
 $I = 1.0$
- LIVE LOADS:
A. ROOF = 1.0 kPa (20 PSF) (REDUCIBLE)
- MECHANICAL ANCHORAGE
A. DESIGN PER ASCE 7-2005

FOUNDATIONS:

- EARTHWORK AND FOUNDATION DETAILS SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT PROJECT NO H515039, DATED 09 SEPTEMBER 2011, AND ALL SUBSEQUENT ADDENDUM THERETO PREPARED BY NODARSE / TERRACON.
- SHALLOW SPREAD FOOTINGS SHALL BEAR ON CLSM OR COMPACTED, APPROVED STRUCTURAL FILL MATERIAL OR COMPETENT NATIVE MATERIAL A MINIMUM OF 450mm (18") (OR AS NOTED ON DWGS) BELOW LOWEST ADJACENT FINISHED GRADE WITH AN ALLOWABLE BEARING PRESSURE OF 120 kPa (2500 PSF) AT THE BEARING ELEVATION.
- EXCAVATION FOR FOOTINGS:
A. EXCAVATION FOR FOOTINGS SHALL BE PREPARED ACCORDING TO THE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. GEOTECHNICAL OBSERVATION OF THE EXCAVATION SHALL BE COORDINATED WITH THE CONTRACTOR AND GEOTECH OF RECORD.
B. SIDES OF CONTINUOUS FOOTINGS AND INDIVIDUAL FOOTINGS MAY BE CAST AGAINST EARTH OR FORMED AT THE CONTRACTORS OPTION.
C. PEDESTAL SIDES SHALL BE FORMED.
D. OVER EXCAVATE ACCORDING TO DETAIL 10/S-501 AND REPLACE WITH SELECT STRUCTURAL FILL PER THE GEOTECHNICAL REPORT.

CONCRETE:

- CONCRETE WORK SHALL CONFORM TO THE CONTRACT SPECIFICATIONS
- CONCRETE FOR THE PROJECT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH f'_c AT 28 DAYS WITH A MINIMUM CEMENT QUANTITY PER SPECIFICATION.
A. SLABS-ON-GRADE - $f'_c = 27.6 \text{ MPa (4000 PSI)}$
B. PEDESTAL - $f'_c = 27.6 \text{ MPa (4000 PSI)}$
C. FOUNDATIONS - $f'_c = 27.6 \text{ MPa (4000 PSI)}$
D. GROUT UNDER COLUMN BASE PLATES SHALL HAVE $f'_c = 42 \text{ MPa (6000 psi)}$

FORMWORK:

- CONCRETE FORMWORK, SHORING, FORM REMOVAL, AND RESHORING/BACKSHORING ARE CONSTRUCTION MEANS AND METHODS AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH "ACI GUIDE TO FORMWORK FOR CONCRETE" (ACI 347R-04) AND SUPPLEMENTED BY THE CONTRACT SPECIFICATIONS.

REINFORCING STEEL:

- ALL REINFORCING STEEL FOR THE PROJECT SHALL BE DEFORMED BARS AND SHALL CONFORM TO THE FOLLOWING ASTM STANDARD DESIGNATIONS:
A. #4 BARS AND LARGER IN CONCRETE - A-615, GRADE 420 MPa (60 KSI)
- ANY REINFORCING TO BE WELDED - A-706, GRADE 420 MPa (60 KSI)
- REINFORCEMENT LAPS CONCRETE:
A. VERTICAL BARS - CLASS B
B. HORIZONTAL BARS - CLASS B 610mm (2'-0") MINIMUM
- REINFORCEMENT SHALL BE DETAILED TO MEET ACI DETAILING MNL SP-66 (2004) STANDARDS AND CRSI "MANUAL OF STANDARD PRACTICE" JAN 2009.
- HORIZONTAL BAR LAPS SHALL BE STAGGERED AND OFFSET BY MINIMUM 1500mm (5'-0").

CONCRETE PROTECTION FOR REINFORCEMENT:

- THE FOLLOWING MINIMUM COVER SHALL BE PROVIDED FOR REINFORCEMENT PLACED IN CONCRETE:
A. CONCRETE CAST AGAINST EARTH - 75mm (3")
B. CONCRETE WALLS EXPOSED TO EARTH OR WEATHER - 50mm (2")
C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER - 38mm (1-1/2")

STRUCTURAL STEEL AND MISCELLANEOUS METALS:

- DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
- ALL STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL BE ASTM A-992, GRADE 345 MPa (50KSI).
- MISCELLANEOUS STEEL SHALL BE ASTM A-36 (FY = 250 MPa (36KSI)).
- ALL STEEL TUBE COLUMNS/BRACES SHALL BE ASTM A-500 GRADE B (FY = 320 MPa (46,000 PSI)).
- ALL STEEL PIPE COLUMNS/BRACES SHALL BE ASTM A-501 OR ASTM A-53 GRADE B, TYPE E, OR S (FY = 240 MPa (35,000 PSI)).

WELDED CONNECTIONS:

- WHERE SIZE OF WELD IS NOT INDICATED, IT SHALL DEVELOP THE FULL STRENGTH OF MEMBER AND CONNECTION.
- NO SPLICES IN STEEL BEAMS OR COLUMNS MAY BE MADE OTHER THAN THOSE DETAILED ON THE DRAWINGS UNLESS SHOWN ON SHOP DRAWINGS AND APPROVED BY STRUCTURAL ENGINEER AND PRE-ENGINEERED METAL BLDG MFR REPRESENTATIVE.
- ALL BEVEL GROOVE WELDS SHALL BE COMPLETE PENETRATION WELDS, UNLESS NOTED OTHERWISE.
- ALL WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS.

BOLTED CONNECTIONS:

- ANCHOR RODS/BOLTS SHALL BE ASTM F1554 GRADE 55 (380 MPa) W/WELD SUPPLEMENT S1 UON.
- HIGH STRENGTH BOLTS INCLUDING NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS AND SHALL MINIMALLY MEET "SNUG TIGHT" CRITERIA AS DEFINED IN AISC "SPECIFICATION FOR STRUCTURAL JOINTS" - JUNE 2000.
- BOLT WASHERS OTHER THAN THOSE IN CONTACT WITH HIGH-STRENGTH BOLTS SHALL MEET ANSI STANDARD B-27.2 TYPE B.
- NO SLOTTED HOLES PERMITTED AT STEEL CONNECTIONS UNLESS APPROVED BY THE STRUCTURAL ENGINEER AND THE METAL BUILDING MANUFACTURER.
- WHERE BOLT HOLES IN STEEL MEMBERS ARE ENLARGED TO MORE THAN 1.6mm (1/16") DIAMETER OVERSIZE AT CONNECTION BOLTS [5mm (3/16") DIAMETER AT ANCHOR BOLTS] PROVIDE 8mmx64mmx64mm (5/16" x 2-1/2" x 2-1/2") PLATE WASHERS WITH PROPER DIAMETER HOLE. PLATE WASHERS SHALL BE WELDED TO STEEL MEMBER WITH 5mm (3/16") FILLET WELD ALL AROUND. [WELD REQUIREMENTS @ BASE PL SHALL BE APPROVED BY THE STRUCTURAL ENGINEER].

HEADED STUD SHEAR CONNECTORS AND ANCHORS:

- ALL HEADED STUDS SHOWN ON DETAILS SHALL CONFORM TO ASTM DESIGNATION A-108.73.

STRUCTURAL STEEL FRAME ERECTION AND LOCATION:

- THE CONTRACTOR SHALL RETAIN AN INDEPENDENT LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO SURVEY AND CERTIFY THAT:
A. ALL STEEL FRAME BASE PLATE ANCHOR BOLT LOCATIONS HAVE BEEN ACCURATELY LOCATED WITHIN THE TOLERANCE LIMITATIONS SET BY AISC.
B. THE STEEL FRAME COLUMNS HAVE BEEN ERECTED VERTICALLY PLUMB, WITHIN THE TOLERANCE LIMITATIONS SET BY AISC, PRIOR TO AND SUBSEQUENT TO FINAL BOLTING AND WELDING.
- RESULTS OF SURVEY SHALL BE RECORDED, SEALED AND SIGNED BY SURVEYOR REGISTERED IN THE STATE OF FLORIDA. TWO COPIES SHALL BE SUBMITTED TO THE ARCHITECT.

SHOP DRAWINGS AND SUBMITTALS:

- SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER FOR EACH STRUCTURAL BUILDING MATERIAL SPECIFIED IN THE CONTRACT SPECIFICATIONS.

ABBREVIATIONS

AB	ANCHOR BOLT	EQ	EQUAL
ABV	ABOVE	EW	EACH WAY
AC	AMERICAN CONCRETE INSTITUTE	FIN	FINISHED
ADDL	ADDITIONAL	FLR	FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	FTG	FOOTING
AISS	AMERICAN IRON & STEEL INSTITUTE	GA	GALVANIZED
ALT	ALTERNATE/ANG.	GL	GROUPE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GSN	GENERAL STRUCTURAL NOTES
ARCH	ARCHITECTURAL	HK	HOOK
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	HND/HO	HAND
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	H/HORIZ	HORIZONTAL
AWS	AMERICAN WELDING SOCIETY	ISA	HEADED STUD ANCHOR
B/	BOTTOM OF	IBC	INTERNATIONAL BUILDING CODE
B/FTG	BOTTOM OF FOOTING	IN	INCH/INCHES
BEL	BELOW	INFO	INFORMATION
BLDG	BUILDING	INT	INTERIOR
BOT/B	BOTTOM BEARING	IJ	ISOLATION JOINT
BRG	BETWEEN	JT	JOINT
BTWN/BET	BETWEEN	K	KIPS
CJ	CONSTRUCTION JOINT	L	LENGTH
CL	CENTER LINE	LL	LIVE LOAD
CLR	CLEAR/CLEARANCE	LLH	LONG LEG HORIZONTAL
COL	COLUMN	LLV	LONG LEG VERTICAL
CONC	CONCRETE	LONGIT	LONGITUDINAL
CONN	CONNECTION	MATL	MATERIAL
CONST	CONSTRUCTION	MAX	MAXIMUM
CONT	CONTINUOUS/CONTINUATION	MECH	MECHANICAL
COORD	COORDINATE	MFR/MANUF	MANUFACTURER
CRSI	COMPLETE PENETRATION CONCRETE REINFORCING STEEL INSTITUTE	MIN	MINIMUM
CTR	CENTER	MISC	MISCELLANEOUS
DBL	DOUBLE	MPaE	MECHANICAL, PLUMBING AND ELECTRICAL
DET/DTL	DETAIL	MPH	MILES PER HOUR
DM	DIMENSION	MTL	METAL
DL	DEAD LOAD	N/S	NOT TO SCALE
DWG	DRAWING	O/C /OC	ON CENTER
DWL	DOWEL	OPG/OPNG	OPENING
EA	EARTHQUAKE	OPP	OPPOSITE
ELEV/EL	ELEVATION	PERP	PERPENDICULAR
EMBED	EMBEDMENT	PL/P	PLATE
		PLF	POUNDS PER LINEAR FOOT
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH

SI METRIC ABBREVIATIONS

kg	kilogram
kN	kilonewton
kN/m	kilonewton/meter
kPa	kilopascal
m	meter
mm	millimeter
mPa	megapascal
N	newton
N/m	newton/meter
Pa	pascal
SI	SYSTEM INTERNATIONALE

SYMBOLS

+	ADDED TO
⊙	AT
⊙	ANGLE
⊙	AND
⊙	CENTERLINE
⊙	DIAMETER
⊙	FOOT/FEET
⊙	INCH/INCHES
PL/RL	PLATE
⊙	SOG REIN OR WWF
⊙	OPENING
⊙	DOWEL
⊙	PARALLEL
⊙	PERPENDICULAR
⊙	MTL DK (SECTION)
⊙	METAL DECK (PLAN)
I	W SECTION

REIN	REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SF	SQUARE FOOT/FEET
SHT	SHEET
SIM	SIMILAR
SJ	SHRINKAGE JOINT
SL	SLAB
SOG	SLAB ON GRADE
SPC	SPACE/SPECIFICATIONS
STDF	STANDARD
STIF	STIFFEN
STL	STEEL
STRUCT	STRUCTURAL
T/FTG	TOP OF FOOTING
T/STL	TOP OF STEEL
T	TOP
T/B	TOP AND BOTTOM
THK/H	THICKNESS
THRU	THROUGH
TOT	TOTAL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UNBAL	UNBALANCED
UNO	UNLESS NOTED OTHERWISE
VERT/V	VERTICAL
W/	WITH
WOB	WELDED DEFORMED BARS
WP	WORK POINT
WWF	WELDED WIRE FABRIC



SCBC Engineering PLLC
A Structural Engineering Company



PROJECT: WORLD DRESSAGE COMPLEX
SOUTH SHORE BLVD & PERSHON RD
WELLSVILLE, FL 32844

DATE	10/10/2011
BY	10/10/2011
CHECKED	10/10/2011
APPROVED	10/10/2011

General Structural Notes
Abbreviations



S-001

T 203-627-4269 • F 203-627-4300 • WWW.BCHANDLER.COM

GENERAL NOTES

- 1.7 Fabrication shall be in accordance with R.G.B. standard practice in compliance with the applicable sections, relating to design requirements and allowable stresses of the latest edition of the "AWS Structural Welding Code D11 and D1.3". R.G.B. manufacturing procedures are certified by:

Reference	Certification numbers
Hourston	R.G.B. #456
1.2 MATERIALS	ASTM DESIGNATION
Hot Rolled Steel Shapes (W, S, C & L)	A572
Steel Pipes	A500
Structural Tubing	A500
Structural Steel Web Plate	A572/A1011
Structural Steel Flange Plates/Bars	A572/A572
Cold Formed Light Gage	A553/A1011
Roof and Wall Sheets	A792/A853
Galv. Steel	A475 - TYPE 1
Roof Braces	A36
Machine Bolts & Nuts	A307
High Strength Bolts (1/4 and 1/2")	A325-TYPE 1
High Strength Bolts (3/4" to 1 1/2")	A325-TYPE 1
Anchor Bolts (if supplied)	A307/A307/F1554
	MIN. YIELD STRENGTH
	Fy = 50 KS
	Fy = 42 KS
	Fy = 48 KS
	Fy = 55 KS
	Fy = 50 KS
	Fy = 50, 55 KS
	Fy = 50, 60 KS
	Long High Strength
	Fy = 36 KS
	MIN. TENSILE STRENGTH
	Fu = 50 KS
	Fu = 120 KS
	Fu = 105 KS
	Fu = 60 KS

- 1.3 PRIMER
Shop primer paint is a rust inhibitive primer which seals the end performance of Federal Specification SSPC No. 15 and is R.G.B. Red. Outside color, this paint is not intended for long term exposure to the elements. R.G.B. is not responsible for any deterioration of the shop primer paint as a result of improper handling and/or storage. R.G.B. shall not be responsible for any field applied paint and/or coating (Section 6.5 AISC Code of Standard Practice, 13th Edition). Nominal thickness of primer will be 1 mil unless otherwise specified in contract documents.

- 1.4 GALVANIZED OR SPECIAL COATINGS
See Contract Documents.

- 1.5 ALL BOLTS ARE 1/2" x 6" - 1" A307 EXCEPT:

- a) Eave strut connection - 1/2" x 6" - 1" A307
- b) Endwall rafter splice - 5/8" x 6" - 1 1/4" A325-N
- c) Central column to rafter connection - 1/2" x 6" - 1 1/4" A325-N
- d) Main frame connections - SEE CROSS SECTION

NOTE: Washers are not supplied unless noted otherwise on drawing.

- 1.6 A325 BOLT TIGHTENING REQUIREMENTS

- a) All high strength bolts are A325-N unless specifically noted otherwise.
- b) Structural bolts shall be tightened by the turn-of-the-nut method in accordance with the 13th Edition AISC, "Specification For Structural Joints Using ASTM A325 or A490 Bolts", when specifically required. A325-N bolts are applied without washer unless otherwise noted on the drawings.
- c) All bolted connections unless noted are designed as bearing (see connections) and bolt threads not excluded from the shear plane.

- 1.7 CLOSURE STRIPS ARE FURNISHED FOR REQUIREMENTS

- a) INSIDE - Under roof panels at eave
- b) OUTSIDE - Under eave panels and rafter trim
- c) Under continuous ridge and roof skirts

- 1.8 ERECTION NOTE

All bracing, strapping, & bracing design and provided by R.G.B. for this building is required and shall be installed by the erector as a permanent part of the structure. If additional bracing is required for stability during erection, it shall be the erector's responsibility to determine the amount of such bracing and to procure and install as needed.

- 1.9 ERECTION AND UNLOADING NOT BY R.G.B.

- 1.10 SHORTAGES

Any claims or shortages by buyer must be made to R.G.B. within five (5) working days after delivery or such claims will be considered to have been waived by the customer and disallowed.

- 1.11 CORRECTIONS OF ERRORS AND REPAIRS (MBSA 6.10)

Claims for correction of alleged mistakes will be disallowed unless R.G.B. shall have received prior notice thereof and allowed reasonable inspection of such mistakes. The correction of minor mistakes by the use of drill pins to draw the components into line, moderate amounts of reaming, chipping and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. No part of the building may be returned for change without the prior approval of R.G.B.

BUYER/END USE CUSTOMER RESPONSIBILITIES

- 2.1 It is the responsibility of the BUYER/END USE CUSTOMER to obtain appropriate approvals and secure necessary permits from City, County, State, or Federal Agencies as required, and to advise/release R.G.B. to fabricate upon receiving such.
- 2.2 Rigid Global Buildings (hereafter referred to as R.G.B.) standard specifications apply unless indicated otherwise in the Contract Documents. R.G.B. design, fabrication, quality control, standards, practice, methods and tolerances shall govern the work with any interpretations to the contrary notwithstanding. It is understood by both Parties that the BUYER/END USE CUSTOMER is responsible for clarification of inclusions or exclusions from the architectural plans and/or specifications in case of discrepancies between R.G.B. structural steel plans and plans for other trades. R.G.B. plans shall govern (Section 3 AISC Code of Standard Practice, 13th Edition).
- 2.3 Approval of R.G.B. drawings and calculations indicates that R.G.B. has correctly interpreted and applied the Contract Documents. This approval constitutes the parties' joint acceptance of the R.G.B. design, concepts, assumptions, and loading (Section 4 AISC Code 13th Edition and MBSA 3.1.1).
- 2.4 Once the BUYER/END USE CUSTOMER has signed R.G.B. Approval Package and the project is released for fabrication, changes shall be billed to the BUYER/END USE CUSTOMER including material, engineering and other costs. An additional fee may be charged if the project must be moved from the fabrication and shipping schedule.



DRAWING PACKAGE

SALES NO.	40381	JOB NO.	-	BLDG.	A&B
CUSTOMER	MD BARN MASTER NE/SE				
END USER	FAR NIENTE STABLES II, LLC				
END USE	RIDING ARENA				
STREET	14440 PIERSON ROAD				
CITY, STATE	WELLINGTON, FL 33414				
COUNTY	PALM BEACH				

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING AS INDICATED:

DESIGN LOADS:

Design Code

Enclosure

Dead Load (psf)

Collateral Load (psf)

Wind Load

Basic Wind Speed, 3 sec gust

Wind Importance Factor, Iw

Wind Exposure

Internal Pressure Coefficient, GCPI

Wall Panel Wind Pressure (psf)

Wind Section (psf)

Girt/Header Wind Pressure (psf)

Wind Section (psf)

Live Load

Primary Framing (psf)

Trib. Area Reduction

Secondary Framing (psf)

Other Loads/Requirements

Wall Panel Used

Roof Panel Used

Panel Seam

Florida Approval Numbers

FL 5443.1

FL 13733.1

- FBC 07 with 2009 Supplement
- Closed
- Metal building structure only by RGE
- 0

- 140 mph

- 1.00

- B

- +0.18/-0.18

- +36.7

- -48.1

- +29.6

- -32.4

- 20.00

- Yes

- 20.00

- FBR 26 Ga.

- HT 24 Ga.

- QUAD-LOK

- "PBR" & "R" Wall Panel

- "Hi-Tech" Roof Panel

-

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BUILDING DESCRIPTION: [A] [B]

Width (ft) : 210 80

Length (ft) : 360 60

Eave Ht. at BSW (ft) : 24 24

Eave Ht. at FSW (ft) : 24 24

Roof Slope at BSW : 2.5:12 2.5:12

Roof Slope at FSW : 2.5:12 2.5:12

Bay Spacing (ft) : 18 at 20 3 at 20

COVERING AND TRIMS:

Roof Panels & Trims

Panel Type : 24 Ga. HT

Panel Color : Galv.Plus

Trim Colors

Eave Trim : Spec 2000

Eave Gutter : Spec 2000

Cable Trim : Spec 2000

Wall Panels & Trims

Panel Type : 26 Ga. PR

Panel Color : Spec 2000

Trim Colors

Corner Trims : Spec 2000

Opening Trims : Spec 2000

Downspouts : Spec 2000

Base Trim : Spec 2000

Mos. Flash : Spec 2000

Special Requirements: NONE

FOR PERMIT

- 2.6 The BUYER/END USE CUSTOMER is responsible for overall project coordination. All interface, compatibility, and design considerations concerning any materials not furnished by R.G.B. and R.G.B. steel system are to be considered and coordinated by the BUYER/END USE CUSTOMER. Specific design criteria pertaining to interface between materials must be furnished before release for fabrication or R.G.B. assumptions will govern (Section 4 and Commentary, AISC Code of Standard Practice, 13th Edition).

- 2.7 It is the responsibility of the BUYER/END USE CUSTOMER to ensure that R.G.B. plans comply with the applicable requirements of any governing building authorities. The supplying of budget engineering data and drawings for the metal building system does not imply or constitute an agreement that R.G.B. or its design engineers are acting as the engineer of record or design professional for a construction project. These drawings are issued only to certify the design of the structural components furnished by R.G.B.

- 2.8 The BUYER/END USE CUSTOMER is responsible for setting of minor bolts and erection of steel in accordance with R.G.B. "For Construction" drawings only. Temporary supports such as gyps, bracs, network, crabs or other elements required for the erection operation shall be determined, furnished and installed by the erector. No items should be purchased from a preliminary set of drawings, including anchor bolts. Use only the "FOR CONSTRUCTION DRAWINGS" for this use (Section 7 AISC Code of Standard Practice, 13th Edition).

- 2.9 Rigid Global Buildings is responsible for the design of the anchor bolt to permit the transfer of forces between the base plate and the anchor bolt in shear, bearing and tension, but is not responsible for the transfer of anchor bolt forces to the concrete or the adequacy of the anchor bolt in relation to the concrete.

- 2.10 Unless otherwise provided in the Order Documents, R.G.B. does not design and is not responsible for the design, material and construction of the foundation or foundation amendments. The END USE CUSTOMER should assure himself that adequate provisions are made in the foundation design for loads imposed by column reactions of the building, other erected loads, and bearing capacity of the soil and other conditions of the building site.

- 2.11 It is recommended that the anchorage and foundation of the building be designed by a Registered Professional Engineer experienced in the design of such structures. (Chapter IV Section 3.2.2 Metal Building Systems Manual 2006 Edition)

- 2.12 Normal erection operations include the corrections of minor mistakes by moderate amounts of reaming, chipping, welding or cutting, and the erection of elements into line through the use of drill pins. Errors which cannot be corrected by the foregoing means or which require major changes in member configuration are to be reported immediately to R.G.B. by the BUYER/END USE CUSTOMER, to advise whether it is responsible either to correct the error or to approve the most efficient and economic method of correction to be used by others. (Section 7 AISC Code of Standard Practice, 13th Edition)

- 2.13 Neither the fabricator nor the BUYER/END USE CUSTOMER will cut, drill or otherwise alter his work, or the work of other trades, to accommodate other trades, unless such work is clearly specified in the contract documents. Whenever such work is specified, the BUYER/END USE CUSTOMER is responsible for furnishing complete information as to materials, size, location and number of alterations prior to preparation of shop drawings. (Section 7 AISC Code of Standard Practice, 13th Edition)

- 2.14 WARNING: In no case should Galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosive effects on the Galvalume alloy coating when they are in contact with Galvalume steel panels. Even run-off from copper flashing, wiring or tubing onto Galvalume should be avoided.

- 2.15 SAFETY COMMITMENT: Rigid Global Buildings has a commitment to manufacture quality building components that can be safely erected. However, the safety commitment and job site practices of the erector are beyond the control of R.G.B. It is strongly recommended that safe working conditions and accident prevention practices be the top priority of any job site. Logic, Safety, and Federal safety and health standards should always be followed to insure workers safety. Make certain all employees know the safest and most productive way of erecting a building. Emergency procedures should be known to all employees. Daily meetings highlighting safety procedures are also recommended. The use of hard hats, rubber-soled shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended.

- 2.16 Roof drainage systems (gutter, downspouts, etc.) must be free of any obstruction to ensure smooth operation at any given time.

- 2.17 It is recommended by Factory Mutual (Reference: B244) that roofs be cleared of snow when half of the maximum snow depth is reached. The maximum snow depth can be estimated based on the design snow load and the density of snow and/or ice buildup. See Chart below.

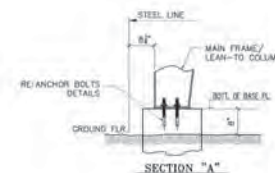
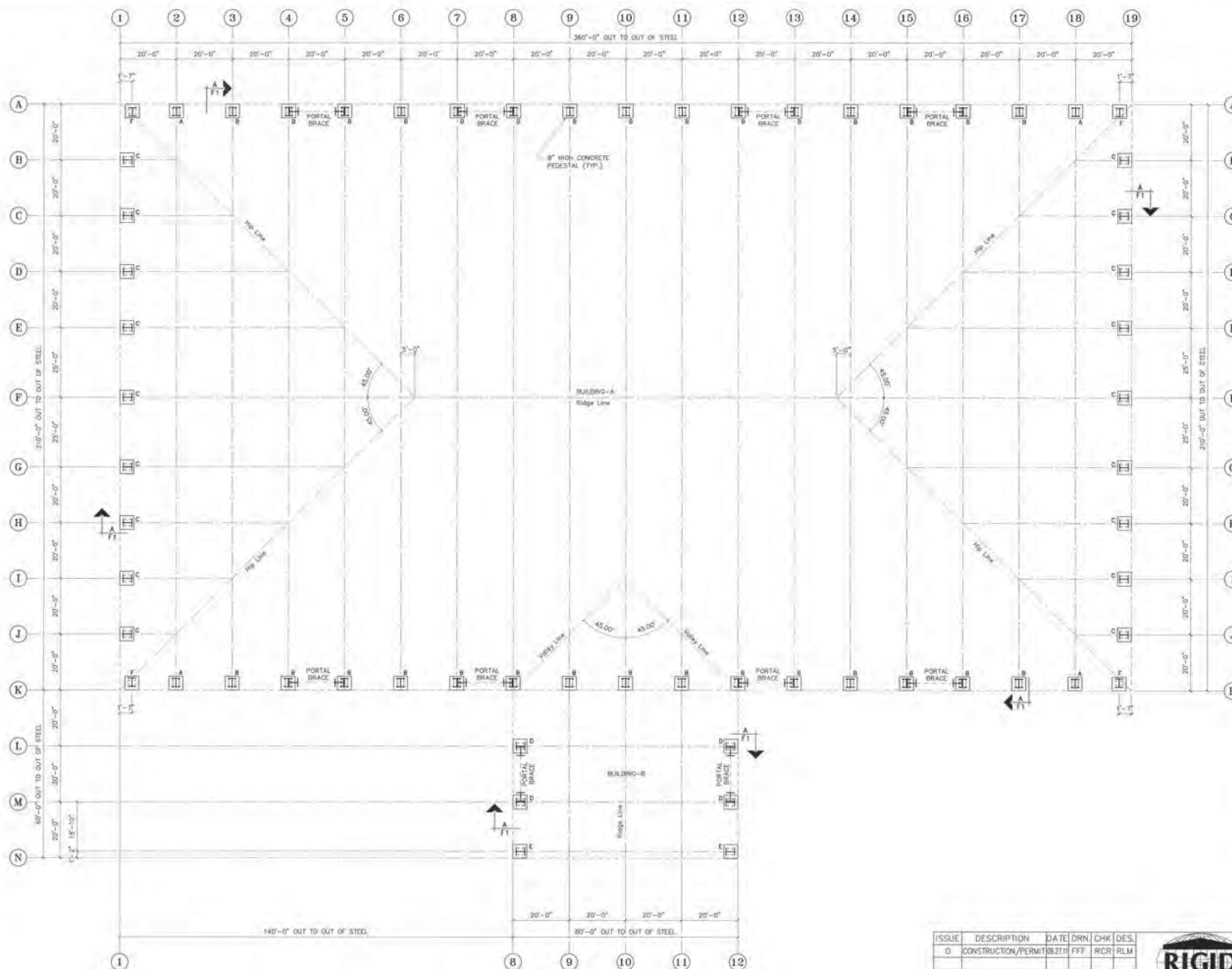
ROOF SNOW LOAD (lb/PSF)	EQUIVALENT SNOW HEIGHT AT ROOF (IN INCHES)	RECOMMENDED SNOW HEIGHT WHEN SNOW REMOVAL SHOULD START (IN INCHES)
20	16.60	6.30
25	20.75	8.13
30	24.90	9.95
35	29.05	11.78
40	33.20	13.60
45	37.35	15.43
50	41.50	17.25
55	45.65	19.08
60	49.80	20.90
65	53.95	22.73
70	58.10	24.55
75	62.25	26.38
80	66.40	28.20

NOTE: For Snow/Ice Removal Procedure, Refer to Metal Building System Manual 2006 Edition, Section A-9, Page A-60

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CUSTOMER: MD BARN MASTER NE/SE
DATE: 40381 JOB NO: - BLDG: A & B (END NO: C1 OF 1) SHEET: A



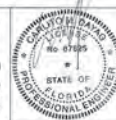
COLUMN LAYOUT PLAN

1. GROUND FLOOR @ ELEV. 100'-0".
2. ALL BOTTOM OF BASE PL @ ELEV. 100'-8" UNO.

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
0	CONSTRUCTION/PERMIT	08/27/11	FFF	RCR	RLM

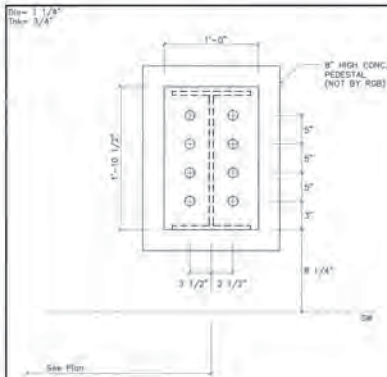


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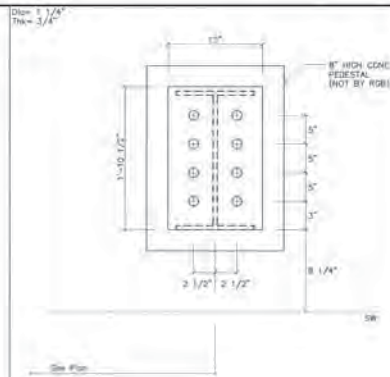


DESCRIPTION	COLUMN LAYOUT PLAN	SEP 27 2011
CUSTOMER	MD BARN MASTER NE/SE	
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DATE	9/27/11	
SCALE	1/16"	
DATE	9/27/11	
ISSUE	F1 OF 4	
NO.	40381	

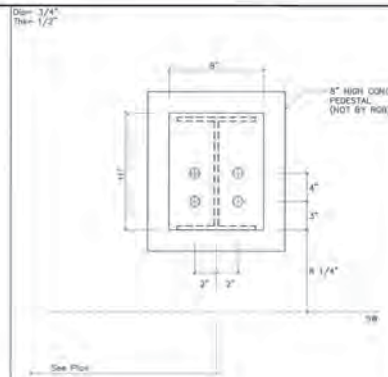
FOR PERMIT



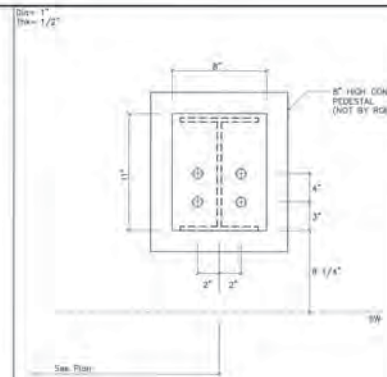
DETAIL A



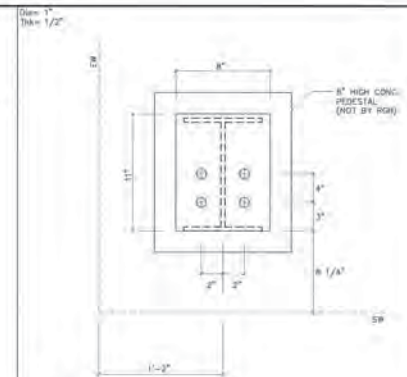
DETAIL B



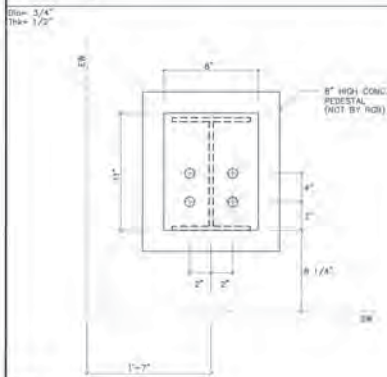
DETAIL C



DETAIL D



DETAIL E



DETAIL F

GENERAL NOTES:
 (1) THE ANCHOR BOLT DETAILS SHOWN ON THIS DRAWING LOCATE THE ANCHOR BOLTS IN REFERENCE TO BOTH THE BUILDING STEEL LINE AND THE OUTSIDE OF RIGID'S SUGGESTED PANEL RECESS OF 1-1/2".
 (2) THE ANCHOR BOLT SETTING PLAN LOCATES ANCHOR BOLTS IN REFERENCE TO THE OUTSIDE OF THE PANEL RECESS SHOWN IN THE ANCHOR BOLT SETTING PLAN. THEN ALL REFERENCE DIMENSIONS FROM THE OUTSIDE OF THE PANEL RECESS MUST BE DETERMINED BY THE CUSTOMER.
 (3) BOTTOM OF ALL BASE PLATES ARE AT THE SAME ELEVATION. (UNLESS NOTED)

NOTE:
 ONLY ANCHOR BOLTS SETTING PLAN ISSUED & STAMPED "FOR CONSTRUCTION" SHALL BE USED IN SETTING ANCHOR BOLTS. "RIGID GLOBAL BUILDINGS" SHALL NOT BE RESPONSIBLE FOR ERROR OR DISCREPANCY IF THE DRAWING USED IS NOT VALID FOR CONSTRUCTION.

QTY.	SYMBOL	DIA.	PROJ.	ANCHOR BOLT DETAIL
-	+	1/2"	1"	ANCHOR BOLT PROJECTION "PROJ." IS MEASURED FROM BOTTOM OF BASE PLATE
BB	+	3/4"	2 1/2"	DETAIL OF ANCHOR BOLT AS PER THE SUPPLIER
2A	+	1"	3"	LENGTH OF "PROJ." SHOWN IS FOR ONE NUT + ONE WASHER
272	+	1 1/4"	3 1/2"	ANCHOR BOLTS NOT BY RIGID GLOBAL BUILDINGS

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
0	CONSTRUCTION/PERMIT	09/27/11	FFF	RDR	RLM

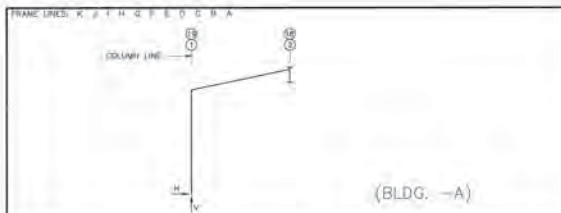


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FOR PERMIT

ANCHOR BOLTS DETAILS

CUSTOMER: MO. BARN MASTER NE/SE
 END USER: FAR NIENTE STABLES II, LLC
 END USE: RIDING ARENA
 LOCATION: 14440 PIERSON ROAD WELLINGTON, FL 33414
 DATE: 9/27/11
 SCALE: N.T.S.
 F2 OF 4



RIGID FRAME: MAXIMUM REACTIONS, MAJOR BOLTS, & BASE PLATES

Frame Line	Col Line	Load H (k)	Load V (k)	Load H (k)	Load V (k)	Anchor Bolt No (n)	Base Plate (n)	Grout (n)
1	1	0.0	1.0	0.0	1.0	4	12.00	0.500
1	2	0.0	1.0	0.0	1.0	4	12.00	0.500

RIGID FRAME: MAXIMUM REACTIONS, MAJOR BOLTS, & BASE PLATES

Frame Line	Col Line	Load H (k)	Load V (k)	Load H (k)	Load V (k)	Anchor Bolt No (n)	Base Plate (n)	Grout (n)
2	1	0.0	1.0	0.0	1.0	4	12.00	0.500
2	2	0.0	1.0	0.0	1.0	4	12.00	0.500

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Col Line	Wind L1	Wind L2	Wind R1	Wind R2
1	1	0.0	0.0	0.0	0.0
1	2	0.0	0.0	0.0	0.0
2	1	0.0	0.0	0.0	0.0
2	2	0.0	0.0	0.0	0.0

BRACING REACTIONS, PANEL SHEAR

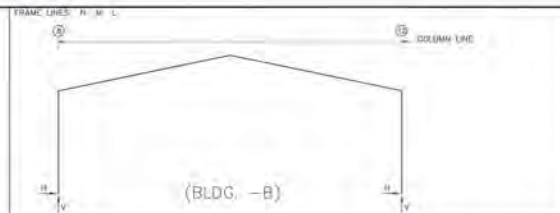
Frame Line	Col Line	Wind L1	Wind L2	Wind R1	Wind R2
1	1	0.0	0.0	0.0	0.0
1	2	0.0	0.0	0.0	0.0
2	1	0.0	0.0	0.0	0.0
2	2	0.0	0.0	0.0	0.0

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

Width (ft)	30
Length (ft)	210
Eave Height (ft)	24 / 24.12
Roof Slope (rise/run)	2.5 / 12
Design Code	ASCE 08
Enclosure	Closed
Dead Load (psf)	0
Collateral Load (psf)	0
Wind Speed (mph)	140 mph
Wind Exposure Factor	1.00
Wind Exposure	30.00
Line Load (psf)	12
Frame Line Load (psf)	0.000
Ground Snow Load (psf)	0.000
Roof Snow Load (psf)	0.000
Snow Exposure	1.000
Snow Importance Factor	1.000
Thermal Factor	1.00
Seismic Importance Factor	1.00
Spectral Response Accel	0.000584
Spectral Response Coeff	0.000584
Seismic Coeff (F _{max})	0.102
Seismic Design Category	A
- Loading conditions are:

1	DL+CL+LL
2	DL+CL+LL+0.75WR
3	DL+CL+LL+0.75WR
4	DL+CL+LL+0.75WR
5	DL+CL+LL+0.75WR
6	DL+CL+LL+0.75WR
7	DL+CL+LL+0.75WR
8	DL+CL+LL+0.75WR
9	DL+CL+LL+0.75WR
10	DL+CL+LL+0.75WR
11	DL+CL+LL+0.75WR
12	DL+CL+LL+0.75WR
13	DL+CL+LL+0.75WR
14	DL+CL+LL+0.75WR
15	DL+CL+LL+0.75WR
16	DL+CL+LL+0.75WR
17	DL+CL+LL+0.75WR
18	DL+CL+LL+0.75WR
19	DL+CL+LL+0.75WR
20	DL+CL+LL+0.75WR
21	DL+CL+LL+0.75WR
22	DL+CL+LL+0.75WR



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Col Line	Wind L1	Wind L2	Wind R1	Wind R2
1	1	0.0	0.0	0.0	0.0
1	2	0.0	0.0	0.0	0.0
2	1	0.0	0.0	0.0	0.0
2	2	0.0	0.0	0.0	0.0

RIGID FRAME: MAXIMUM REACTIONS, MAJOR BOLTS, & BASE PLATES

Frame Line	Col Line	Load H (k)	Load V (k)	Load H (k)	Load V (k)	Anchor Bolt No (n)	Base Plate (n)	Grout (n)
1	1	0.0	1.0	0.0	1.0	4	12.00	0.500
1	2	0.0	1.0	0.0	1.0	4	12.00	0.500

RIGID FRAME: MAXIMUM REACTIONS, MAJOR BOLTS, & BASE PLATES

Frame Line	Col Line	Load H (k)	Load V (k)	Load H (k)	Load V (k)	Anchor Bolt No (n)	Base Plate (n)	Grout (n)
2	1	0.0	1.0	0.0	1.0	4	12.00	0.500
2	2	0.0	1.0	0.0	1.0	4	12.00	0.500

WIND BENT REACTIONS

Frame Line	Col Line	Wind L1	Wind L2	Wind R1	Wind R2
1	1	0.0	0.0	0.0	0.0
1	2	0.0	0.0	0.0	0.0
2	1	0.0	0.0	0.0	0.0
2	2	0.0	0.0	0.0	0.0

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

Width (ft)	30
Length (ft)	210
Eave Height (ft)	24 / 24.12
Roof Slope (rise/run)	2.5 / 12
Design Code	ASCE 08
Enclosure	Closed
Dead Load (psf)	0
Collateral Load (psf)	0
Wind Speed (mph)	140 mph
Wind Exposure Factor	1.00
Wind Exposure	30.00
Line Load (psf)	12
Frame Line Load (psf)	0.000
Ground Snow Load (psf)	0.000
Roof Snow Load (psf)	0.000
Snow Exposure	1.000
Thermal Factor	1.00
Seismic Importance Factor	1.00
Spectral Response Accel	0.000584
Spectral Response Coeff	0.000584
Seismic Coeff (F _{max})	0.102
Seismic Design Category	A
- Loading conditions are:

1	DL+CL+LL
2	DL+CL+LL+0.75WR
3	DL+CL+LL+0.75WR
4	DL+CL+LL+0.75WR
5	DL+CL+LL+0.75WR
6	DL+CL+LL+0.75WR
7	DL+CL+LL+0.75WR
8	DL+CL+LL+0.75WR
9	DL+CL+LL+0.75WR
10	DL+CL+LL+0.75WR
11	DL+CL+LL+0.75WR
12	DL+CL+LL+0.75WR
13	DL+CL+LL+0.75WR
14	DL+CL+LL+0.75WR
15	DL+CL+LL+0.75WR
16	DL+CL+LL+0.75WR
17	DL+CL+LL+0.75WR
18	DL+CL+LL+0.75WR
19	DL+CL+LL+0.75WR
20	DL+CL+LL+0.75WR
21	DL+CL+LL+0.75WR
22	DL+CL+LL+0.75WR

FOR PERMIT

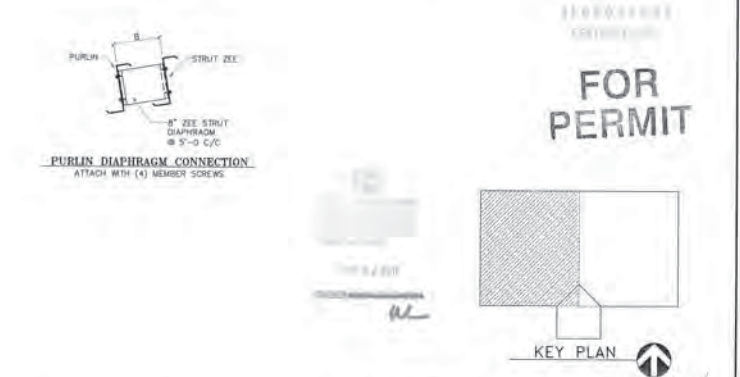
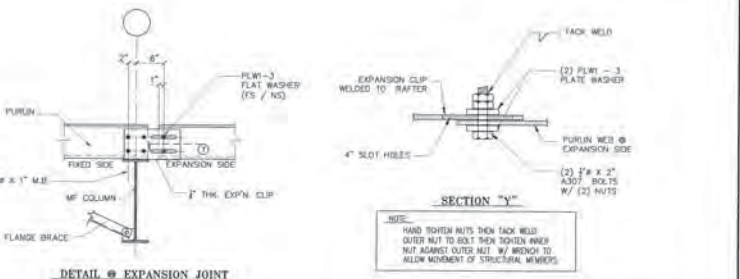
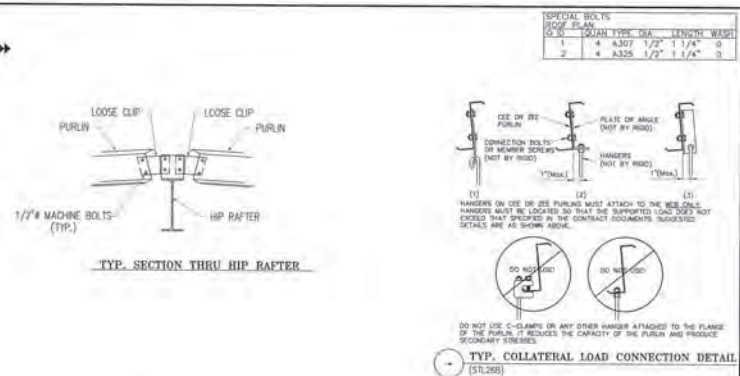
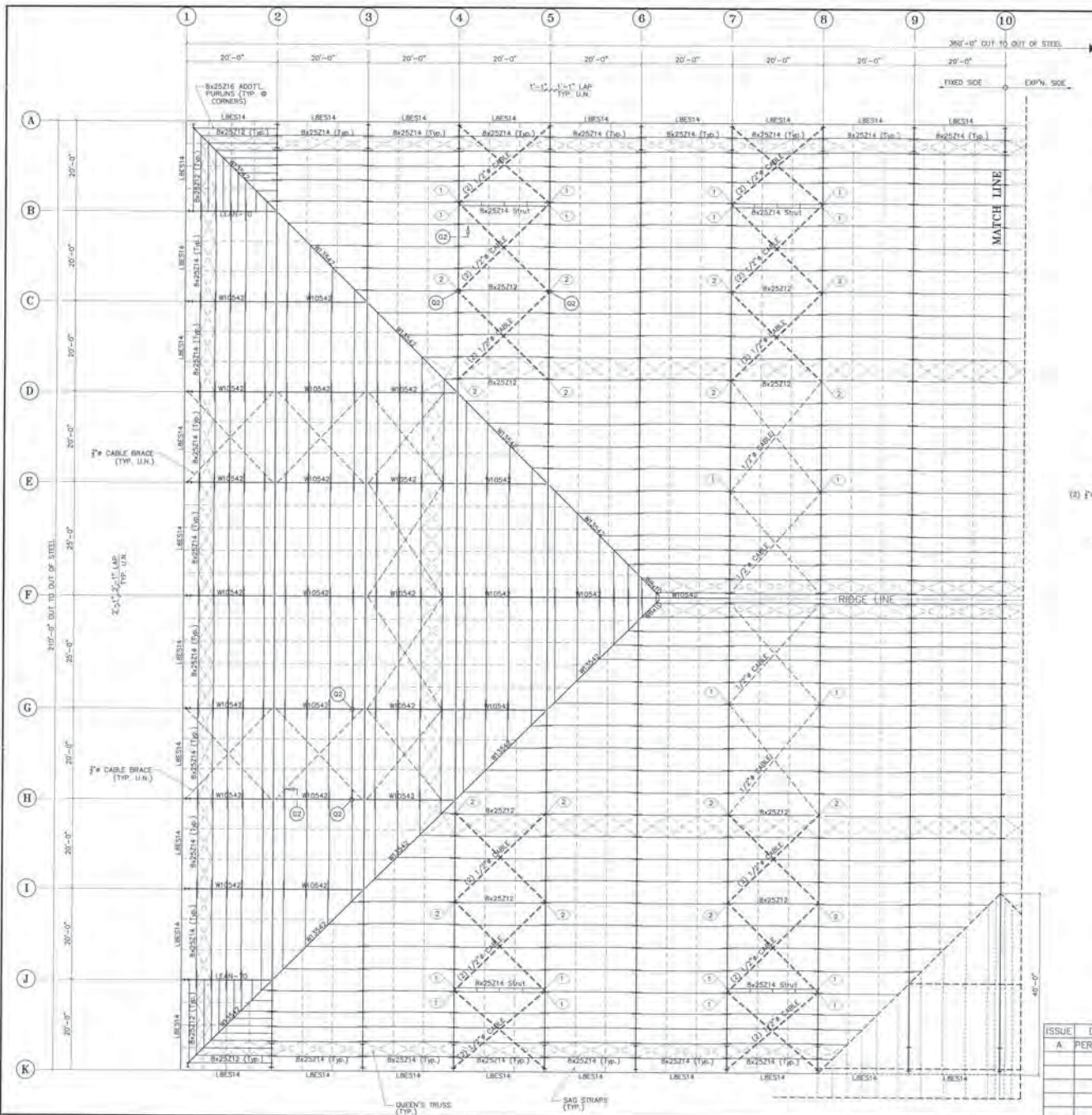
SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
0	CONSTRUCTION/PERMIT	03/17/11	FFF	RCR	RLM

RIGID GLOBAL BUILDINGS

18933 Aldine Westfield
Houston, TX 77075
Phone: (281) 443-9245
Fax: (281) 443-9064

DESCRIPTION	FRAME REACTIONS	DATE
CUSTOMER	MD BARN MASTER NE/SE	SEP 27 2011
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DRN BY	FFF	9/27/11
RCR BY	RCR	9/27/11
CHK BY	40381	N.T.S.
SCALE	F4 OF 4	



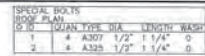
FOR PERMIT

ROOF FRAMING PLAN

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/27/11	FFF	—	RLM

RIGID GLOBAL BUILDINGS
15133 Aldine Westfield
Houston, TX 77073
Phone: (281) 443-9066
Fax: (281) 443-9066

DESCRIPTION ROOF FRAMING PLAN
CUSTOMER MD BARN MASTER NE/SE
END USER FAR NIENTE STABLES II, LLC
END USE RIDING ARENA
LOCATION 14440 PIERSON ROAD WELLINGTON, FL 33414
DRN BY FFF
DATE 9/16/11
CHK BY RLM
DATE 9/29/11
REV 1
REV 2
REV 3
REV 4
REV 5
REV 6
REV 7
REV 8
REV 9
REV 10
REV 11
REV 12
REV 13
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FOR
PERMIT



KEY PLAN



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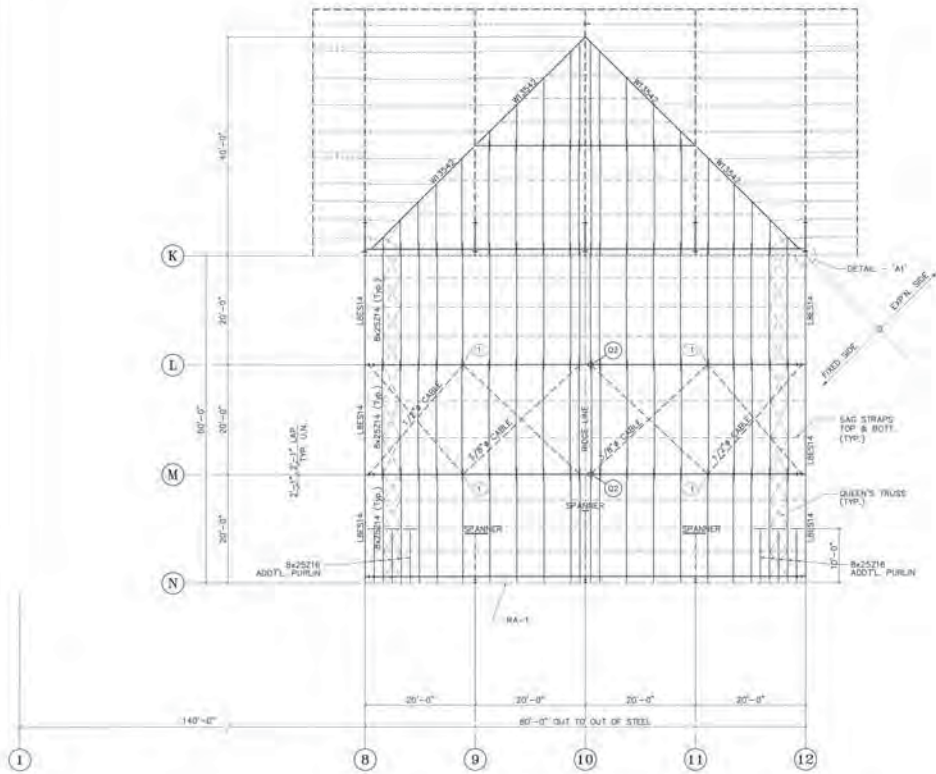


ISSUE	DESCRIPTION	DATE	DRN	CHK	DE
A	PERMIT	09.27.19	FFF	---	RL



DESCRIPTION	ROOF FRAMING PLAN		
CUSTOMER	MD BARN MASTER NE/SE		
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414		
DRAWN BY:	DATE	DRAWN BY:	DATE
FFF	9/16/11	—	—
JOIN NO.	SCALE	JOIN NO.	SCALE
40381	3/32"	E2 OF 35	—

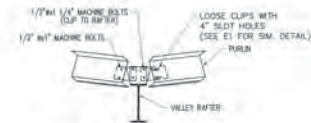
SPECIAL BOLTS				
ROOF PLAN	VALLEY TOPS	SEA	FLASHING	WASH
1	4	AMT	1/2"	1/4"



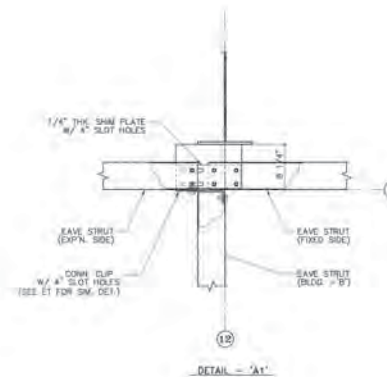
ROOF FRAMING PLAN



SECTION THRU STANDARD VALLEY RAFTER



SECTION THRU EXPANSION VALLEY RAFTER



DETAIL - 'A1'

1104-43381-1

FOR PERMIT



KEY PLAN



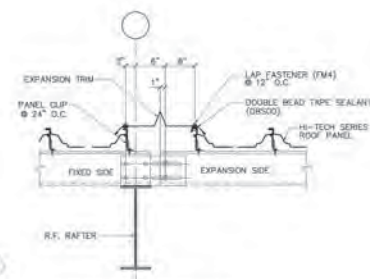
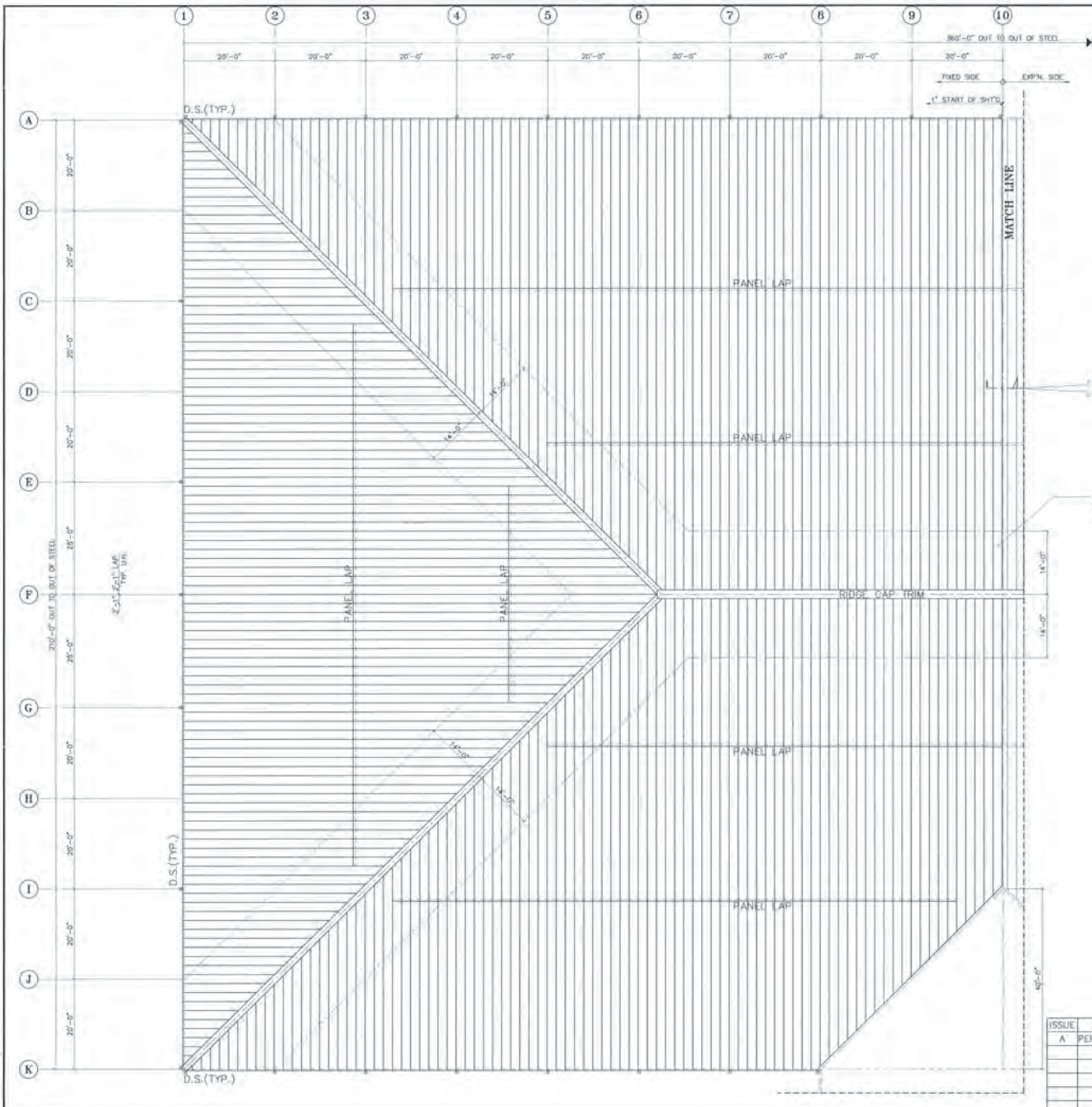
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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/27/11	FFF	—	RLM



DESCRIPTION				
CUSTOMER	MD BARN MASTER NE/SE			
END USER	FAR NIENTE STABLES II, LLC			
END USE	RIDING ARENA			
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414			
DATE	9/16/11	CHK BY	—	DATE
DRW NO.	40381	SCALE	3/32"	DRG NO.
			ES OF 35	PAGE
			A	



SECTION - EXPANSION JOINT

USE BA-602-B CLIPS AT SHADY AREA ALONG RIPS AND RIDGE.

- GENERAL NOTES:**
1. OIL CANNING OF PANELS IS NOT A CAUSE OF REJECTION.
 2. EXTREME CARE MUST BE EXERCISED DURING ERECTION OF ROOF PANELS AND TRIM. FOOT TRAFFIC MAY RESULT IN PERMANENT PANEL DISTORTION AND FINISH ABUSION.

- IMPORTANT ERECTOR'S NOTES:**
1. MEMBER SCREWS AND STITCH SCREW PATTERNS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ROOF AND WALL DETAILS SHOWN ON SHIT-134 & 135.
 2. RIBS SUPPLIED AS FOR OVERLAP AND ANY CLAIM ON SHORTAGE BECAUSE OF NON COMPLIANCE WITH THE DRAWING SHALL NOT BE RIBB'S RESPONSIBILITY.
 3. IN THE EVENT THAT A DISCREPANCY OR ERROR ARISES WITH MATERIALS SHIPPED FOR THIS PROJECT ON THESE ERECTION DRAWINGS, THE ERECTOR / INSTALLER MUST NOTIFY RIBB'S PRIOR TO CORRECTING. IF RIBB'S IS NOT NOTIFIED, RIBB'S WILL NOT HONOR BACKCHARGES BY ANY PARTY INVOLVED.
 4. FAILURE TO INSTALL THE ROOF SHEETS IN ACCORDANCE WITH THE SHEETING DIRECTIONAL ARROWS SHOWN ON THESE PLANS MAY RESULT IN IMPROPER FIT-UP OF THE OUTSIDE CLOSURES (END DAMS) AND POSSIBLY OTHER TRIM COMPONENTS WHICH COULD AFFECT THE OVERALL APPEARANCE AND WEATHER TIGHTNESS OF THE BUILDING. RIBB WILL NOT BE HELD RESPONSIBLE FOR CHARGES OR ADDITIONAL FIELD WORK REQUIRED DUE TO NOT FOLLOWING SHEETING DIRECTIONAL ARROWS AND OTHER PROCEDURES OUTLINED IN THE ERECTION MANUAL.

FOR PERMIT



KEY PLAN

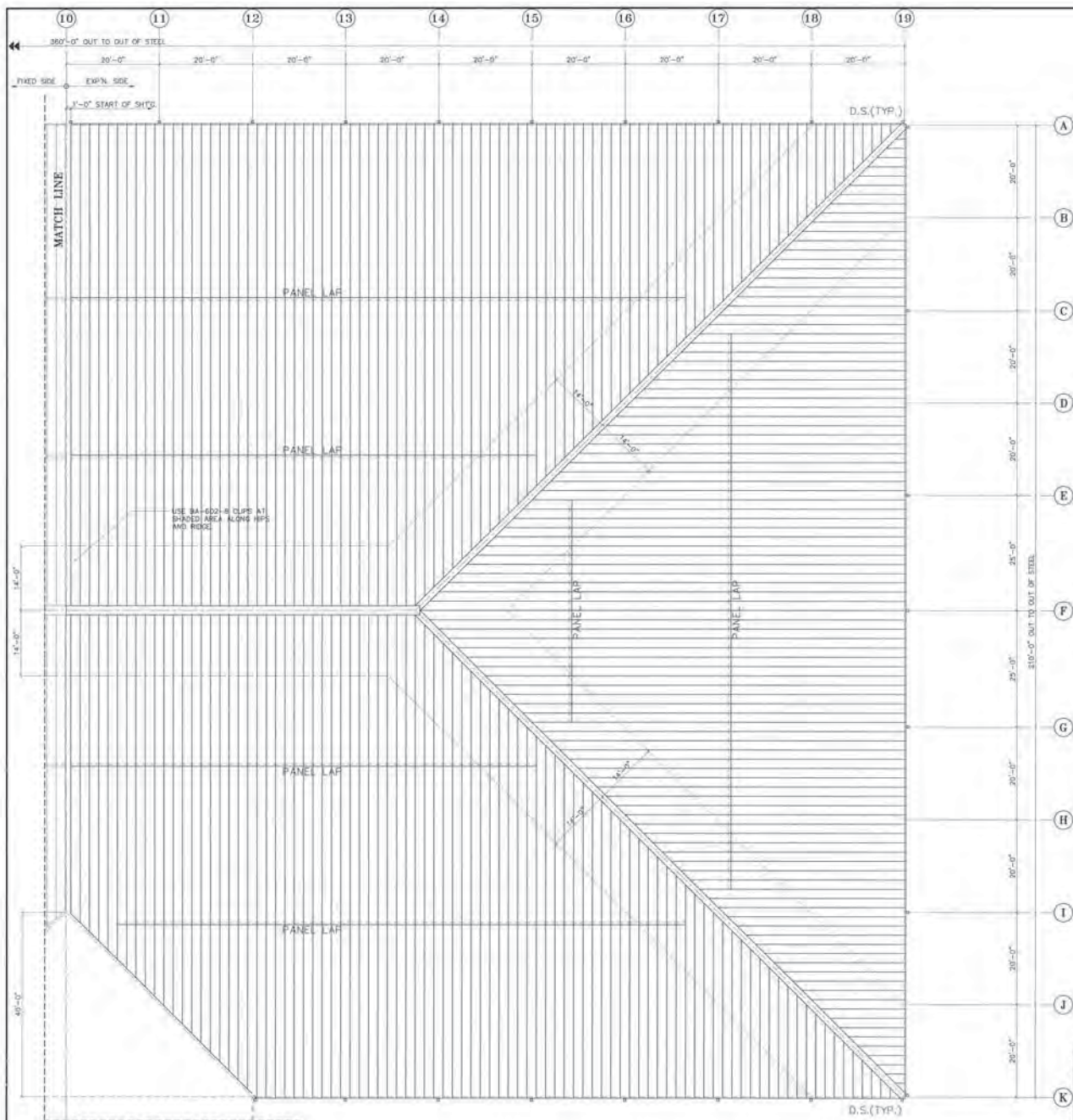


ROOF SHEETING LAYOUT

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	06/21/11	FFF	--	RLM



DESCRIPTION		ROOF SHEETING LAYOUT	
CUSTOMER	MD BARN MASTER NE/SE	DATE	SEP 27 2011
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELINGTON, FL 33414		
DRG BY	FFF	DATE	9/16/11
CHK NO.	40381	SCALE	3/32"



ROOF SHEETING LAYOUT

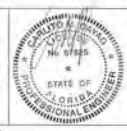
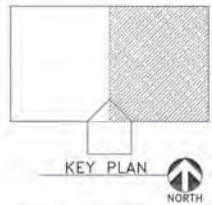
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A	PERMIT	08/21/11	FFF	—	RLM

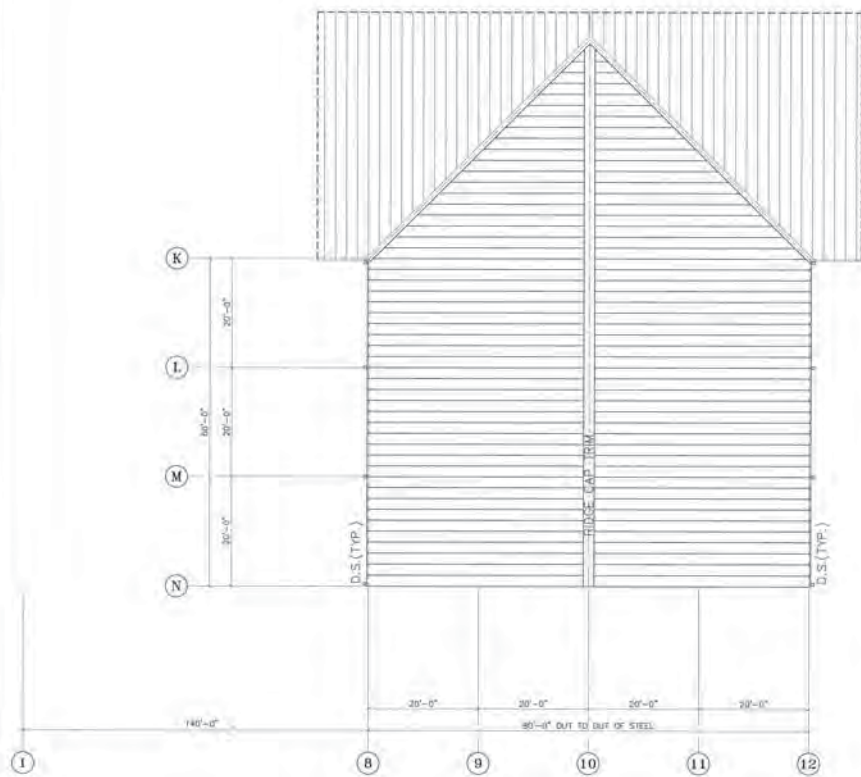


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DESCRIPTION	ROOF SHEETING LAYOUT	
CUSTOMER	MD BARN MASTER NE/SE	SEP 27 2011
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DRN BY	FFF	DATE: 9/16/11
JOB NO	40381	SCALE: 3/32" DATE: 3/32" E5 OF 35

FOR PERMIT





ROOF SHEETING LAYOUT

FOR PERMIT



KEY PLAN
NORTH

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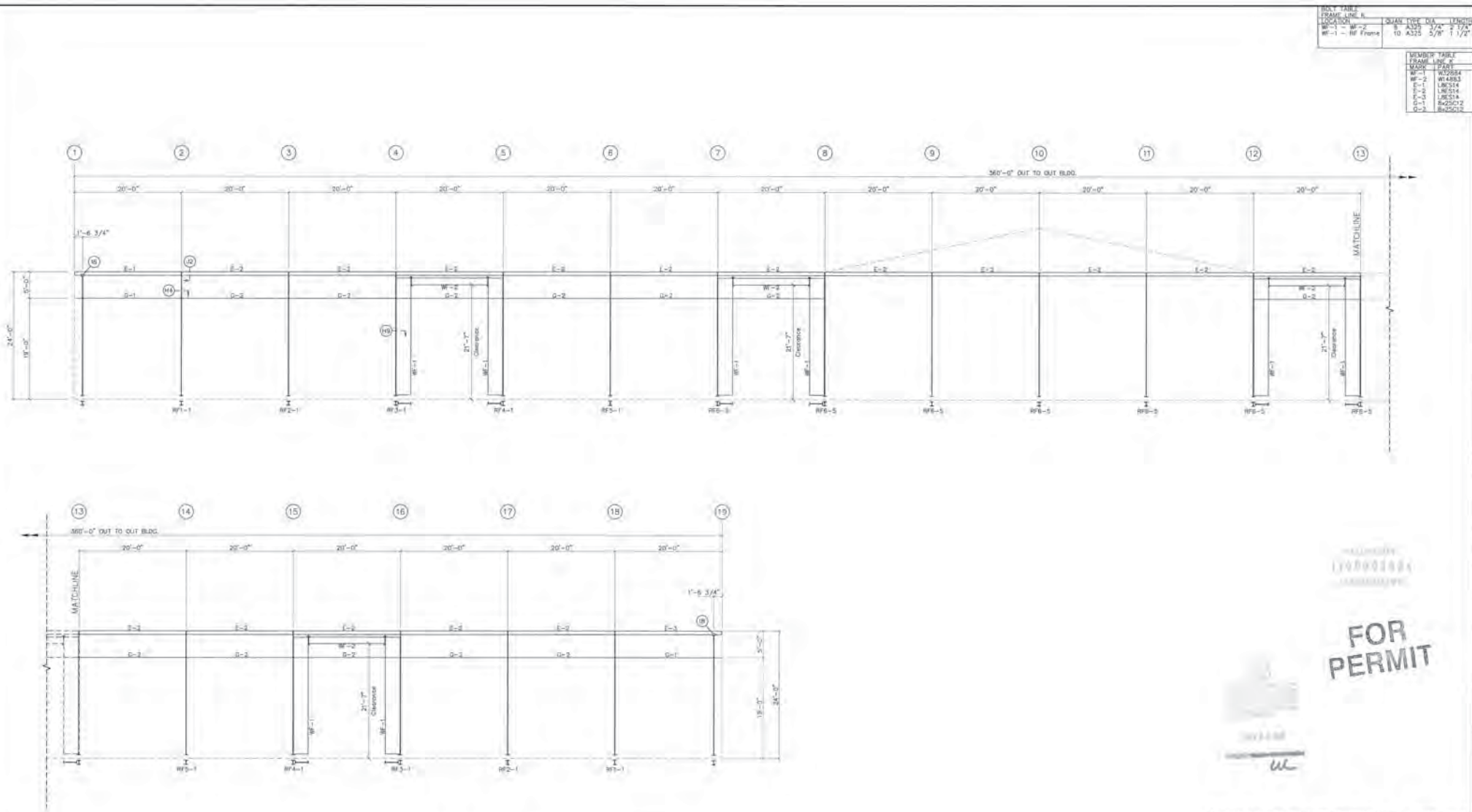
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	08/21/11	FFF	--	RLM



DESCRIPTION	ROOF SHEETING LAYOUT
CUSTOMER	MD BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	9/16/11
SCALE	3/32"
ISSUE	A

SEP 2 7 2011

E6 OF 35



1000000000

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GLOBAL BUILDINGS

18333 Alameda Westfield
Houston, TX 77073
Phone: (281) 443-9045
Fax: (281) 443-9064

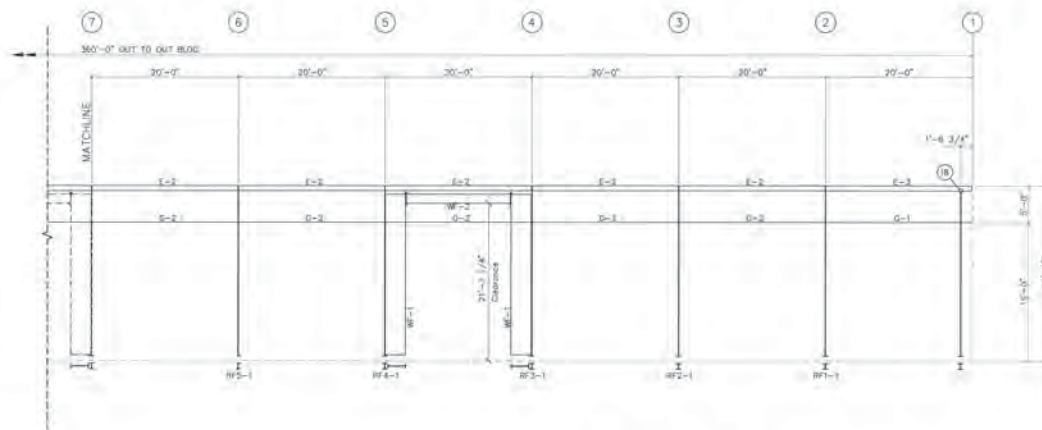
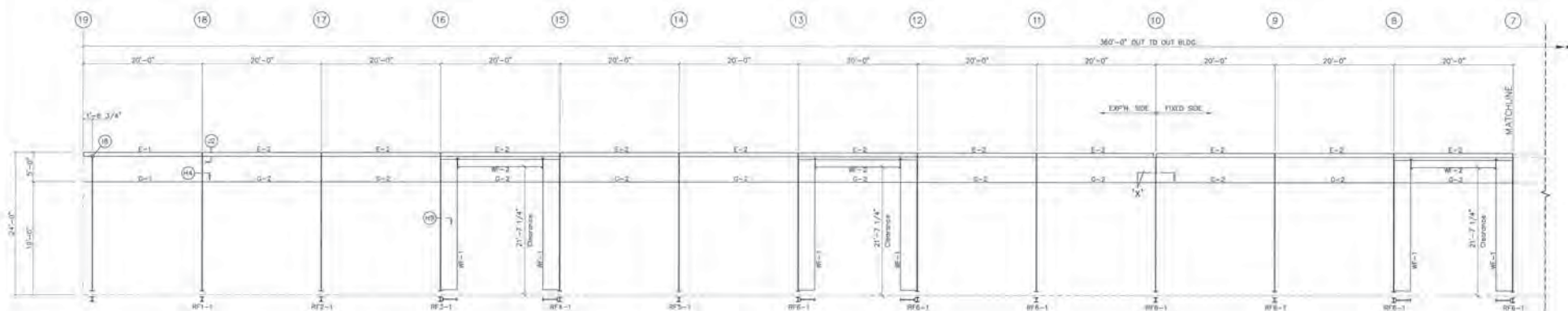
RIGID GLOBAL BUILDINGS

18333 Alameda Westfield
Houston, TX 77073
Phone: (281) 443-9045
Fax: (281) 443-9064

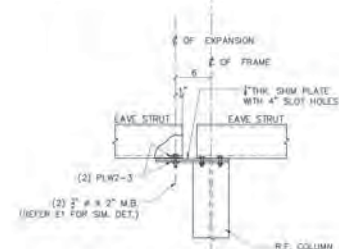
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/21/11	FFF	---	RLM

DESCRIPTION	SIDEWALL FRAMING ELEVATION
CUSTOMER	MD BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	8/16/11
SCALE	1/8" = 1'-0"
DATE	8/16/11
SCALE	1/8" = 1'-0"
DATE	8/16/11
SCALE	1/8" = 1'-0"

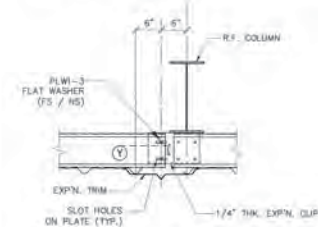
MEMBER TABLE	
FRAME	LINE K
MARK	PART
WF-1	W3288
WF-2	W1488
UM-1	UBS14
UM-2	UBS14
UM-3	UBS14
GC-1	Bx23C



SIDEWALL FRAMING: FRAME LINE A



DETAIL 9 EAVE STRUT EXPANSION JOINT



SECTION - 'X'
(SEE SHT. E1 FOR TYP. SECTION 'Y' DETAIL)

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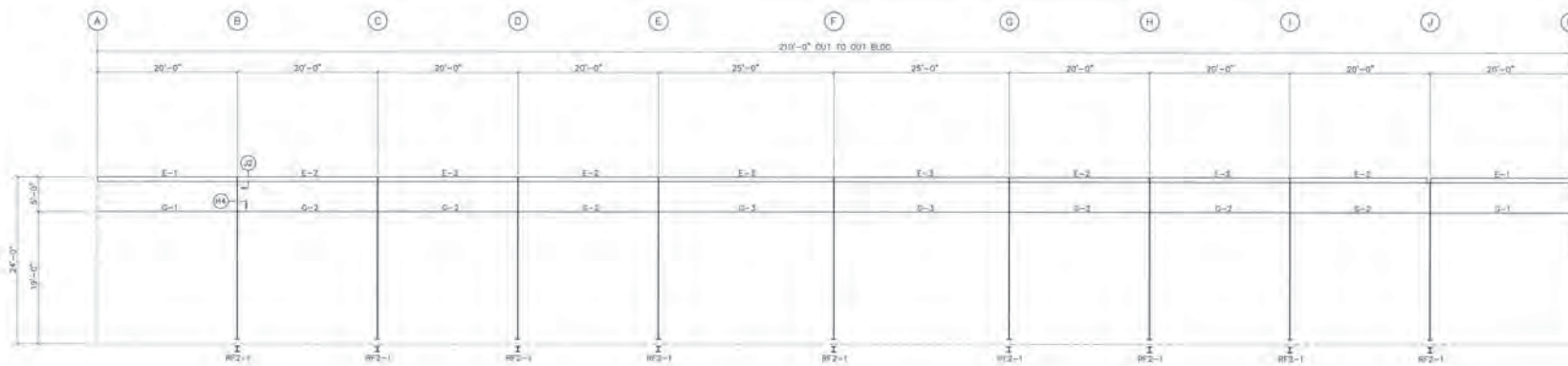


ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
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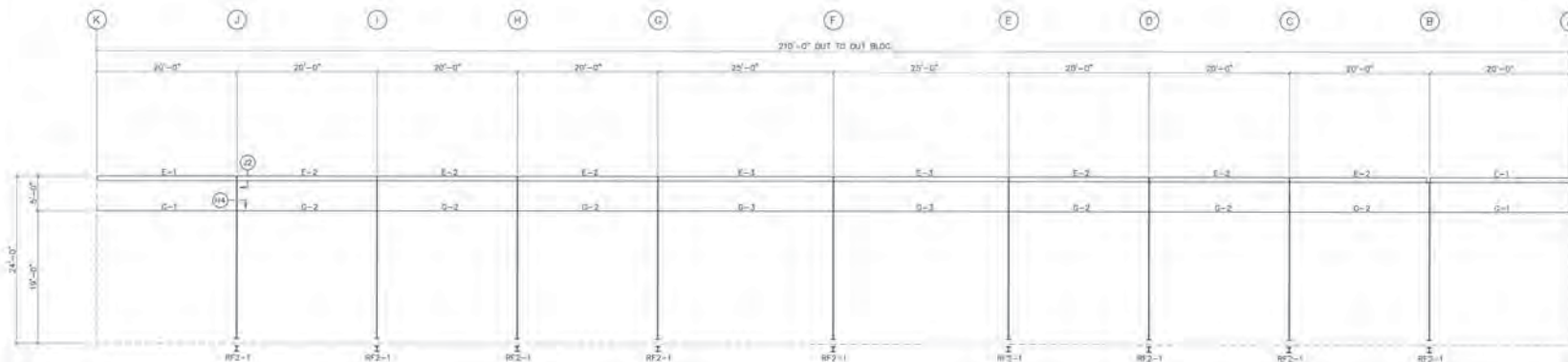


DESCRIPTION	SIDEWALL FRAMING ELEVATION		
CUSTOMER	MD BARN MASTER NE/SE		
END USER	FAR MIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414		
SHEET NO.	EFF	DATE	9/16/11
DATE REV.	40381	SCALE	1/8" = 1'-0"
		DRAWN BY	—
		CHECKED BY	FR OF 15
		POSTED BY	A

REVISION	DATE	BY	APP
1	09/16/11	FFF	RLM
2	09/16/11	FFF	RLM
3	09/16/11	FFF	RLM
4	09/16/11	FFF	RLM
5	09/16/11	FFF	RLM
6	09/16/11	FFF	RLM
7	09/16/11	FFF	RLM
8	09/16/11	FFF	RLM
9	09/16/11	FFF	RLM
10	09/16/11	FFF	RLM



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 19

PROFESSIONAL
STAMP
OF
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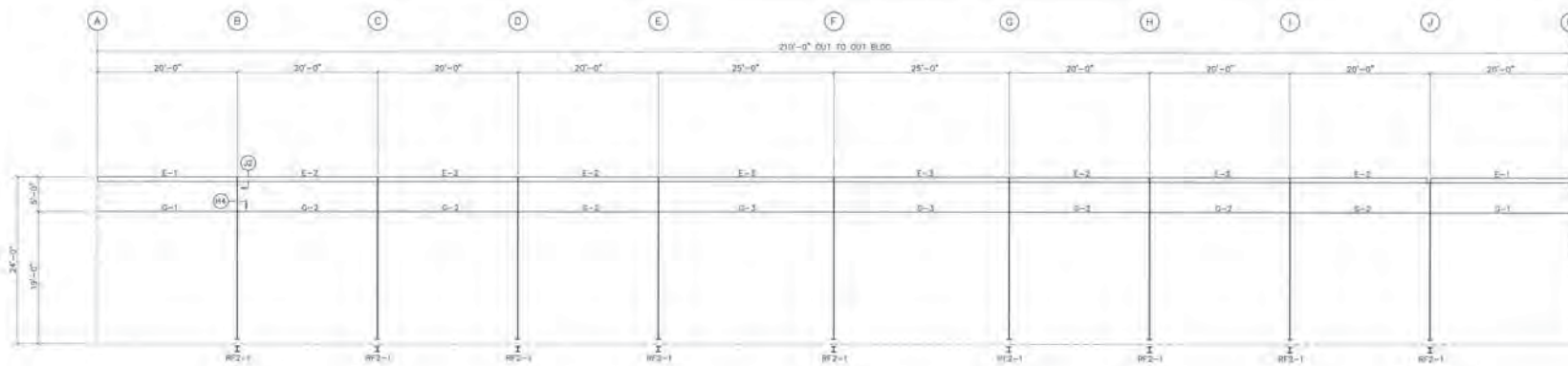


ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	09/16/11	FFF	---	RLM

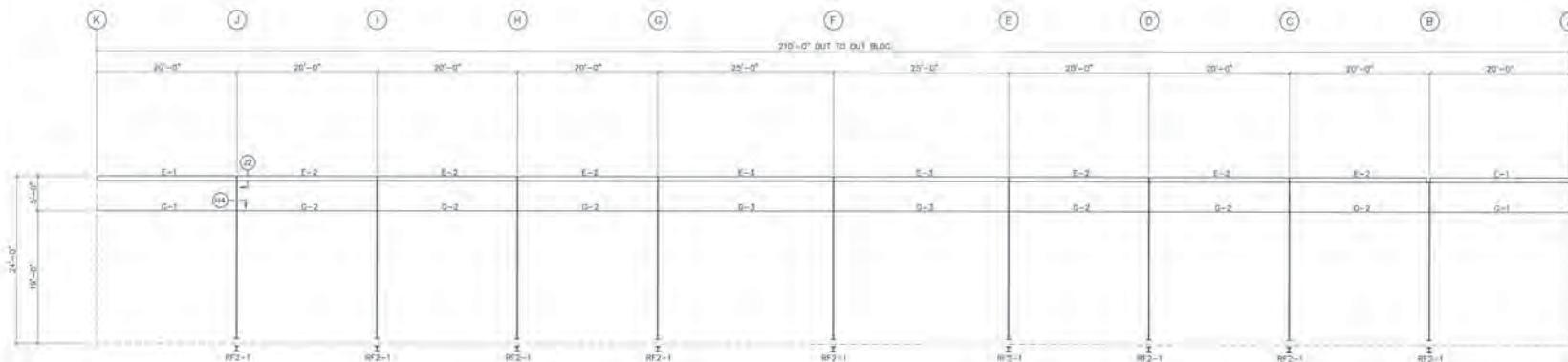


DESCRIPTION	ENDWALL FRAMING ELEVATION
CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	09/16/11
SCALE	1/8"
DRG NO.	40381
DRG AL.	E9 OF 35
SECT.	A

REVISION	DATE	BY	APP
1	09/16/11	FFF	RLM
2	09/16/11	FFF	RLM
3	09/16/11	FFF	RLM
4	09/16/11	FFF	RLM
5	09/16/11	FFF	RLM
6	09/16/11	FFF	RLM
7	09/16/11	FFF	RLM
8	09/16/11	FFF	RLM
9	09/16/11	FFF	RLM
10	09/16/11	FFF	RLM



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 19

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	09/16/11	FFF	---	RLM



DESCRIPTION	ENDWALL FRAMING ELEVATION
CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	09/16/11
SCALE	1/8"
DRG NO.	40381
DRG AL.	E9 OF 35
SECT.	A

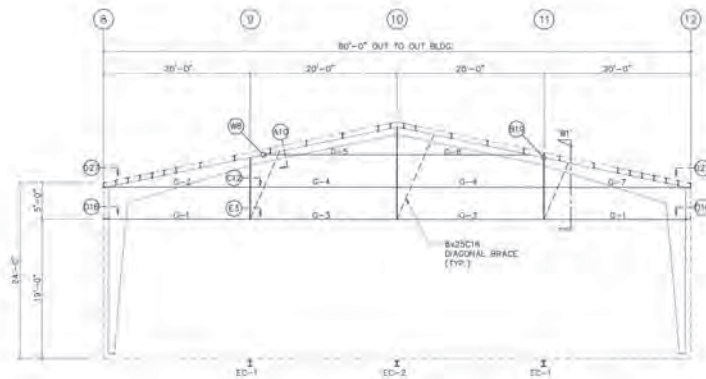


MEMBER	TABLE
FRAME	LINE K
NAME	PAID
W-1	W14813
W-2	W18862
F-1	LBS14
F-2	LBS14
F-3	LBS14
F-4	LBS14
G-8	8x25C12
G-9	8x25C12
G-10	8x35C12

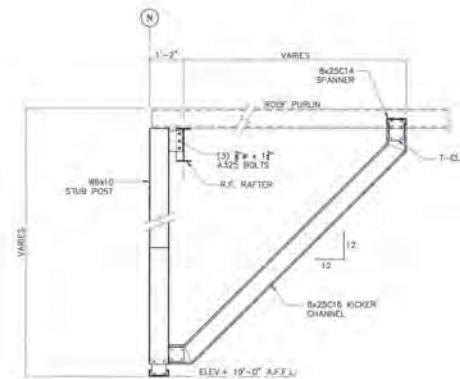


RIGID
GLOBAL BUILDINGS
18833 Auline Westfield
Houston, Tx. 77073
Phone : (281) 443-0060

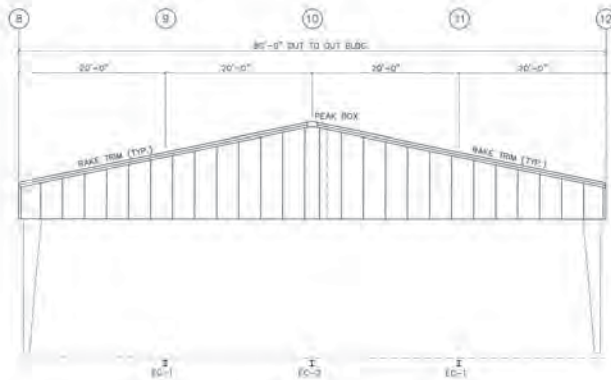
DESCRIPTION	SIDEWALL FRAMING ELEVATION		
CUSTOMER	MD BARN MASTER NE/SE		
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414		
DRAWN BY: EFF	DATE: 9/15/11	CHECKED BY: -	CHECKED: -
JOB NO. 1104	TITLE: -	SCALE: -	PLANT: -



ENDWALL FRAMING: FRAME LINE N



SECTION - 'W1'
ALL BOLTS ARE 3/4" x 1" M.B. U.N.C.



ENDWALL SHEETING: FRAME LINE N

NO.	TABLE
1	FRAME LINE N
2	LOCATION
3	Column/Post
4	SPAN
5	1/2"
6	1/4"

MEMBER	TABLE
EC-1	WB10
EC-2	WB10
EC-3	WB10
EC-4	WB10
EC-5	WB10
EC-6	WB10
EC-7	WB10

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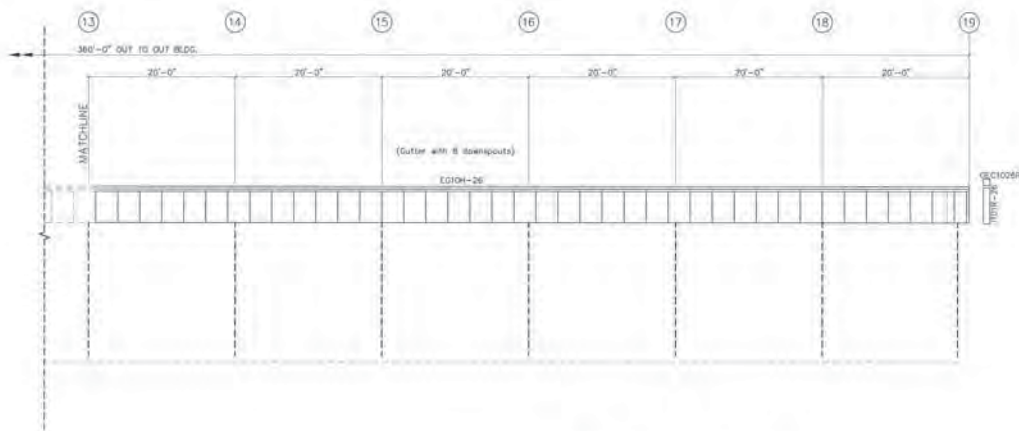
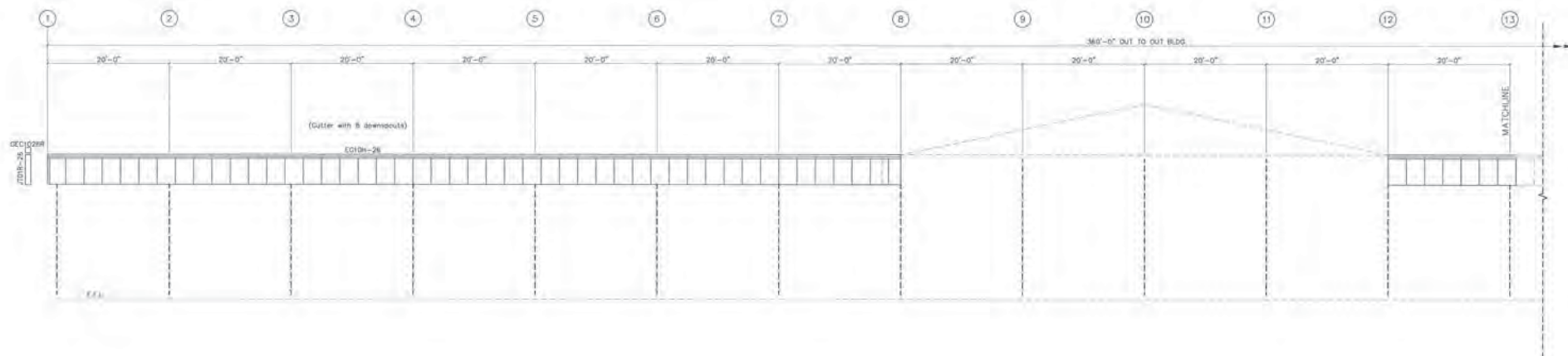


ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/27/11	FFF	--	RLM



DESCRIPTION	ENDWALL FRAMING ELEVATION
CUSTOMER	MO BARN MASTER NE/SE SEP 2 9 2011
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	9/16/11
SCALE	1/8"
SHEET NO.	E11 OF 35
40381	

FOR PERMIT



SIDEWALL SHEETING: FRAME LINE K

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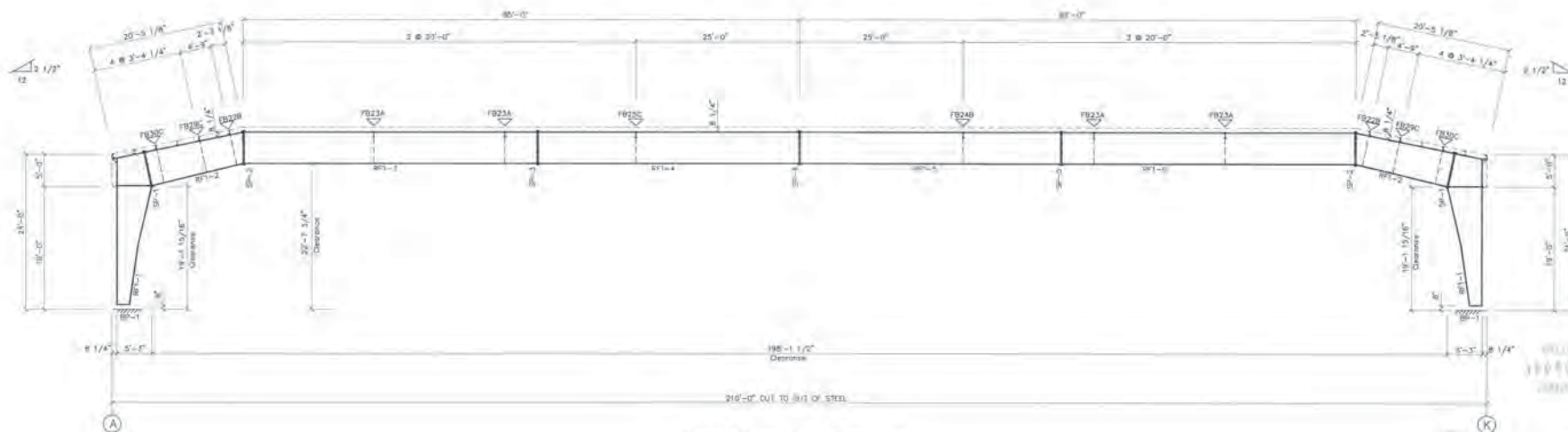
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	02/11/11	FFF	---	RLM



DESCRIPTION	SIDEWALL SHEETING ELEVATION
CUSTOMER	MD BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	9/16/11
SCALE	1/8"
DATE	
SCALE	
DATE	
SCALE	

FLANGE BRACES: Both $S_{max}(0.44)$
 $F_{BAC}(1)$
 $C = 1.3 \times 3 \times 316$
 $B = 1.3 \times 2 \times 14$
 $A = 1.2 \times 2 \times 14$

NATIVE SIZE (mm)									
MARK	INSIDE FLANGE	INSIDE FLANGE	INSIDE FLANGE	INSIDE FLANGE	INSIDE FLANGE	INSIDE FLANGE	INSIDE FLANGE	INSIDE FLANGE	INSIDE FLANGE
HT-1	21.5/37.5	0.313	115.11	14.5/25.4	0.313	115.11	14.5/25.4	0.313	115.11
HT-2	21.5/37.5	0.313	115.11	14.5/25.4	0.313	115.11	14.5/25.4	0.313	115.11
HT-3	21.5/37.5	0.313	115.11	14.5/25.4	0.313	115.11	14.5/25.4	0.313	115.11
HT-4	21.5/37.5	0.313	115.11	14.5/25.4	0.313	115.11	14.5/25.4	0.313	115.11
HT-5	21.5/37.5	0.313	115.11	14.5/25.4	0.313	115.11	14.5/25.4	0.313	115.11
HT-6	21.5/37.5	0.313	115.11	14.5/25.4	0.313	115.11	14.5/25.4	0.313	115.11
HT-7	21.5/37.5	0.313	115.11	14.5/25.4	0.313	115.11	14.5/25.4	0.313	115.11
HT-8	21.5/37.5	0.313	115.11	14.5/25.4	0.313	115.11	14.5/25.4	0.313	115.11



RIGID FRAME CROSS SECTION
FOR FRAME LINE 2 1B

FOR
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ISSUE	DESCRIPTION	DATE	ORN	CHK	DEF
A	PERMIT	01/27/11	FFF	—	RL



18233 Alpine Westfield
Houston, Tx. 77073
Phone : (281) 443-9085
Fax : (281) 443-9064

DESCRIPTION		RIGID FRAME CROSS SECTION		SEP 2 7 2011	
CUSTOMER		MD BARN MASTER NE/SE			
END USER		FAR NIENTE STABLES II, LLC			
END USE		RIDING ARENA			
LOCATION		14440 PIERSON ROAD WELLINGTON, FL 33414			
DES. BY	FF	DATE	9/15/11	DATE REC.	
JOB NO.	40381	SCALE	1" = 8'	DATE REC.	
		F15 OF F5			

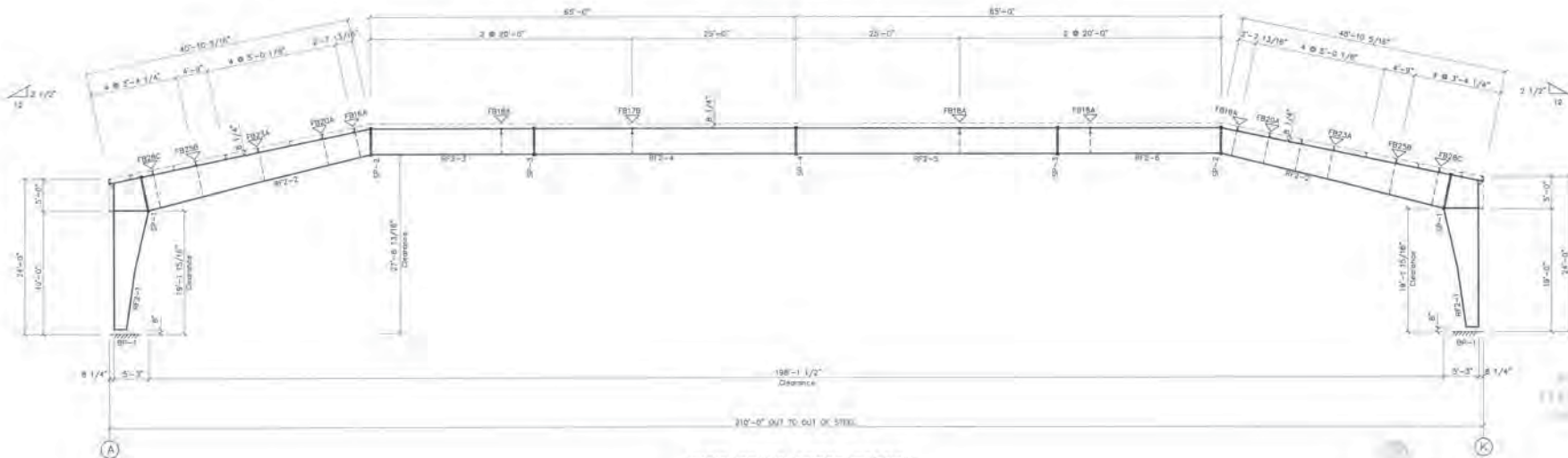
SPICE PLATES & BOLTS									
Splice	Qty	Size	Material	Length	Plate Size	Width	Thick	Length	
SP-1	4	4	A325	1.250	4.00	1'-2"	3/4"	5'-11 1/10"	
SP-2	4	4	A325	0.750	2.00	1'-0"	1/2"	4'-8 1/16"	
SP-3	4	4	A325	0.675	2.25	1'-0"	1/2"	4'-8 1/16"	
SP-4	4	4	A325	1.125	3.00	1'-0"	5/8"	4'-8 1/16"	

STIFFENER TABLE				
Mark	Size	Plate Size	Width	Length
SP-1	SP-1	4.00	0.500	60.63

BASE PLATES				
Mark	Size	Plate Size	Width	Length
SP-1	SP-1	4.00	0.500	60.63

FLANGE BRACES (Both Sides U.H.)				
Mark	Size	Plate Size	Width	Length
SP-1	SP-1	4.00	0.500	60.63

MEMBER DATA TABLE									
MARK	MEMBER	TYPE	W x H x T	W x H x T	W x H x T	W x H x T	W x H x T	W x H x T	W x H x T
RF2-1	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"
RF2-2	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"
RF2-3	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"
RF2-4	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"
RF2-5	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"
RF2-6	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"	10'0" x 10'0"



RIGID FRAME CROSS SECTION
FOR FRAME LINE 2

FOR PERMIT

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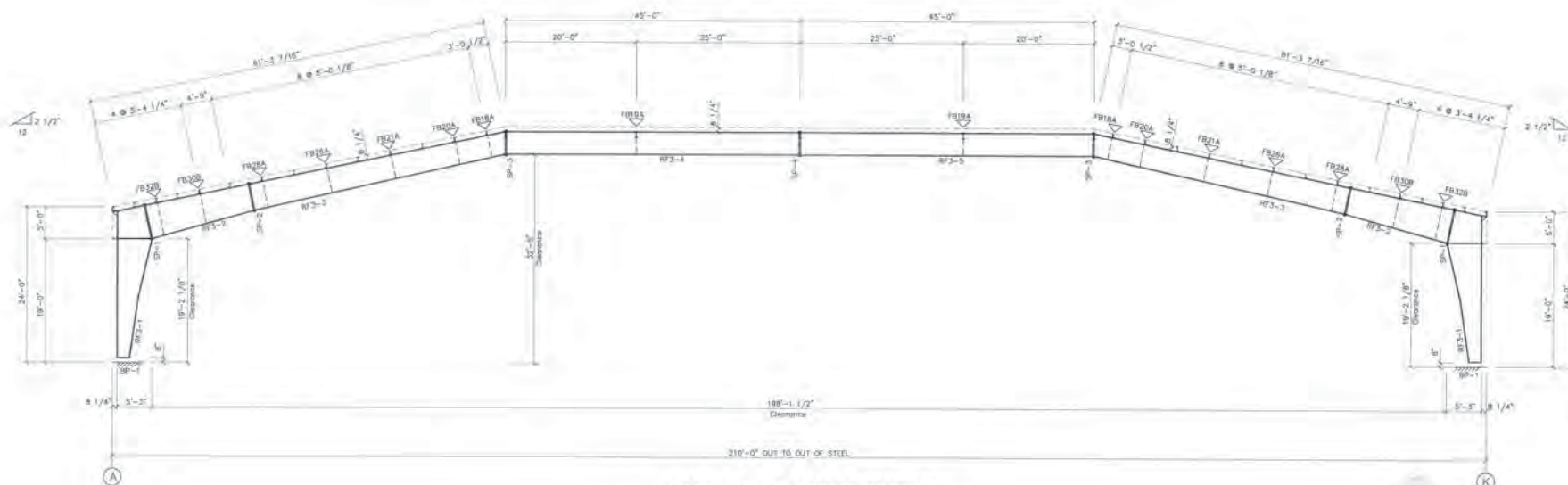
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	9/16/11	FFF	---	RLM



DESCRIPTION	RIGID FRAME CROSS SECTION		
CUSTOMER	MD BARN MASTER NE/SE	SEP 27 2011	
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414		
DRN BY	FFF	DATE	9/16/11
DRN NO	40381	SCALE	1/8"
		THE NO.	ETG OF 35

FLANGE BRACES: Both Sides (J.N.)
 #8x8(1)
 B = L2x3x14
 A = L2x2x14

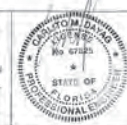
MARK	INCHES		FEET		INCHES		FEET	
	START	END	START	END	START	END	START	END
REF-1	31.0	37.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-2	37.0	42.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-3	42.0	48.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-4	48.0	54.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-5	54.0	60.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-6	60.0	66.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-7	66.0	72.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-8	72.0	78.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-9	78.0	84.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-10	84.0	90.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-11	90.0	96.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-12	96.0	102.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-13	102.0	108.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-14	108.0	114.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-15	114.0	120.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-16	120.0	126.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-17	126.0	132.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-18	132.0	138.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-19	138.0	144.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-20	144.0	150.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-21	150.0	156.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-22	156.0	162.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-23	162.0	168.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-24	168.0	174.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-25	174.0	180.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-26	180.0	186.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-27	186.0	192.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-28	192.0	198.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-29	198.0	204.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-30	204.0	210.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-31	210.0	216.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-32	216.0	222.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-33	222.0	228.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-34	228.0	234.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5
REF-35	234.0	240.0	0.15	1.1	10 1/2" x 12"	194.5	10 1/2" x 12"	194.5



RIGID FRAME CROSS SECTION
FOR FRAME LINE 4 10

FOR
PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	08.27.11	FFF	—	RLM



18933 Adine Westfield
Houston, Tx. 77073
Phone : (281) 443-9066
Fax : (281) 443-9066

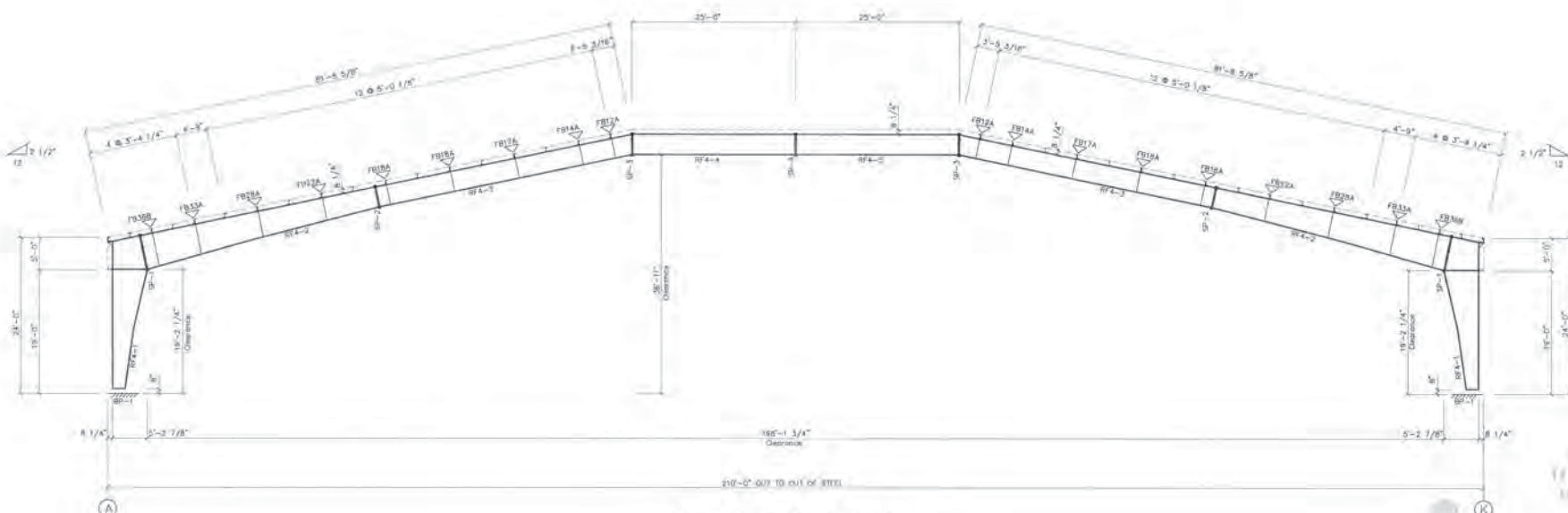
DESCRIPTION	RIGID FRAME CROSS SECTION	
CUSTOMER	MO BARN MASTER NE/SE	SEP-87 1201
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERCE ROAD WELLINGTON, FL 33414	
DWG NO.	FFF	DATE 9/16/11
DWG NO.	40381	SCALE 1/8"
		DWG NO. E17 OF 35


```

PLANGE BRACES Both Sides(1,1,1)
FB=0(1)
B = 1.2e3+14
A = 1.2e2+14

```

		MIDLINE TABLE (mm)		OUTSIDE FLANGE		INSIDE FLANGE	
MARK	WIRE DEPTH	WIRE DIA.	WIRE DIA. LENGTH	WIRE DIA. LENGTH	WIRE DIA. LENGTH	WIRE DIA. LENGTH	WIRE DIA. LENGTH
SP-1	61.2/59.0	0.515	111.3	10 x 1/2" x 242.0	10 x 3/8" x 112.3	10 x 3/8" x 109.0	10 x 3/8" x 109.0
SP-2	62.0/58.0	0.510	64.8	10 x 1/2" x 440.1	10 x 3/8" x 205.5	10 x 3/8" x 205.5	10 x 3/8" x 205.5
SP-3	62.0/58.0	0.510	240.0	8 x 1/4" x 480.0	8 x 1/4" x 240.0	8 x 1/4" x 240.0	8 x 1/4" x 240.0
SP-4	36.0/36.0	0.188	240.0	10 x 1/2" x 298.1	10 x 1/2" x 298.1	10 x 1/2" x 298.1	10 x 1/2" x 298.1
SP-5	36.0/36.0	0.188	240.0	10 x 1/2" x 298.1	10 x 1/2" x 298.1	10 x 1/2" x 298.1	10 x 1/2" x 298.1



RIGID FRAME CROSS SECTION
FOR FRAME LINE 5-15

FOR
PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	19.27.11	FFF		RLM



18933 Aldine Westfield
Houston, Tx. 77073
Phone : (281) 443-9066
Fax : (281) 443-9064

DESCRIPTION	RIGID FRAME CROSS SECTION			SEP 8 1997
CUSTOMER	MD BARN MASTER NE/SE			
END USER	FAR NIENTE STABLES II, LLC			
END USE	RIDING ARENA			
LOCATION	14440 GIERSON ROAD WELLINGTON, FL 33414			
DWG. NO.	OFF	DATE	9/15/11	CHK. BY
JOB NO.	40381	SCALE	1/8"	JOB VOLT
			E18 OF 35	FILE

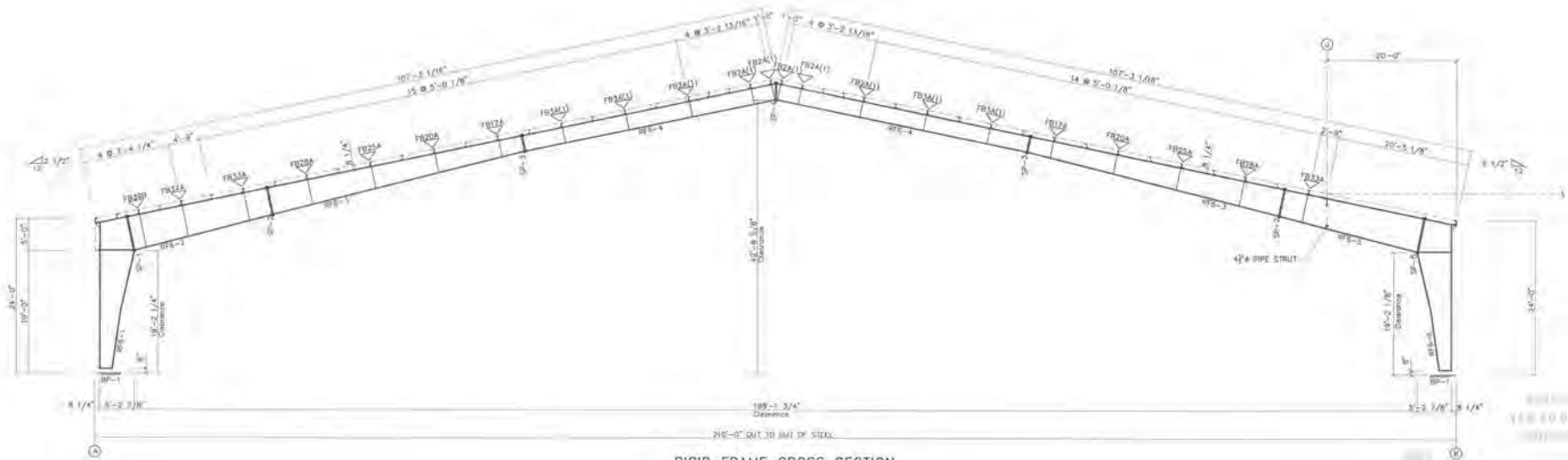
SPICE PLATES & BOLTS									
Splice Mark	Qty	Top/Bol/Int	Type	Size	Length	Weld	Thick	Length	Plate Size
SP-1	4	4	A325	1/2"	12.00	1"	3/4"	5'-10 3/4"	3/4"
SP-2	4	4	A325	1/2"	12.00	1"	3/4"	5'-10 3/4"	3/4"
SP-3	4	4	A325	1/2"	12.00	1"	3/4"	5'-10 3/4"	3/4"
SP-4	4	4	A325	1/2"	12.00	1"	3/4"	5'-10 3/4"	3/4"
SP-5	4	4	A325	1/2"	12.00	1"	3/4"	5'-10 3/4"	3/4"

STIFFENER TABLE				
Mark	Qty	Plate Size	Weld	Thick
RF-1	1	4x10	0.500	0.218
RF-2	1	4x10	0.500	0.218

BASE PLATES				
Qty	Plate Size	Weld	Thick	Length
BP-1	1	10x10	3/4"	1'-10 1/2"

PLATE GRADES: Bolt Sizes (U.B.)
 (Steel)
 B - 1/2x1/4
 A - 1/2x1/4

RIGID FRAME TABLE (IN)									
MARK	W	T	W	T	W	T	W	T	W
RF-1	10	10	10	10	10	10	10	10	10
RF-2	10	10	10	10	10	10	10	10	10
RF-3	10	10	10	10	10	10	10	10	10
RF-4	10	10	10	10	10	10	10	10	10
RF-5	10	10	10	10	10	10	10	10	10
RF-6	10	10	10	10	10	10	10	10	10
RF-7	10	10	10	10	10	10	10	10	10
RF-8	10	10	10	10	10	10	10	10	10
RF-9	10	10	10	10	10	10	10	10	10
RF-10	10	10	10	10	10	10	10	10	10



RIGID FRAME CROSS SECTION
 FOR FRAME LINE B-B

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	08/21/11	FFF	--	RLM



DESCRIPTION		RIGID FRAME CROSS SECTION	
CUSTOMER	MD BARN MASTER NE/SE	END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA	LOCATION	14444 PIERSON ROAD WELLINGTON, FL 33414
DATE	9/16/11	SCALE	1/8"
JOB NO.	40381	DATE	9/16/11
SCALE	1/8"	DATE	9/16/11
SCALE	1/8"	DATE	9/16/11

DESCRIPTION	RIGID FRAME CROSS SECTION		
CUSTOMER	MD BARN MASTER NE/SE		SEP 8 2001
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33474		
BAR. HT.	FFF	SCALE	9/16" / 1"
JOINT NO.	403BR1	SCALE	1/8"
		JOINT NO.	F21 OF 35
			BRIDE

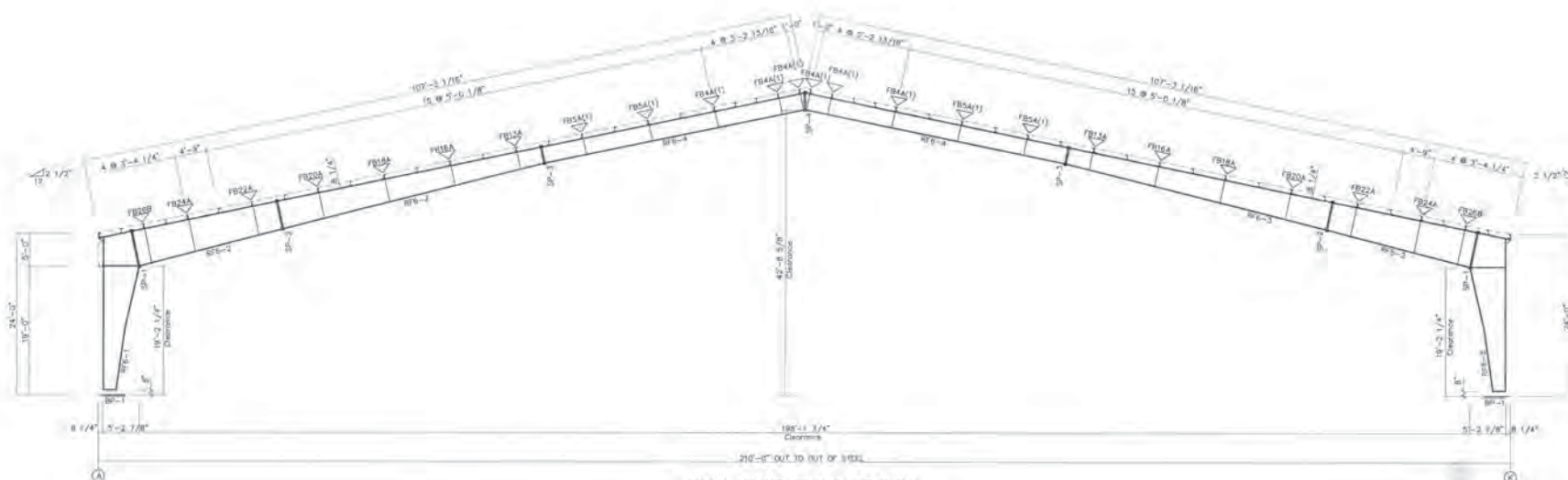
FLANGE BRACES & BOLTS							
Splice Mark	Qty	Top/Bol/Int	Type	Dia	Length	Plate Size	Length
SP-1	4	4	A325	1/2"	12.00	1/2" x 3/4"	2'-10 3/4"
SP-2	4	4	A325	1/2"	12.00	1/2" x 3/4"	2'-10 3/4"
SP-3	4	4	A325	1/2"	12.00	1/2" x 3/4"	2'-10 3/4"
SP-4	4	4	A325	1/2"	12.00	1/2" x 3/4"	2'-10 3/4"

STIFFENER TABLE				
Mark	Qty	Plate Size	Length	
SP-1	4	1/2" x 3/4"	2'-10 3/4"	
SP-2	4	1/2" x 3/4"	2'-10 3/4"	
SP-3	4	1/2" x 3/4"	2'-10 3/4"	
SP-4	4	1/2" x 3/4"	2'-10 3/4"	

BASE PLATES			
Mark	Qty	Plate Size	Length
SP-1	4	1/2" x 3/4"	2'-10 3/4"
SP-2	4	1/2" x 3/4"	2'-10 3/4"
SP-3	4	1/2" x 3/4"	2'-10 3/4"
SP-4	4	1/2" x 3/4"	2'-10 3/4"

FLANGE BRACES: Both Sides (1/2")
 FBVBR(1)
 B = 1/2" x 3/4"
 A = 12' x 1/2"

FLANGE BRACE TABLE (1/2")							
MARK	WBS	WBS	WBS	WBS	WBS	WBS	WBS
FBVBR-1	21.0/27.0	13.5/11.5	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0
FBVBR-2	21.0/27.0	13.5/11.5	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0
FBVBR-3	21.0/27.0	13.5/11.5	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0
FBVBR-4	21.0/27.0	13.5/11.5	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0
FBVBR-5	21.0/27.0	13.5/11.5	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0	10.0/10.0



RIGID FRAME CROSS SECTION
 FOR FRAME LINE 7 @ 12 1/2'

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/21/11	FFF	RLM	

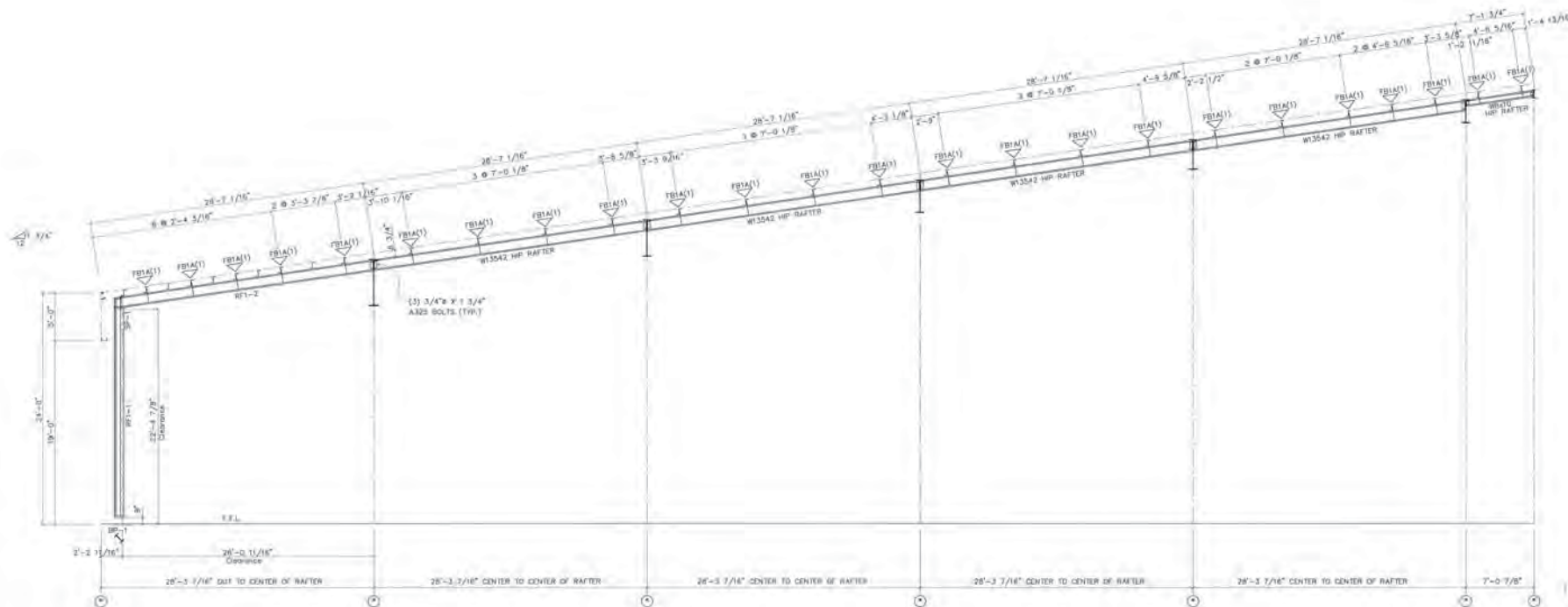


DESCRIPTION		RIGID FRAME CROSS SECTION	
CUSTOMER	MO BARN MASTER NE/SE	DATE	SEP 27 2011
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WESTLINGTON, FL 33414		
DATE	9/16/11	DATE	
ISSUE	40381	ISSUE	F22 OF 35
SCALE	1/8"	SCALE	
BY		BY	
CHK		CHK	
DES		DES	

BASE PLATES			
Cat Mark	Plate Size		
	Width	Thick	Length
PH-1	8"	1/2"	11"

FLANGE BRACES: Both Sides(U.N.)
FBvA(1)
A = 12x2x14

MARK	INSIDE PLATE (mm)				OUTSIDE PLATE	
	WEB DEPTH	WEB PLATE	THICK	LENGTH	$B \times T \times \text{LENGTH}$	$A \times T \times \text{LENGTH}$
RF1-1	10.0/10.0	0.134	1.16	$5 \times 1/4" \times 272.1$	$5 \times 1/4" \times 250.4$	
	10.0/10.0	0.134	246.0	$5 \times 1/4" \times 18.7$		
RF1-2	13.6/13.6	0.134	246.0	$5 \times 1/4" \times 322.8$	$5 \times 1/4" \times 322.8$	



LEAN-TO FRAME CROSS SECTION
FOR 100' FRAME

FOR
PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	09/27/11	FFF	—	RLL



DESCRIPTION	RIGID FRAME CROSS SECTION		
CUSTOMER	MD BARN MASTER NE/SE SEP 2 2011		
END USER	FAR NIENIE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33411		
DRK BY	FFF	DATE	9/27/11
QCR NO	1000	SCALE	1:1

BASE PLATES			
Cat. No.	Plate Size		
	Width	Thick.	Length
BP-1	8"	1/2"	11"

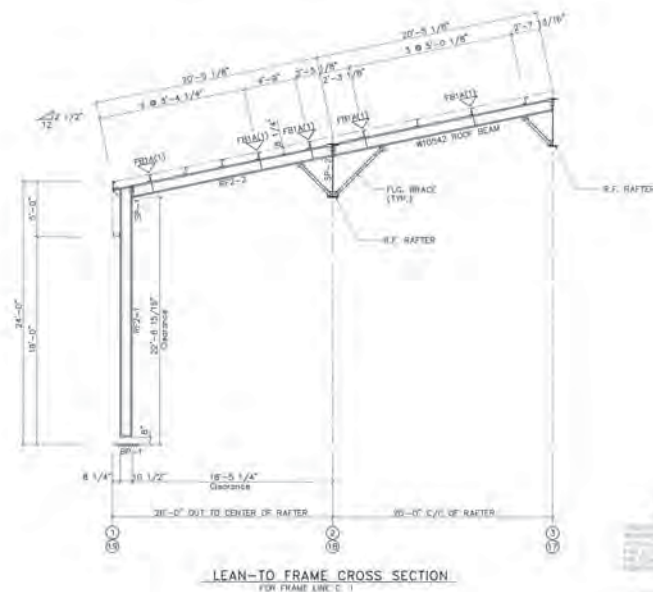
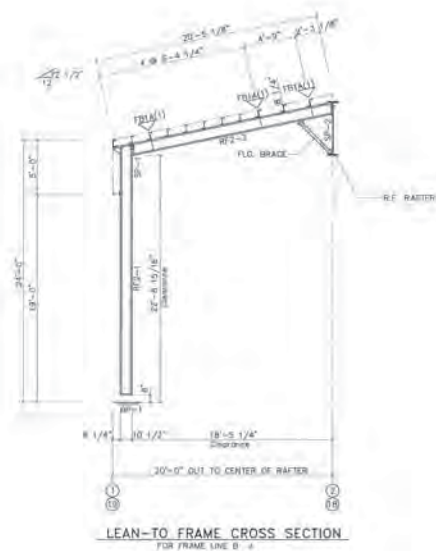
FLANGE BRACES: Both $\geq d_m(J/N)$
 FBs = A(1)
 A = 12x2x14

1.10.4.2. *Staphylococcus aureus* (ATCC 12228) (10⁸ CFU/ml) (100 µl)

BASE PLATES		
Col Mark	Plate Size	
	Width	Thick Length
UB-1	8"	1/2" 11"

FLANGE BRACES Both Sides (I.N.)
FBraA(1)
A = 12x14

10.2.2.1	110.97.10.0	0.129.1.240.0	1.2.8.128	8.248.1	1.20.8.128	8.248.1
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FOR
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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	003711	FFF		RLM



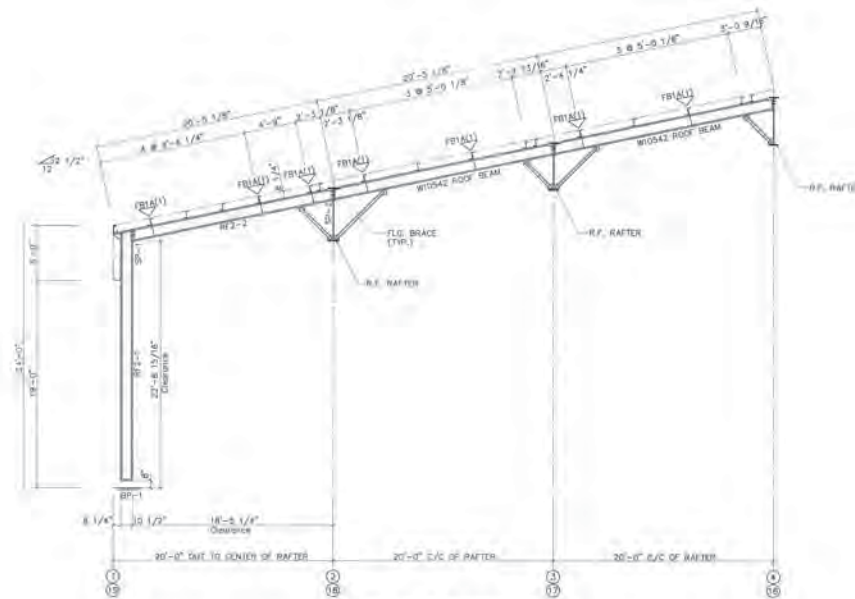
DESCRIPTION	LEAN-TO & ROOF BEAM CROSS SECTION		
CUSTOMER	WD BARN MASTER NE/SE		
END USER	FAR NIENTE STABLES II, LLC SEP 8 7 2011		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33411		
DATE	FF	DATE	9/27/11
SCALE		SCALE	

SPUR PLATES & BOLTS									
Spur	Top	Bottom	Type	Qty	Length	Width	Thick	Length	
SP-1	4	0	A325	0.625	1.00	6"	1/2"	1'-0 1/4"	
SP-2	4	0	A325	0.625	1.50	6"	1/2"	0 1/4"	

BASE PLATES			
Qty	Width	Thick	Length
BP-1	8"	1/2"	11"

FLANGE BRACES: Both Sides (N/A)
(Bolted)
4 - L2x2x1/4

ROOF PURLIN TABLE (IN)					
BAY	MEASUREMENT	USE PLATE	OUTSIDE FLANGE	INSIDE FLANGE	
RP-1	10'-0 1/2"	0.134	48.3	6 x 1/4" x 386.5	6 x 1/4" x 211.4
RP-2	10'-0 1/2"	0.134	240.0	6 x 1/4" x 18.8	6 x 1/4" x 224.7



LEAN-TO FRAME CROSS SECTION
FOR FRAME LINE 0' 0"

FOR PERMIT

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.		
DESCRIPTION	LEAN-TO & ROOF BEAM CROSS SECTION	
CUSTOMER	MD BARN MASTER NE/SE	
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DATE	9/27/11	DATE
SCALE	3/16"	SCALE
ISSUE	40381	ISSUE

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/21/11	FFF	—	RLM



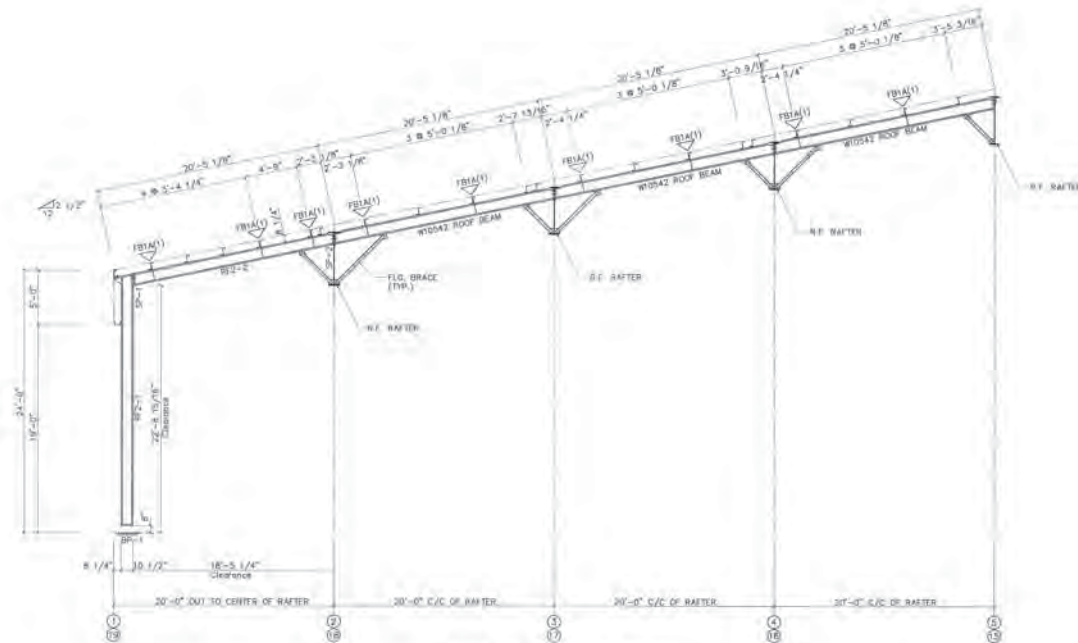
18933 Aldine Westfield
Houston, Tx 77023
Phone: (281) 443-8065
Fax: (281) 443-9064

SPICE PLATES & BOLTS									
Col	Row	Qty	Top/Bolt/Int	Type	Qty	Length	Width	Thick	Length
SP-1	4	0	0	A325	0.625	2.00	6"	1/2"	1'-0" (1/4")
SP-2	4	0	0	A325	0.625	2.00	6"	1/2"	1'-0" (1/4")

BASE PLATES			
Col	Row	Width	Length
BP-1	1	8"	11"

FLANGE BRACES: Both Sides (U.A.)
 FBRAN(1)
 A = 12x2x4

RIGID ROOF PURLIN TABLE (IN)									
MARK	WELDED JOINT	WELDED JOINT	WELDED JOINT	WELDED JOINT	WELDED JOINT	WELDED JOINT	WELDED JOINT	WELDED JOINT	WELDED JOINT
RP-1	10.0/10.0	10.1/10.1	10.2/10.2	10.3/10.3	10.4/10.4	10.5/10.5	10.6/10.6	10.7/10.7	10.8/10.8
RP-2	10.0/10.0	10.1/10.1	10.2/10.2	10.3/10.3	10.4/10.4	10.5/10.5	10.6/10.6	10.7/10.7	10.8/10.8



LEAN-TO FRAME CROSS SECTION
 FOR FRAME LINE E

1/11/2011
 14440 PIERSON
 14440 PIERSON

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	03/11	FF	—	RLM

RIGID
 GLOBAL BUILDINGS
 18933 A Drive Westfield
 Houston, Tx 77073
 Phone : (281) 443-8045
 Fax : (281) 443-8064

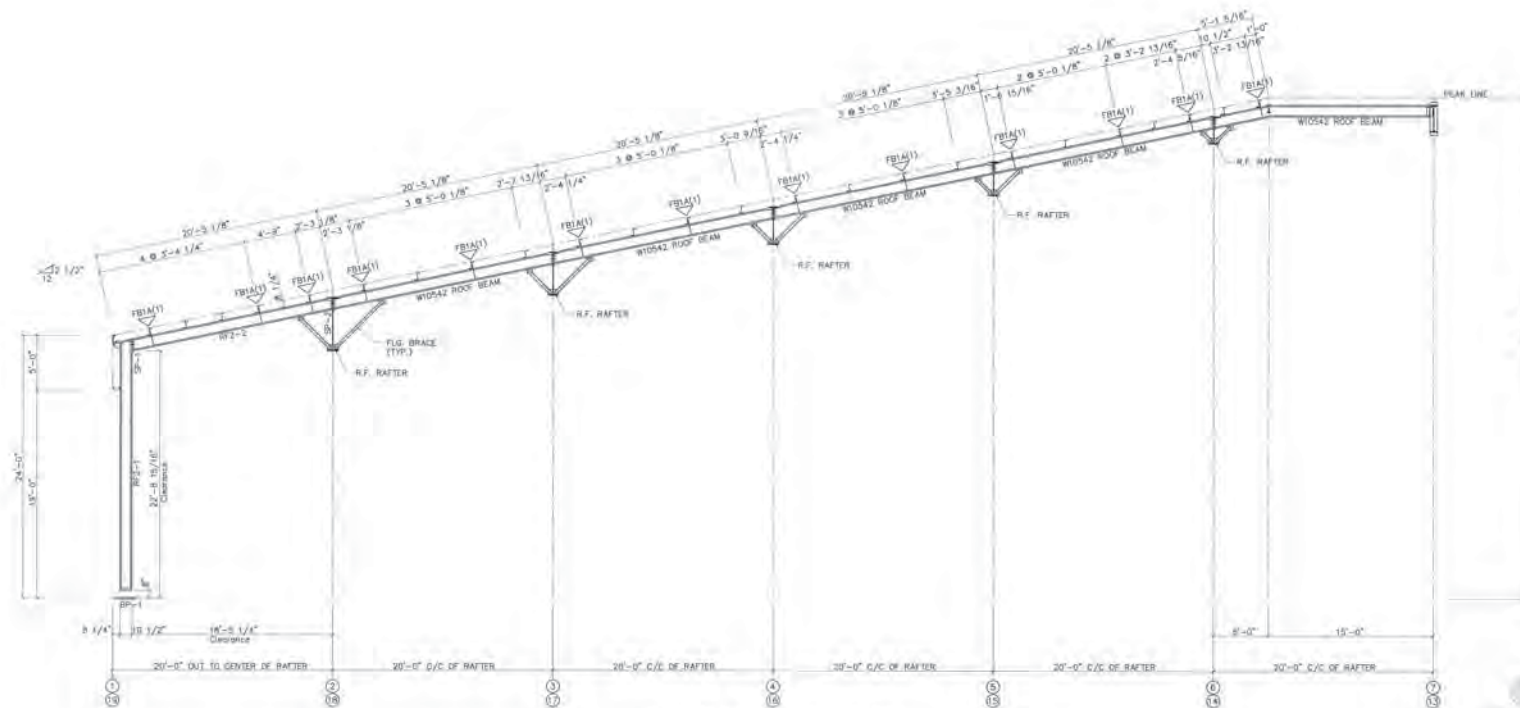
DESCRIPTION	LEAN-TO & ROOF BEAM CROSS SECTION
CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	8/27/11
DRN BY	FF
CHK BY	—
SCALE	3/16"
DATE	8/27/11
CHK BY	—
SCALE	3/16"
DATE	8/27/11
CHK BY	—
SCALE	3/16"

Splice	Qty	Part	Plate Size
Weld	Top/Bottom	Type	Weld Length
SP-1	4	0	A325 0.625 2.00
SP-2	4	0	A325 0.625 1.50

Base Plate	Plate Size
Weld	Weld Length
BP-1	1" 1/2" 11"

FLANGE BRACE: Both Sides (1/4")
 FBRA(1)
 A - 12x4x4

Beam	Web Depth	Web Flange	Outside Flange	Inside Flange
W10x42	10.14	13.14	10.14	13.14
W10x42	10.14	13.14	10.14	13.14
W10x42	10.14	13.14	10.14	13.14



LEAN-TO FRAME CROSS SECTION
 FOR FRAME LINE F

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/27/11	FFF	---	RLM



DESCRIPTION	LEAN-TO & ROOF BEAM CROSS SECTION
CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	9/27/11
SCALE	3/16"
FOR NO.	40381
FOR NO.	E27 OF 35
SCALE	A

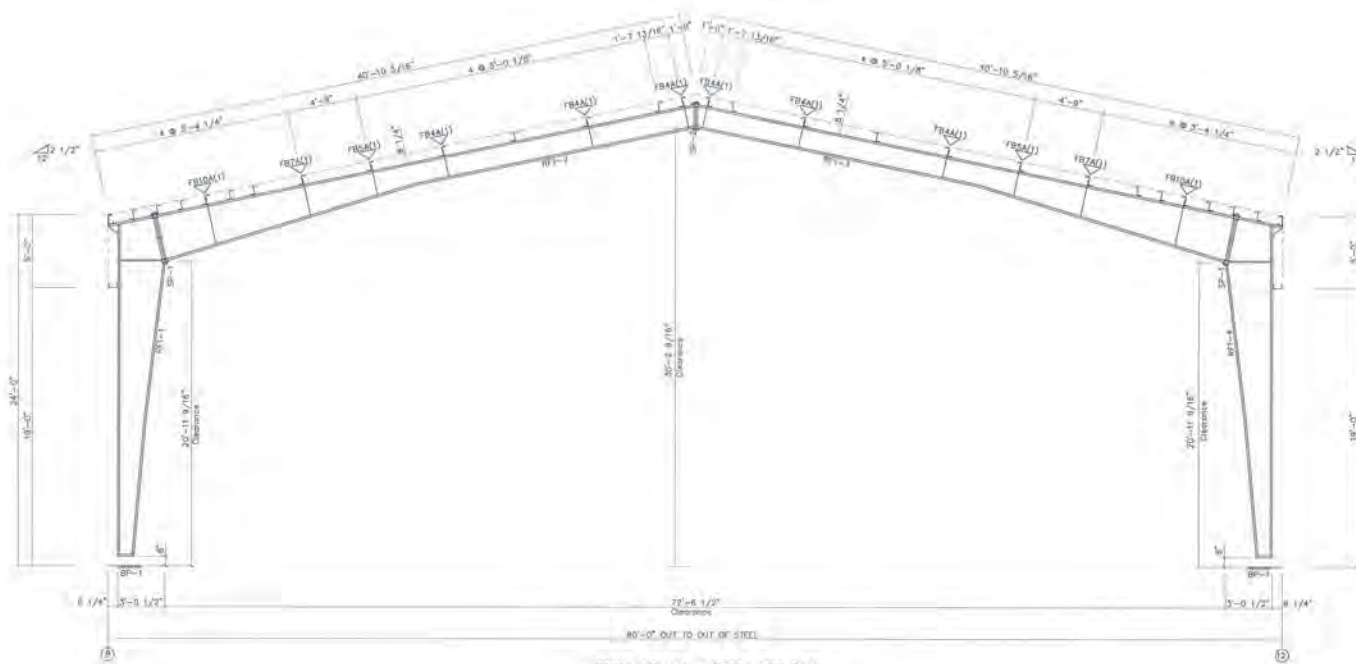
SPICE PLATES & BOLTS									
Splice Mark	Ques	Top/But/Int	Type	Dis	Length	Weld	Thick	Length	Plate Size
SP-1	4	4	A325	0.500	4.00	8"	1/2"	3'-8 1/2"	3'-8 1/2"
SP-2	4	4	A325	0.500	2.00	8"	1/2"	7'-11 1/8"	7'-11 1/8"

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF1-1	St- 1	3.910	0.313	34.84
RF1-4	St- 1	3.910	0.313	34.84

BASE PLATES			
Col	Mark	Plate Size	
		Width	Thick Length
BP-1	1	8"	1 1/2" 11"

FLANGE BRACES: Both Sides (N/A)
 FBRA(1)
 A - 1/2x4x14

RIGID JOINT TABLE (in)									
MARK	REQ. DEPTH	REQ. PLATE	REQ. PLATE	OUTSIDE FLANGE	INSIDE FLANGE	REQ. DEPTH	REQ. PLATE	REQ. PLATE	REQ. PLATE
RF1-1	10.0/20.0	0.188	111.5	8 x 1/4" x 120.0	8 x 1/4" x 120.0	10.0/20.0	0.188	111.5	8 x 1/4" x 120.0
RF1-2	20.0/30.0	0.188	128.5	8 x 5/16" x 161.0	8 x 5/16" x 161.0	20.0/30.0	0.188	128.5	8 x 5/16" x 161.0
RF1-3	30.0/30.0	0.250	35.6	8 x 5/16" x 37.2	8 x 5/16" x 37.2	30.0/30.0	0.250	35.6	8 x 5/16" x 37.2
RF1-4	16.0/16.0	0.114	238.5	8 x 1/4" x 451.6	8 x 1/4" x 451.6	16.0/16.0	0.114	238.5	8 x 1/4" x 451.6
RF1-5	16.0/16.0	0.114	238.5	8 x 1/4" x 451.6	8 x 1/4" x 451.6	16.0/16.0	0.114	238.5	8 x 1/4" x 451.6
RF1-6	16.0/16.0	0.250	35.6	8 x 5/16" x 37.2	8 x 5/16" x 37.2	16.0/16.0	0.250	35.6	8 x 5/16" x 37.2
RF1-7	30.0/30.0	0.188	128.5	8 x 5/16" x 161.0	8 x 5/16" x 161.0	30.0/30.0	0.188	128.5	8 x 5/16" x 161.0
RF1-8	30.0/30.0	0.188	111.5	8 x 1/4" x 120.0	8 x 1/4" x 120.0	30.0/30.0	0.188	111.5	8 x 1/4" x 120.0



RIGID FRAME CROSS SECTION
 FOR FRAME LINE 11

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/27/11	FFF	—	RLM



18933 Alton Westfield
 Houston, Tx 77033
 Phone: (281) 443-8069
 Fax: (281) 443-9064

DESCRIPTION	DESCRIPTION
CUSTOMER	MD BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	08/16/11
SCALE	1/4"
DATE	08/16/11
SCALE	1/4"
DATE	08/16/11
SCALE	1/4"

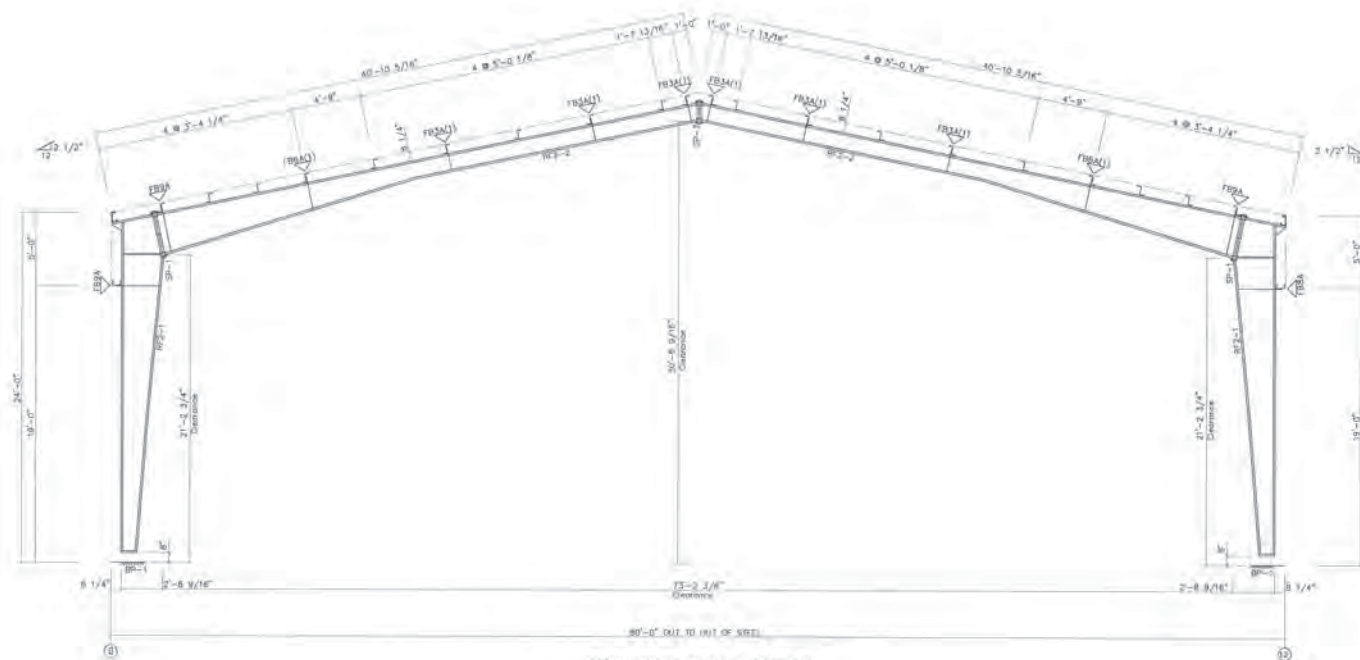
SPICE PLATES & BOLTS									
Splice Mark	Qty	Top/Bottom	Type	Size	Length	Weld Thick	Length	Weld Thick	Length
SP-1	4	4	A325	0.750	2.00	5"	1/2"	3"-2 (13/16")	
SP-2	4	4	A325	0.625	2.00	5"	1/2"	3"-2 (13/16")	

STIFFENER TABLE			
Mark	Qty	Plate Size	Weld Thick
SP-1	4	3/16" 0.315	22.15

BASE PLATES			
Mark	Qty	Plate Size	Weld Thick
BP-1	4	3/16" 0.315	22.15

FLANGE (SPACES: BOLT SIZE) (R)
 1/2" x 1/2"

RIGID FRAME TABLE (R)									
MARK	REQ. QUANTITY	REQ. PLATE	OUTSIDE FLANGE	WELD THICK	WELD LENGTH	WELD THICK	WELD LENGTH	WELD THICK	WELD LENGTH
RF2-1	10.0/10.0	0.154	111.5	5/16" x 34.0	8 x 1/4" x 215.2	8 x 1/4" x 215.2	8 x 1/4" x 215.2	8 x 1/4" x 215.2	8 x 1/4" x 215.2
RF2-2	10.0/10.0	0.250	214.7	8 x 1/4" x 454.7	8 x 1/4" x 215.2	8 x 1/4" x 215.2	8 x 1/4" x 215.2	8 x 1/4" x 215.2	8 x 1/4" x 215.2



RIGID FRAME CROSS SECTION
 FOR FRAME LINE M-1

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/21/11	FFF	--	RLM



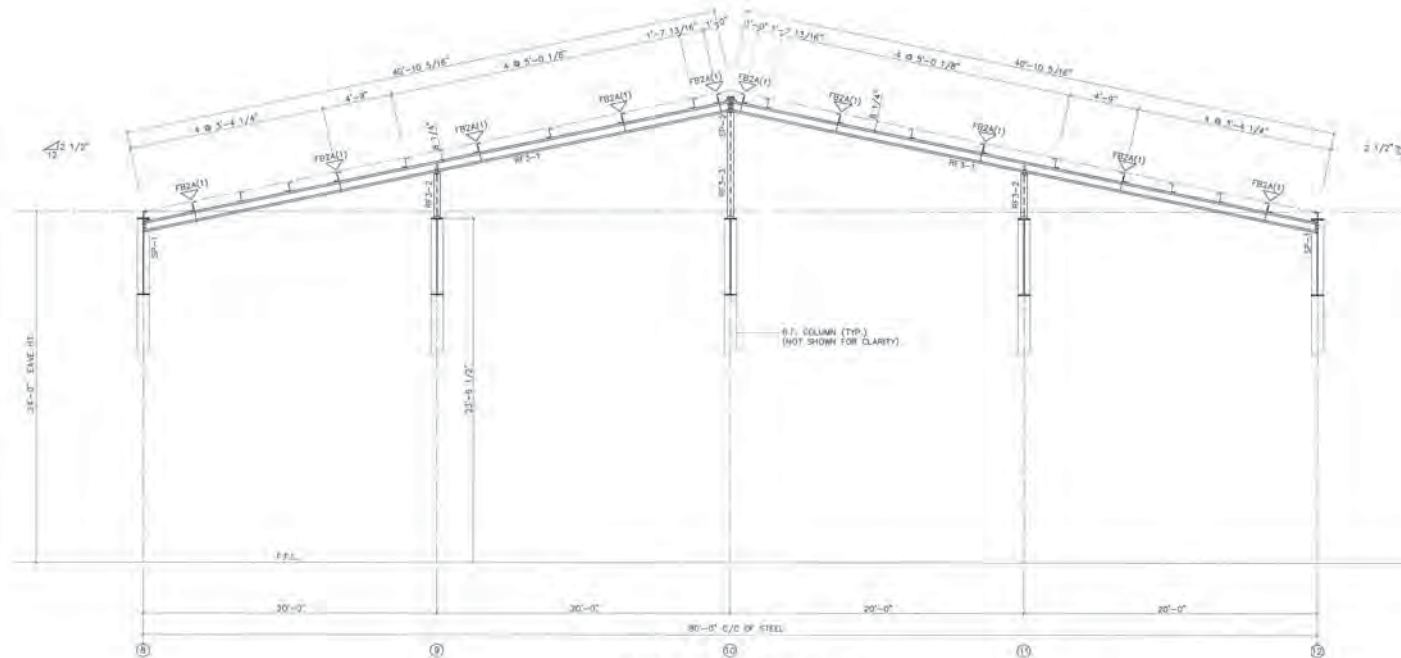
18023 N. 22nd Westfield
 Houston, TX 77073
 Phone: (281) 443-9065
 Fax: (281) 443-9064

DESCRIPTION	RIGID FRAME CROSS SECTION
CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DRN. NO.	FFF
SCALE	1/4"
DATE	9/16/11
ISSUE	E29 OF 35

STIFFENER TABLE			
Mark	Stiff Mark	Plate Size	
		Width	Thick Length
H/3-1	St-1	2.410	0.313 7.672

FLANGE BRACES: Both Sides(U.N.)
FBraA(1)
A - Lx2x14

MEMBER SIZE TABLE (in.)						
MARK	WEB DEPTH		WEB PLATE		OUTSIDE FLANGE W x T x LENGTH	INSIDE FLANGE W x T x LENGTH
	START/END	THICK	LENGTH	LENGTH		
RF3-1	6.0 / 8.0	0.134	240.0		5 x 1/4" x 277.2	5 x 1/4" x 277.2
	8.0 / 9.0	0.134	239.0		5 x 1/4" x 12.0	
	9.0 / 9.0	0.134	12.0			
RF3-2	WB4.0					
RF3-3	WB4.0					



RIGID FRAME CROSS SECTION
FOR FRAME LINE 11

FOR
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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	09/27/11	FFF	---	RLM



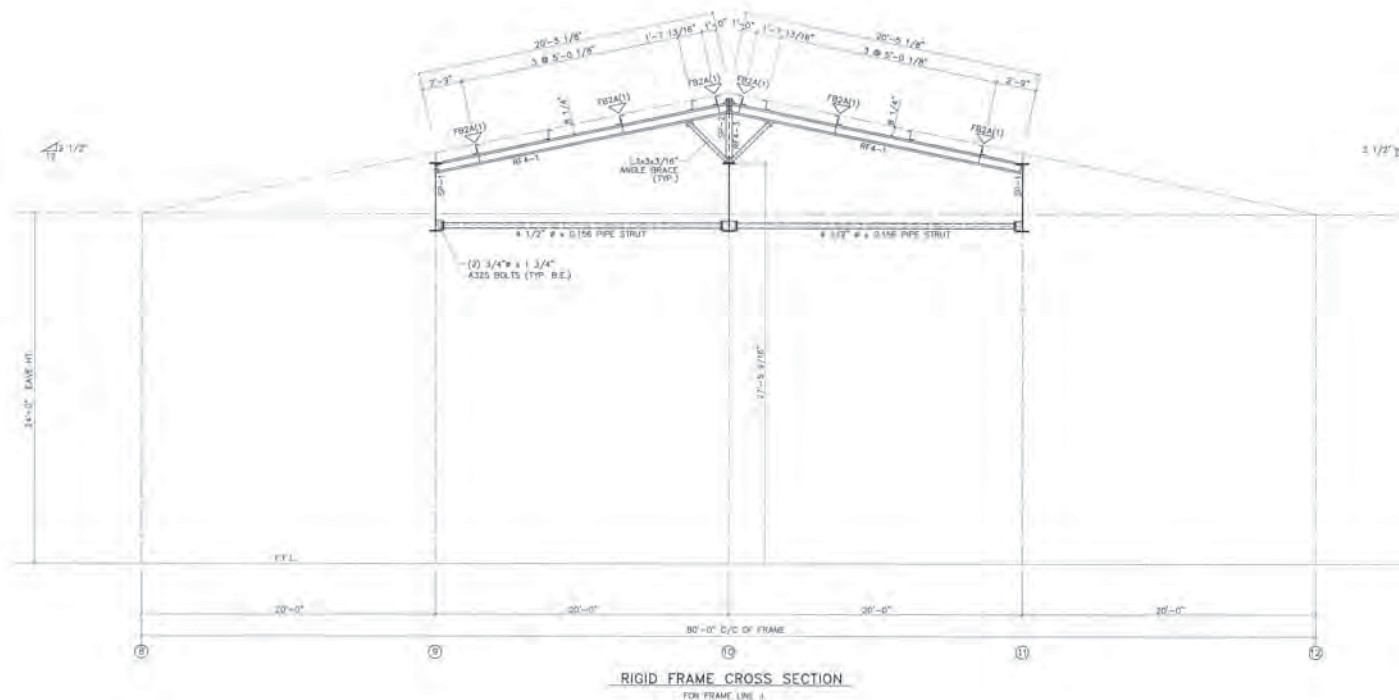
18933 Aldine Westfield
Houston, Tx 77073
Phone - (281) 443-9065
Fax - (281) 443-9064

DESCRIPTION	RIGID FRAME CROSS SECTION		
CUSTOMER	WD BARN MASTER NE/SE		
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414		
DATE	9/15/11	DATE	-
SCALE	1"=8'	SCALE	1"=8'
NO.	40381	NO.	40381

STIFFENER TABLE			
Mark	Stiff Mark	Plate Size	
		Width	Thick Length
RF3-1	St-1	2.410	0.313 7.675

FLANGE BRACES: Both Sides(U.N.)
F8x4(1)
A = L2x2x14

MEMBER SFT TABLE (in)								
MARK	WEB DEPTH		WEB PLATE		OUTSIDE FLANGE		INSIDE FLANGE	
	START/END	THICK	LENGTH	W x T x LENGTH	W x T x LENGTH			
BF4-1	8.0 / 8.0	0.134	240.0	5 x 1/4 x 477.2	5 x 1/4 x 477.2			
	8.0 / 8.0	0.134	239.0	5 x 1/4 x 12.0	5 x 1/4 x 12.0			
BF4-2	8.0 / 8.0	0.134	12.0					
	WBx10							



FOR
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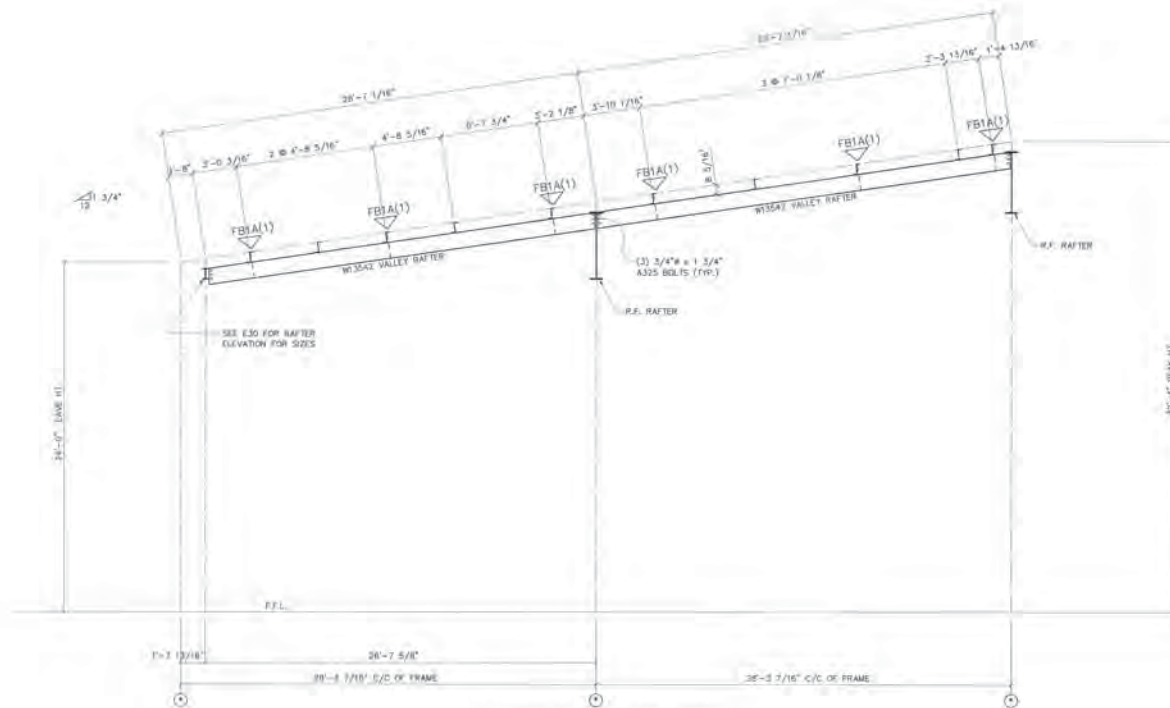


ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	09/27/11	FFF	--	RLM



18933 Aldine Westfield
Houston, Tx 77073
Phone: (281) 443-9065
Fax: (281) 443-9064

DESCRIPTION	RIGID FRAME CROSS SECTION
CUSTOMER	WD BARN MASTER NE/SE SEP 27 2011
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DRAWN BY	FFF DATE 9/16/11 FOR SET -
SHEET NO.	40381 SCALE 1/4" = 1' F31 OF 35



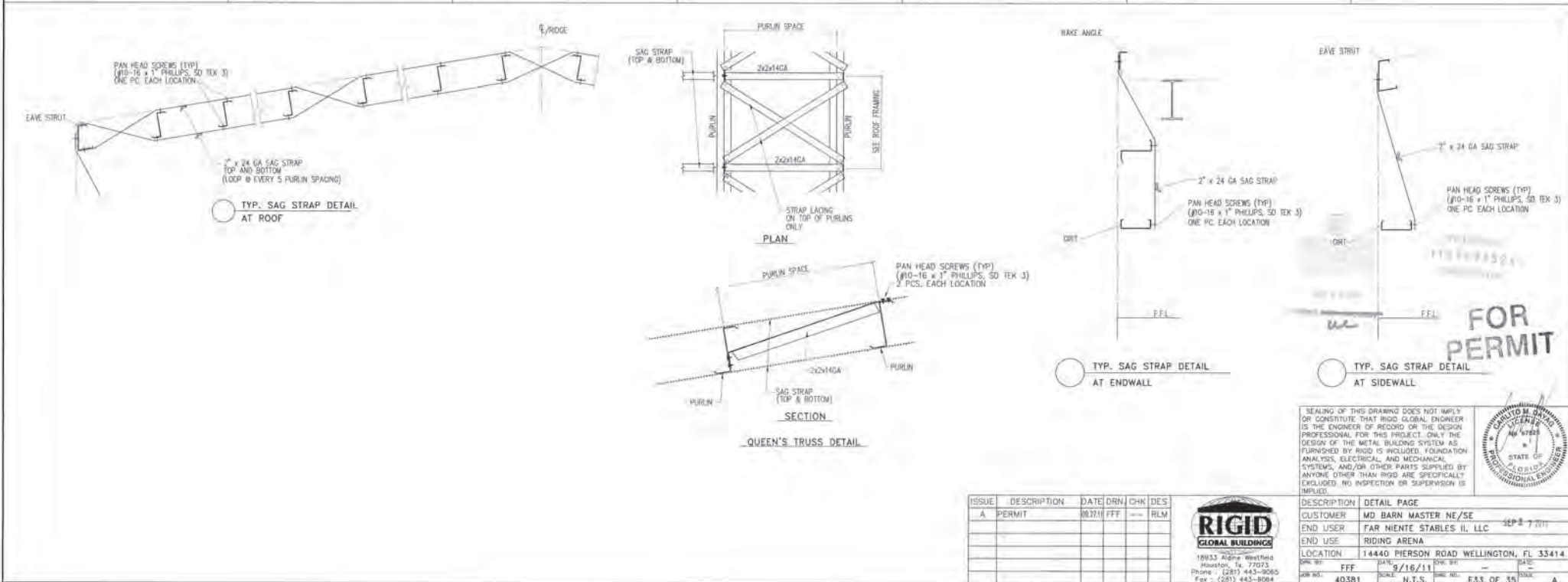
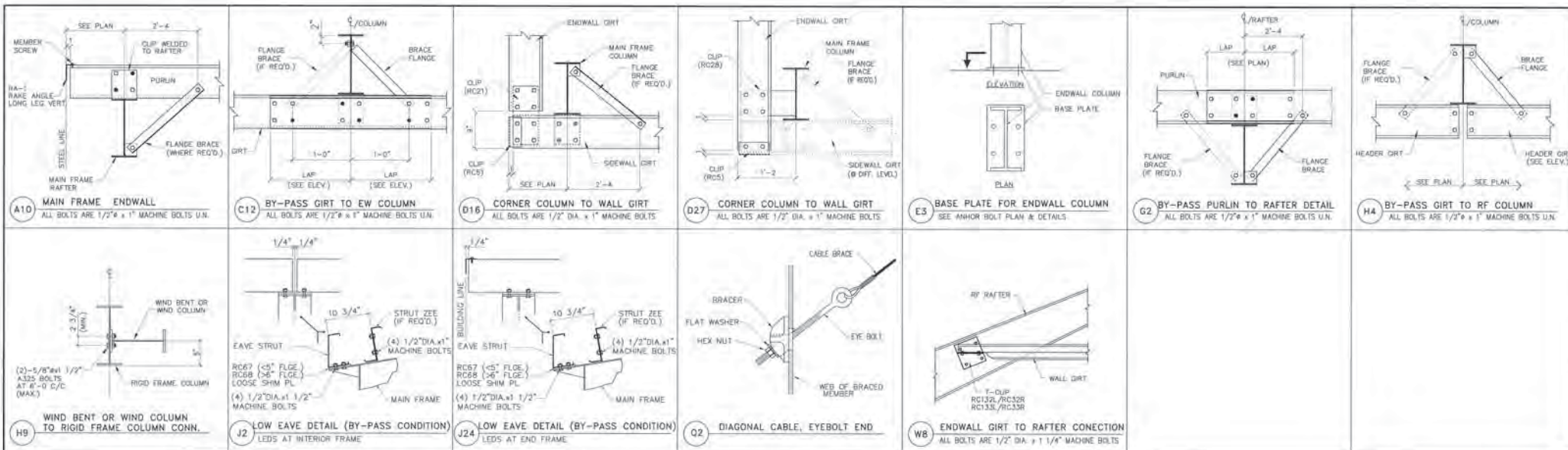
VALLEY FRAME CROSS SECTION
(AS SHOWN & DTD.)

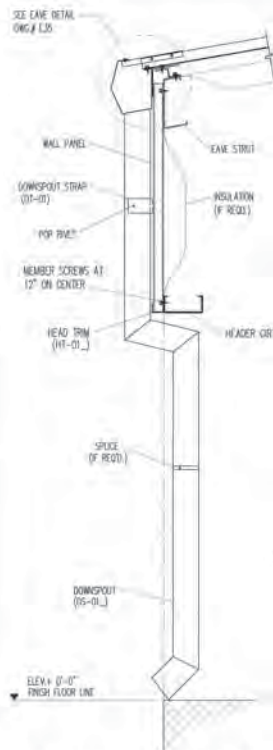
FOR PERMIT

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DESCRIPTION	VALLEY RAFTER CROSS SECTION	CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC	END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	DATE	9/16/11
SCALE	1/4"	DATE	E32 OF 35
40381			A

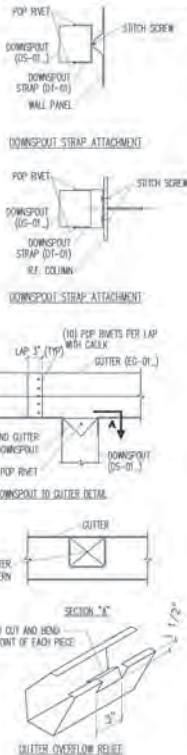
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/21/11	FFF	RLM	

RIGID
GLOBAL BUILDINGS
18933 Aldine Westfield
Houston, Tx 77073
Phone : (281) 443-8045
Fax : (281) 443-8064

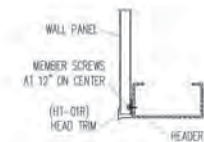




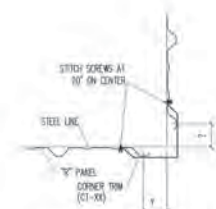
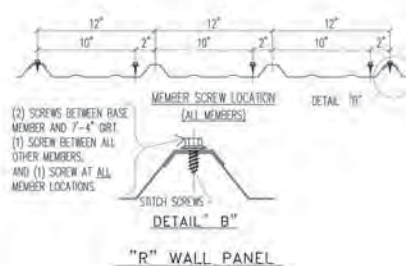
SCULPTURED EAVE GUTTER AND DOWNSPOUT DETAIL AT SHEETED WALL
PARTIAL OPEN WALL WITH HEADER GRT



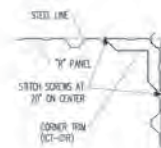
D.S. STRAP QUANTITY	EAVE HEIGHT QUANTITY
10'-0"	2
12'-0"	2
14'-0"	2
16'-0"	2
18'-0"	2
20'-0"	2
22'-0"	3



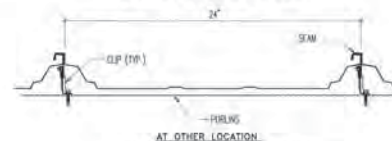
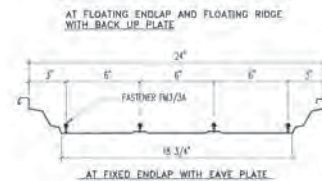
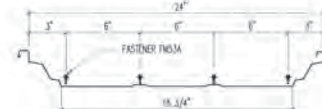
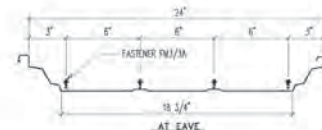
HEADER DETAIL @ OPEN WALL



OUTSIDE CORNER DETAIL



INSIDE CORNER DETAIL



"HI-TECH" ROOF PANEL
FASTENER LOCATION

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/21/11	FFF	---	RLM



DESCRIPTION	DETAIL	PAGE
CUSTOMER	MD BARN MASTER NE/SE	SEP 2 7 2011
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DRN BY	FFF	9/16/11
DRN NO.	40381	SCALE N.T.S. DATE 9/16/11
		FILE NO. E34 OF 35
		DATE A



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RIGID
GLOBAL BUILDINGS
18953 Aldine Westfield
Houston, Tx. 77073
Phone (281) 443-9000

DESCRIPTION	DETAIL PAGE			
CUSTOMER	WD BARN MASTER NE/SE			SEP 8 7 2011
END USER	FAR NIENTE STABLES II, LLC			
END USE	RIDING ARENA			
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414			
DRY IN	FFF	DATE	9/16/11	CHK BY
FOR NO.	10088	NO.	ALG	DATE

F



ABBREVIATIONS:

B	BASLINE	ORB	OFFICIAL RECORD BOOK
STA.	STATION	EXIST	EXISTING
R	RADIUS LENGTH	FND	FOUND
Δ	DELTA ANGLE	IR/C	IRON ROD & CAP
L	ARC LENGTH	FPL	FLORIDA POWER & LIGHT
C	CENTER LINE	B/E	BUFFER EASEMENT
PL	PLAT BOOK	U.E.	UTILITY EASEMENT
PG	PAGE	P.O.B.	POINT OF BEGINNING
IR	IRON ROD	P.O.C.	POINT OF COMMENCEMENT
N/D	NAIL & DISK	PCP	PERMANENT CONTROL POINT
		P.R.M.	PERMANENT REFERENCE MONUMENT



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 2000.00 FEET; THENCE NORTH 00°31'22" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°31'22" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 700.42 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 TRACT "A", EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C., 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 TRACT A, A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, ALONG SAID TRACT A, A DISTANCE OF 2.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1000.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'00" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'37", A DISTANCE OF 19.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH LINE OF TRACT A, A DISTANCE OF 68.82 FEET; THENCE NORTH 51°00'56" EAST, ALONG SAID TRACT A, A DISTANCE OF 204.71 FEET; THENCE NORTH 38°53'04" WEST, ALONG SAID TRACT A, A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF TRACT "B" OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C.; 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.L.L.C., 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 15.00 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 NORTHEAST CORNER OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C.; THENCE SOUTH 00°22'06" WEST ALONG SAID LOT OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C. AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C., A DISTANCE OF 1290.00 FEET TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 162.28 FEET TO A POINT ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23 RIGHT OF WAY, AS RECORDED IN DEED BOOK 1037, PAGE 489, SAID POINT ALSO BEING 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2218.55 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PROPERTIES:

A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/2 CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR 280.34 FEET; THENCE NORTH 00°13'08" EAST FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCELS: THENCE NORTH 89°46'52" WEST FOR 40.00 FEET; THENCE NORTH 00°13'08" EAST FOR 45.00 FEET; THENCE SOUTH 89°46'52" WEST FOR 40.00 FEET; THENCE SOUTH 1°08'00" WEST FOR 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.43 ACRES MORE OR LESS

NOTES:

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TWP. 44S, R. 41E, WHICH BEARS N 89°37'54" W. ALL BEARINGS ARE RELATIVE THERETO.
3. FIELD SURVEY WAS PERFORMED ON 07/10/2008 AND 04/04/2010.
4. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ADOPTED IN CHAPTER 53-17.05, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE JANUARY 11, 2010.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEXTON ENGINEERING ASSOCIATES, INC.
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
LB NO. 6837

PROFESSIONAL SURVEYOR AND MAPPER
MICHAEL D. BOWEN
NO. 42865, STATE OF FLORIDA
C.B. NO. 6837

BOUNDARY SURVEY

SEXTON ENGINEERING ASSOCIATES, INC.

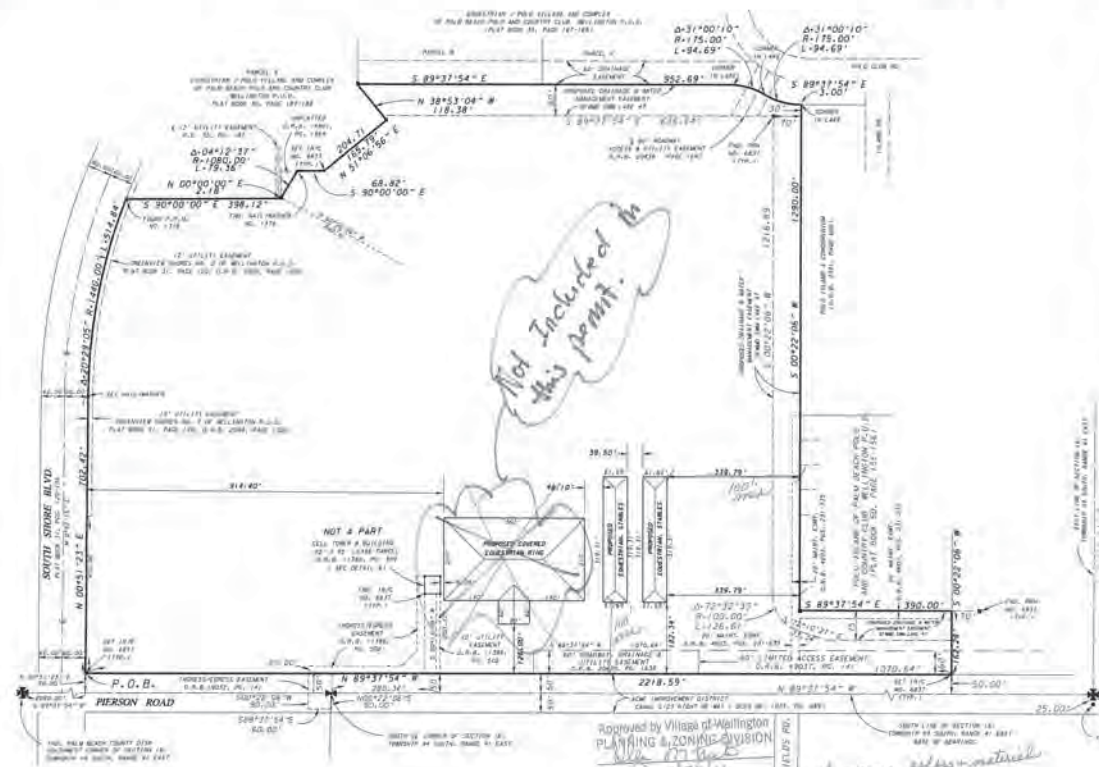
CONSULTING ENGINEERS AND SURVEYORS

110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-798-3122
FL REGISTRATION# 11

WORLD DRESSAGE CENTER
WELLINGTON, FLORIDA

DATE 09/30/2010
SHEET 1 OF 1
SCALE 1"=150'

3689
007864



DETAIL A:

A Revision will be Required
For the Accessibility Requirements
before Final Inspection



PREPARED FOR:

PROJECT: PALM BEACH INTERNATIONAL

ADDRESS: 14440 PIERSON RD.

LOCATION: WELLINGTON, FL

TABLE OF CONTENTS

G1 COVER SHEET
S101 FLOOR PLAN
S102 FOUNDATION PLAN
S103 ROOF PLAN
S201 SECTION/ELEVATIONS
S501 DETAILS
S502 DETAILS
S503 DETAILS
S504 DETAILS

LOADING INFORMATION

DEAD LOAD : 2.5 PSF
 LIVE LOAD : 20 PSF
 SNOW LOAD : 0 PSF
 BASIC WIND SPEED : 140 MPH, 3 SECOND GUST
 WIND IMPORTANCE FACTOR (Iw) : 0.87
 WIND EXPOSURE : C
 DESIGN WIND PRESSURE FOR COMPONENTS AND CLADDING : 42.8 PSF, 52.4 PSF,
 LATITUDE: 26.6377 N
 LONGITUDE: 80.2746 W
 TYPE OF OCCUPANCY : U
 TYPE OF CONSTRUCTION : V, ONE STORY, APPR. 16'-0" HIGH
 FLOOR AREA: 19,698 FT²

GENERAL NOTES :

THESE NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON PLANS:

1. ALL WORK SHALL CONFORM TO THE 2007 EDITION OF THE FLORIDA BUILDING CODE, A.I.S.C. AND/OR THE LOCAL BUILDING CODE.
2. DESIGN SOIL BEARING PRESSURE VALUE IS 2500PSF FOR DEAD LOAD PLUS LIVE LOAD FOUNDATION DETAILS SHOWN ARE BASED ON SOILS REPORT PREPARED BY MORGAN & ASSOCIATES DATED SEPTEMBER 9, 2011.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS AND IN ACCORDANCE WITH THE LATEST A.W.S. SPECIFICATIONS. NO FIELD WELDING.
4. ALL COLD FORMED STEEL MEMBERS SHALL BE GALVANIZED, UNLESS NOTED OTHERWISE ON PLAN.
5. ALL SELF-DRILLING SCREWS (TEX) SHALL BE VS BRAND AS MANUFACTURED BY DB BUILDING FASTENERS, INC. (ICC-ES E-105617)
6. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY DETAILED.
7. MATERIALS :

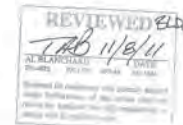
ASTM DESIG.	MINIMUM YIELD (U.N.)
LIGHT GAGE TUBES	A500 Fy = 50. KSI
2"x 3" PURLINS AND RAFTERS	A500, GRADE C Fy = 65. KSI
COLD FORMED LIGHT GAGE SHAPES	A653 Fy = 50. KSI
ROOF AND WALL SHEETING	A446/A792 Fy = 50.80 KSI
STRUCTURAL STEEL PLATE	A572 OR A36 Fy = 50. KSI
ROLLED MILL SHAPES	A36 Fy = 36. KSI
BRACING	A36 Fy = 36. KSI
MACHINE BOLTS	A307 Fy = 36. KSI

MATERIAL OF EQUAL OR BETTER GRADE MAY BE SUBSTITUTED FOR MATERIALS SHOWN.

CONCRETE NOTES:

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI @ 28 DAYS USING AT LEAST 5 SACKS OF CEMENT PER YARD AND NO MORE THAN 7 1/2 GALLONS OF WATER PER SACK OF CEMENT.
2. ALL FOOTINGS SHALL REST 12 IN. MIN. BELOW NATURAL GRADE AND FINISHED GRADE, WHICHEVER IS LOWER. ALL FOOTINGS SHALL REST ON FIRM, UNDISTURBED SOIL. WHERE FROST LINE DEPTH MAY PRESENT A PROBLEM, OWNER SHALL CONSULT WITH LOCAL BUILDING DEPARTMENT FOR RECOMMENDATIONS AS TO REQUIRED DEPTH OF FOOTING.
3. FOOTINGS SHALL BE CENTERED ON CENTERLINE OF WALL/COLUMN UNLESS OTHERWISE NOTED.
4. ALL CONCRETE SHALL PROJECT FROM THE SAME ELEVATION. DO NOT CUT OUT FOR DOOR OPENINGS.
5. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185.
6. CONTRACTOR SHALL INFORM BBH, INC. OF ANY DISCREPANCIES, OMISSIONS OR ERRORS ON THE PLAN, BEFORE CONSTRUCTION.
7. BBH, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION OR DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL.
8. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 40. LAP A MINIMUM OF 40 DIAMETER AT SPLICES.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
10. ANY ENGINEERING DESIGN PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW AND SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED ENGINEER.
11. ALL CONSTRUCTION JOINTS SHALL BE KEYS OR DOWELED.
12. IF EXPANSIVE SOILS ARE ENCOUNTERED ON THE JOB SITE, MD/BBH SHALL BE NOTIFIED IMMEDIATELY.

Revision Required for Accessibility Requirements before Final Inspection



UCL 17 001

COVER SHEET

PALM BEACH INTERNATIONAL EQUESTRIAN

14440 PIERSON RD.

WELLINGTON, FL

RCA BARN

THIS DOCUMENT IS THE PROPERTY OF MORGAN & ASSOCIATES. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN THAT STATED HERE, OR WITHOUT WRITTEN APPROVAL FROM MORGAN & ASSOCIATES.

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 09-15-11

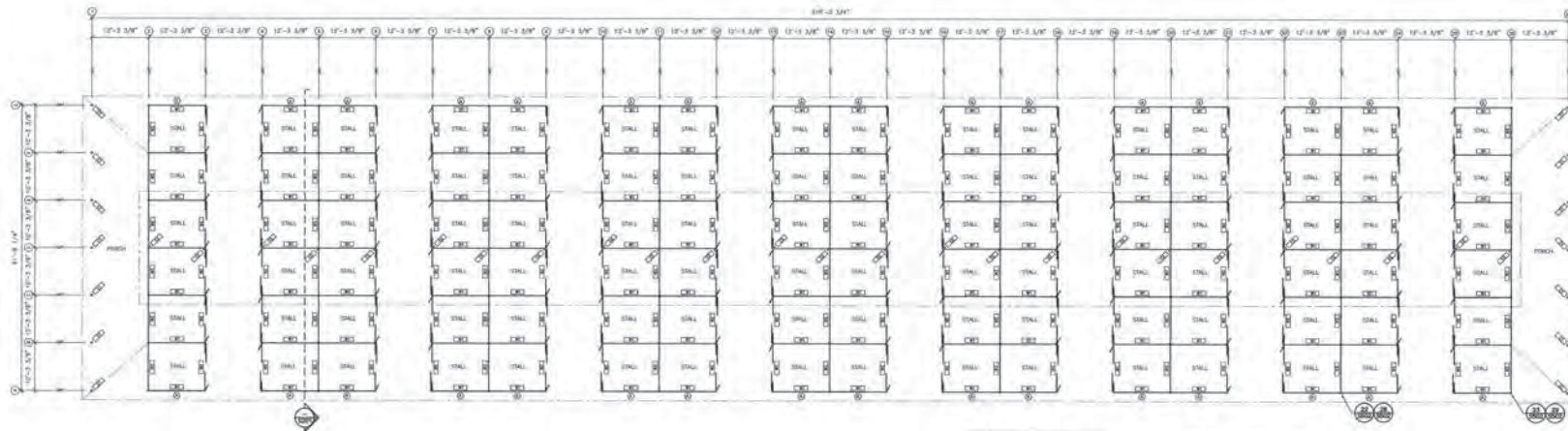
DRAWN BY: CM

CHECKED BY:

SCALE: NONE

DRAWING NUMBER: 23808-11

G-1



- W1 WALL PANEL (DETAIL 16/5502)
- W2 WALL PANEL (DETAIL 17/5503)
- W3 WALL PANEL (DETAIL 18/5503)
- C1 COLUMN 3\"/>

OPENING SCHEDULE					
ITEM#	OPENING TYPE	CLASS	SPRINT CLASS	WIND W. PRESS.	QUANTITY
1	WIND OPENING	1	1	1	1

THIS KEY/LEGEND WAS REVISED
ON 04/04/2011 BY 241096
ADDENDUM TOWERS, DETAIL 16/5502
AND 17/5503

THIS KEY/LEGEND WAS REVISED
ON 04/04/2011 BY 241096
ADDENDUM TOWERS, DETAIL 16/5502
AND 17/5503

CONCRETE REINFORCEMENT SHALL BE
PROVIDED AND IN PLANT FABRIC
AND LOCATED FROM THE STREET
AND YARD REAR OF BARN.

THIS DRAWING IS NOT TO BE
USED FOR CONSTRUCTION
WITHOUT THE SIGNATURE OF THE
DESIGNER

PRINTED PLAN/SECTION IS FOR JOB SITE
FOR ALL THE INSTRUCTIONS

NO. 1 & 201
HARRIS ELZA CORPORATION



FLOOR PLAN
PALM BEACH INTERNATIONAL EQUES.
14440 PIERSON RD.
WELLINGTON, FL
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

S101



FUNCTION DESCRIPTION	PACKAGE SIZE	FOOTPRINT (REF)	FUNCTIONALITY (REF)	ANALYSIS METHOD	EXERCISES, LITER. REFERENCE	COMPARISON, LITER. REFERENCE
A	1" x 4" MDC	1" x 4"	DATA BASE AT TOP & BOTTOM	(2) SUTR AND 2D SUTR 1" MDC, MDC2 (2) 20K-10T3	1/2001	5/2001 ON 4/2001 OFF 4/2001
B	1" x 4" MDC	1" x 4"	DATA BASE AT TOP & BOTTOM	(2) SUTR AND 2D SUTR 1" MDC, MDC2 (2) 20K-10T3	2/2001	5/2001 ON 4/2001 OFF 4/2001
C	2" x 2" MDC	2" x 2"		(2) SUTR AND 2D SUTR 1" MDC, MDC2 (2) 20K-10T3	3/2001	1/2001

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RCA BARN

DRAWING NUMBER: 23896-11

SHEET 3 OF 4





- | | |
|------|--|
| RT | (142 PCS) SS RAFTER: 2"x 6"x 14 GA.
(10'-0.75') |
| R2 | (6 PCS) PEAR RAFTER: (3)2"x 3"x 14 GA.
(15'-0.50') |
| R3 | (10 PCS) PEAR RAFTER: (3)2"x 3"x 14 GA.
(12'-0.75') |
| RFP1 | (6 PCS) RAKED RAFTER PANEL.
(SEE DETAIL 20/SS02) |
| RFP2 | (6 PCS) RAKED RAFTER PANEL.
(SEE DETAIL 21/SS02) |

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FLYNNER, ELIZA SIMONSON

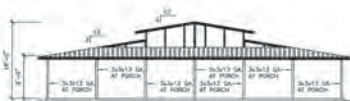


PALM BEACH INTERNATIONAL EQUES.
14440 PIERSON RD.
WELLINGTON, FL
RCA BARN



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CHECKED BY:
SCALE: NONE
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SHEET 4 OF 5



ELEVATION AT LINE 1



CROSS SECTION



ELEVATION AT LINE 27



ELEVATION AT LINE A



ELEVATION AT LINE G



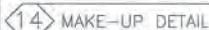
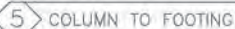
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SECTION/ELEVATIONS
PALM BEACH INTERNATIONAL
14440 PIERSON RD.
WELLINGTON, FL
RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 06-16-11
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SCALE: NONE
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S201



MID BARN MASTER

DETAILS
PALM BEACH INTERNATIONAL
14440 PIERSON RD.
WELLINGTON, FL
33409

NO.	REVISION/ISSUE	DATE
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1	RELEASE	
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1	2	3
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DATE: 09-19-11

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CHECKED BY:

SCALE: NONE

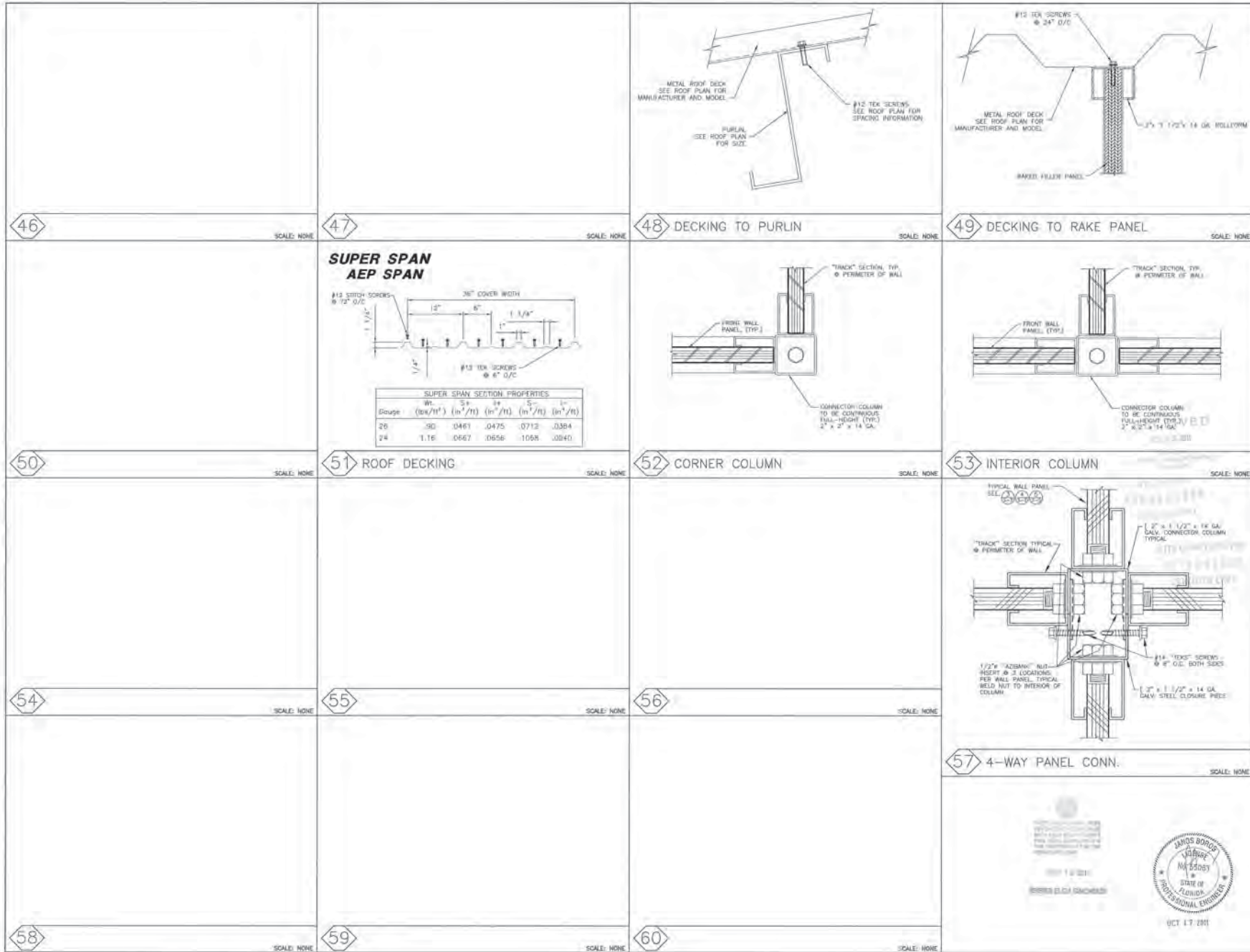
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S501

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SHEET 6 OF 9





MD BARN MASTER

DETAILS

PALM BEACH INTERNATIONAL EQUESTRIAN
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WELLINGTON, FL
RCA BARN

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1	RELEASE	

DATE: 09-18-11

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S504



JOHN BORDO
Professional Engineer
No. 55059
State of Florida

SEP 18 2011

ESTER ELLI GARCIA

SEP 17 2011

SHEET 9 OF 9

LIGHTING FIXTURE SCHEDULE									
SYMBOL	TYPE	REMARKS	QTY	UNIT	REMARKS	QTY	UNIT	REMARKS	QTY
	(A)	FLUORESCENT, SEaled ENDROOF, 4'x8' 1/2"	1	EA	FLUORESCENT, SEaled ENDROOF, 4'x8' 1/2"	1	EA	FLUORESCENT, SEaled ENDROOF, 4'x8' 1/2"	1
	(A)	FLUORESCENT, SEaled ENDROOF, 4'x8' 1/2"	1	EA	FLUORESCENT, SEaled ENDROOF, 4'x8' 1/2"	1	EA	FLUORESCENT, SEaled ENDROOF, 4'x8' 1/2"	1

NOTES:

1. SEE SCHEDULE TYPES FOR LIGHTING FIXTURES.

GENERAL NOTE:
NO SUBSTITUTIONS TO THE LIGHT FIXTURE SCHEDULE CONTAINED IN THESE DOCUMENTS WILL BE CONSIDERED WITHOUT PRIOR REVIEW AND APPROVAL BY THE ARCHITECT AND ELECTRICAL ENGINEER.

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. IF A PROBLEM IS DISCOVERED IN COMPLIANCE WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
 - NATIONAL ELECTRICAL CODE (NECA-70)
 - CODE FOR SAFETY TO LIFE (NFPA-70)
 - STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LIFE PROTECTIVE SIGNALING SYSTEMS (NFPA-72)
 - UNDERWRITERS LABORATORIES (UL)
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - FEDERAL SPECIFICATION (FED. SPEC.)
 - INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 - FLORIDA BUILDING CODE, 2007 EDITION
 - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 - CITY OF WELLINGTON BUILDING CODE, (AMENDMENTS TO FLORIDA BUILDING CODE 2007)
 - ADDITIONALLY DESIGN, WORK PRACTICES AND CONSIDERATIONS MUST COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA).
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO CONSTRUCTION PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFORM WITH OWNER'S REPRESENTATIVE.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MAJOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE, ETC.
- ALL REQUIRED GUARANTEE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AS REQUIRED PRIOR TO BEGINNING OF WORK.
- THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETELY.

PART 2 - PRODUCTS

- MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 90°C CONDUCTIVITY, COPPER WITH "THIN-WALL" INSULATION UNLESS OTHERWISE NOTED.
- ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED.
- OUTLET BOXES SHALL BE PRESTRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADS IN WET OR DAMP LOCATIONS AND SPECIAL PRECAUTIONS FOR LOCATIONS WHERE AESTHETIC APPEARANCE IS IMPORTANT.
- WIRE ROUTING SHALL BE SCHEDULED AS FOLLOWS:
 - CURRENT CARRYING BUSSES SHALL BE COPPER, BRASS OR ALUMINUM SHALL BE COPPER.
 - ALL CIRCUIT BREAKERS SHALL BE BUILT ON PLUG-IN BREAKERS ARE NOT ACCEPTABLE.
 - CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "TW".
 - ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HARD TYPE.
 - A.L.C. RAYINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
 - ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
 - ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
- DISCONNECT SWITCHES SHALL BE UL-RATED, HEAVY DUTY, QUICK-BREAK, ENCLOSURES SHALL BE NEMA-1 FOR INDOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONS AND OTHERWISE NOTED.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE.
- WIRING DEVICES (CONDUIT, PURPOSE RECEPTABLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 - EXECUTION

- COLOR COORDS OF CONDUCTORS SHALL BE AS FOLLOWS:
 - 208/120 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1. BLACK, 2. RED AND 3. BLUE (GROUNDING) CONDUCTOR: WHITE; GROUNDING CONDUCTORS: 1. BROWN, 2. YELLOW, AND 3. GREEN (GROUNDING) CONDUCTORS: GREY; GROUNDING CONDUCTORS SHALL BE GREEN.
 - 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1. BROWN, 2. YELLOW, AND 3. GREEN (GROUNDING) CONDUCTORS: GREY; GROUNDING CONDUCTORS SHALL BE GREEN.
 - BRANCH CIRCUIT WIRING (1/2" AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS IDENTIFICATION COLOR AND FEEDERS AND SERVICES (3/4" AND LARGER) SHALL BE CODED AT ALL JUNCTION OF PULL POINTS (EXCEPT USE OF LETTERS USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE).
- WIRING METHODS
 - ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIALLY PROVIDED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLERS FOR EMT CONDUIT SHALL BE ALL-STEEL.
 - RAN TIGHT CONNECTION TYPE OR ALL-STEEL CONDUIT, TIGHT SEWER TYPE.
 - SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLERS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW GRADE ON GRADE.
 - TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ARCHITECT/ENGINEER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE AND INSTALL CONDUIT, CONDUIT, PULL WIRE, BOXES, COVER PLATES, AND WIRING DEVICES FOR ALL OUTLETS AS INDICATED.
- MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHOWN AS APPEAR ON A LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF N.E.C., N.E.M.A. AND E.E.C.
- CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING AT EACH CORNER.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING INTO LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- CONDUCTORS FOR BRANCH CIRCUITS SHALL BE INCREASED FROM SIZES INDICATED ON PANEL SCHEDULES TO PREVENT VOLTAGE DROP EXCEEDING 3% AT THE FURTHEST DEVICE, LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD OR SIZE OF BREAKER SIZE, WHICHEVER IS GREATER.
- CONTACT ENGINEER OF RECORD FOR ALL RUNS IN EXCESS OF 100 FT. FOR DETERMINATION OF WIRE SIZE FOR BLD PURPOSES, INCREASE WIRE BY ONE (1) WIRE SIZE FOR RUNS 100 FT. TO 200 FT. AND TWO (2) WIRE SIZES FOR RUNS OVER 200 FT.
- FEEDER CONDUCTORS SHALL BE INCREASED FROM SIZES INDICATED ON REBAR DIAGRAM TO PREVENT VOLTAGE DROP EXCEEDING 3% SHALL BE BASED ON ACTUAL CONNECTED LOAD OR SIZE OF BREAKER SIZE, WHICHEVER IS GREATER.
- THE CONTRACTOR SHALL COMPLY WITH THE ELECTRICAL SAFETY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND USE SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED WORK FOR THE OWNER'S CONTRACTOR.
- ANY CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- PER NEC 250.102(1) ALL 15- AND 20-AMPERE, 125-VOLTS RECEPTABLES IN NONHABITABLE-TYPE BUILDINGS TO BE GFCI PROTECTED.

ELECTRICAL SHEET INDEX

ES-1	ELECTRICAL NOTES, LEGEND & INDEX
ES-2	MAIN LIGHTING PLAN
ES-3	MAIN POWER PLAN
ES-4	ELECTRICAL REBAR DIAGRAM

ELECTRICAL LEGEND

- ▽ TELEPHONE/DATA OUTLET WITH 1/2" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- 20 AMP DUPLEX RECEPTABLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP QUADRUPLER RECEPTABLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP DUPLEX RECEPTABLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP DUPLEX RECEPTABLE (NEMA 5-20R) MOUNTED ABOVE COUNTER TOP ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
- 20 AMP DUPLEX RECEPTABLE (NEMA 5-20R), CEILING FLOOR MOUNTS, PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- 20 AMP DUPLEX RECEPTABLE (NEMA 5-20R), RECESS MOUNTED.
- SPECIAL-PURPOSE RECEPTABLE
- JUNCTION BOX
- SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
- DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 1/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING AT FROM WALL.
- TELEPHONE/POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE. WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. MINIMUM CATALOG # 20010-40, 4-WAY, FINISH: POLYURETHANE.
- SPECIAL PURPOSE RECEPTABLE, MOUNTED BELOW BASE FLOOR.
- TYPICAL FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
- SINGLE POLE, 20 AMP, SWITCH, MOUNT 4" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- FUSIBLE DISCONNECT SWITCH A = POLES, B = FRAME SIZE, C = FUSE RATING
- FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B = NEMA SIZE, C = FUSE RATING
- GROUNDING ELECTRICAL & CONDUCTION SYSTEM
- TRANSFORMER
- ELECTRICAL PANELBOARD
- TELEPHONE WOOD BACKBOARD
- WEATHERPROOF

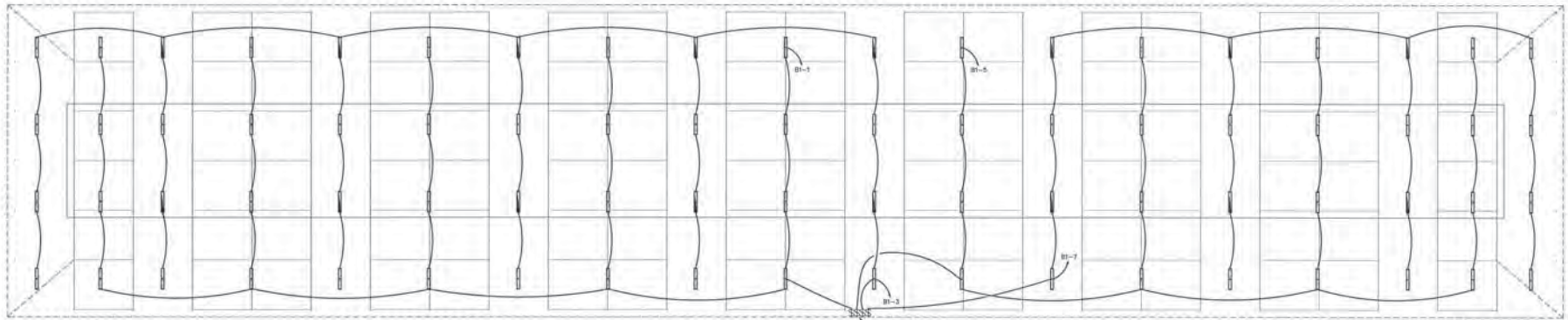
WORLD DRESSAGE COMPLEX
HORSEMAN'S
WELLINGTON, N.S.W.

ELECTRICAL NOTES AND INDEX

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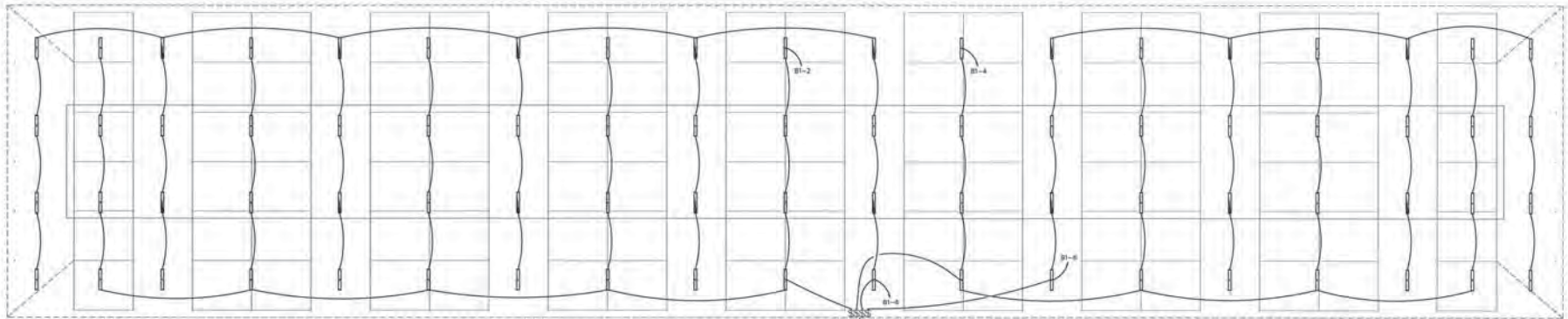
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HORSE BARN LIGHTING PLAN

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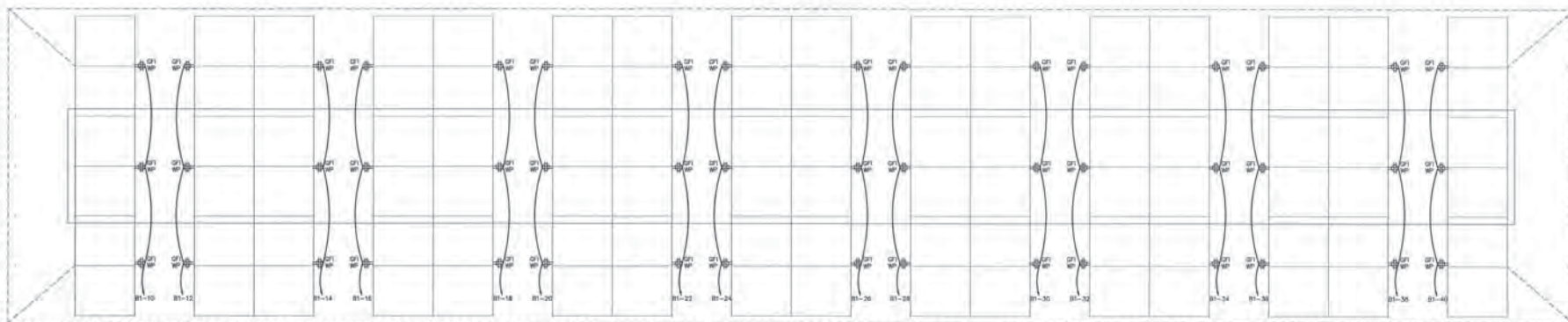
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PROJECT LOCATION: HORSE BARN, WELLINGTON, FL 33411	
PROJECT NO:	2011-0569
PROJECT MANAGER:	BB
CHECKED BY:	BB
DATE:	AS NOTED
DATE:	09-01-11

PROJECT NAME: WORLD DRESSAGE COMPLEX	
PROJECT LOCATION: HORSE BARN, WELLINGTON, FL 33411	
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PROJECT MANAGER:	BB
CHECKED BY:	BB
DATE:	AS NOTED
DATE:	09-01-11

PROJECT NAME: WORLD DRESSAGE COMPLEX	
PROJECT LOCATION: HORSE BARN, WELLINGTON, FL 33411	
PROJECT NO:	2011-0569
PROJECT MANAGER:	BB
CHECKED BY:	BB
DATE:	AS NOTED
DATE:	09-01-11



HORSE BARN POWER PLAN

PANEL 411 NEMA 3R

CONFIRM EXACT UNI-STRUT LOCATION IN FIELD



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ROBERT ELZA CARMICHAEL

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Journal of Internal Medicine 255: 103–110

A	compensation	date

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 E-mail: info@kammconsulting.com
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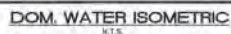
KAMM
 Consulting
 COMMUNICATIONS

PROJECT: 10000 Lakeshore Drive, Suite 100
 BUILDING: 10000 Lakeshore Drive, Suite 100

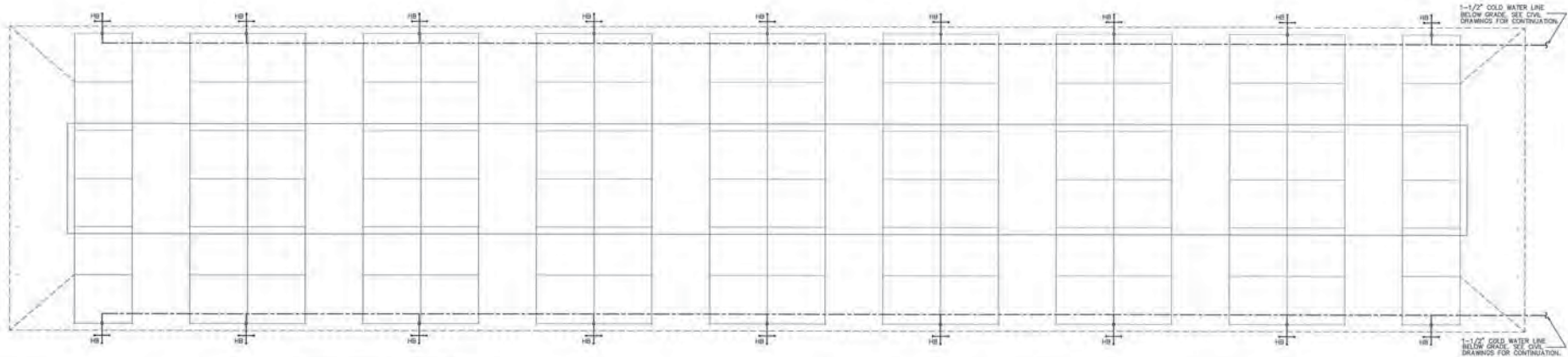
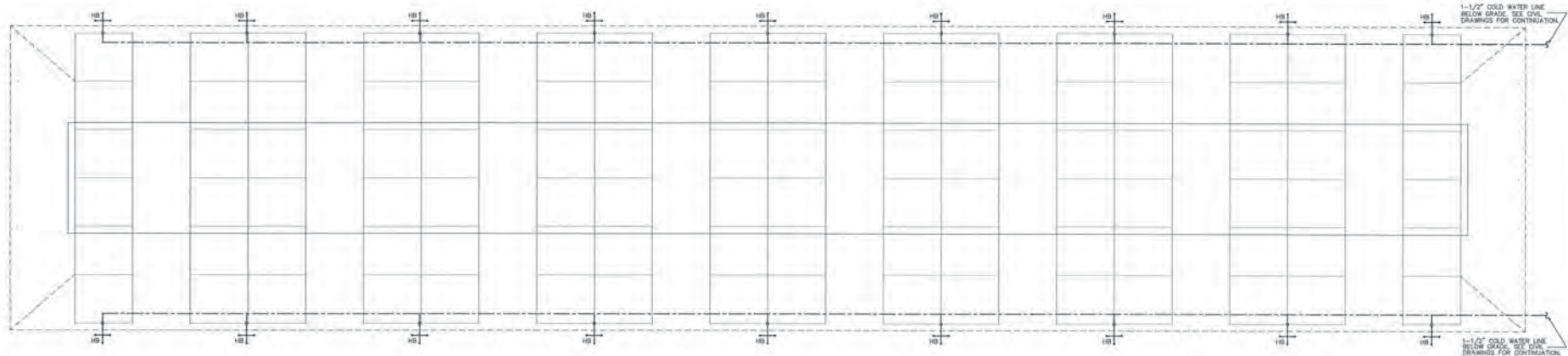
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HORSE BARNS
WELLINGTON, FL 33418

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GENERAL NOTE

1. PROVIDE PROPER SLEEVING FOR ALL DOMESTIC WATER LINES AS REQUIRED BY LOCAL CODE.
2. COORDINATE MOUNTING IN FIELD.

HORSE BARN PLUMBING PLAN

$$3/32^2 = 1^2 = 1$$

THESE PLANS HAVE BEEN APPROVED FOR COMPLIANCE WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY'S (EPA) REQUIREMENTS OF THE CLEAN AIR ACT OF 1970. THE RESPONSIBILITY OF THE PERMIT APPLICANT

REV 9.5 2011

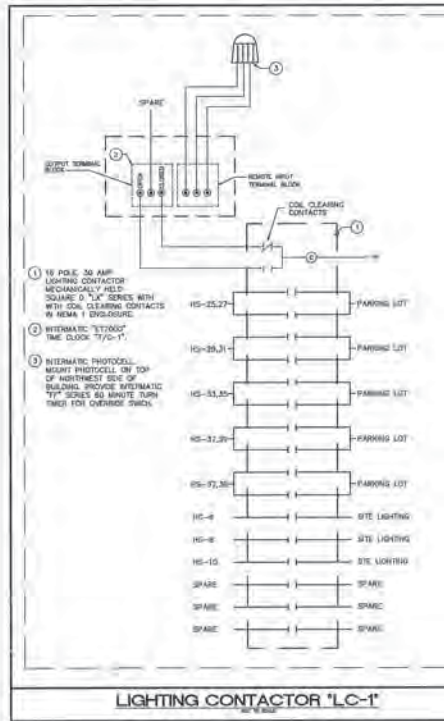
ROBERT ELZA SMITHSON

STRAIGHT FROM THE SOURCE
CONSTRUCTION

A	name:	date:

WORLD DRESSAGE COMPLEX
HORSE BARNS
WELLINGTON FL 33414

project no.:	2011-0599
project manager:	GB
checked by:	GB
scale:	AS NOTED
date:	09-01-11



ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLIANCE WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
 - NATIONAL ELECTRICAL CODE (NEC-70)
 - CODE FOR SAFETY TO LIFE (NFPA-70E)
 - STANDARDS FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA-72)
 - UNDERWRITERS LABORATORIES (UL)
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - FEDERAL SPECIFICATION (FED. SPEC.)
 - INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 - FLORIDA BUILDING CODE, 2007 EDITION
 - INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)
 - CITY OF WASHINGTON BUILDING CODE, (AMENDMENTS TO FLORIDA BUILDING CODE 2007)
 - ADDITIONALLY, DESIGN, WORK PRACTICES AND CONDITIONS MUST COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA).
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFORM WITH OWNER'S REPRESENTATIVE.
- IF IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL NECESSARY MATERIALS AND WORKMANSHIP FROM DETECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FROM DETECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OF REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK ON INSTALLATION.
- THE TERM "PRODUCT" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT.

PART 2 - PRODUCTS

- MINIMUM WIRE SIZE SHALL BE #12 AWG. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE FOR CONDUCTIVITY CONFORM WITH THIN-WALL INSULATION UNLESS OTHERWISE NOTED.
- ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED.
- OUTLET BOXES SHALL BE INSTALLED IN DRY LOCATIONS, CAST ALLOY WITH PRECAUTIONS HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- RISE NOMINATE COUNT SHALL BE SCHEDULE 40 PVC.
- ALL MATERIALS SHALL BE NEW AND BE IN ACCORDANCE WITH LABELS WHERE APPLICABLE.
 - CURRENT CARRYING BLADES SHALL BE COPPER, SHOWN BUS BARS SHALL BE COPPER.
 - ALL CIRCUIT BREAKERS SHALL BE 90% OIL, PUMP-IN BREAKERS AND NOT ACCEPTABLE.
 - CIRCUIT BREAKERS USED AS SWITCHES IN FLOODED AREAS OF NO LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "WET".
 - ALL CIRCUIT BREAKERS PROVIDING MECHANICAL EQUIPMENT SHALL BE MADE TYPE.
 - A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
 - ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
 - ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATION.
- DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-BREAK, QUICK-BREAK. ENCLOSURES SHALL BE NEMA-1 FOR INDOR LOCATIONS, NEMA 3B OR 3C FOR OUTDOOR LOCATIONS AS OTHERWISE NOTED.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN ALL CASES.
- WIRING DEVICES (GENERAL PURPOSE RECEPTABLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 - EXECUTION

- COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
 - 208/120 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE, GROUNDING (NEUTRAL) CONDUCTOR: WHITE, GROUNDING CONDUCTORS SHALL BE GREEN.
 - 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE, GROUNDING (NEUTRAL) CONDUCTORS: GREY, GROUNDING CONDUCTORS SHALL BE GREEN.
 - BRANCH CIRCUIT WIRING (#8 AND SMALLER) SHALL BE COLOR CODED BY CONTRASTING INSULATION COLOR AND FEEDERS AND SERVICES (#4 AND LARGER) SHALL BE COLORED AT ALL JUNCTION OR PULL POINTS (EXCEPT LBS OR LBS'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.
- WIRING METHODS
 - ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLERS FOR CUT CONDUIT SHALL BE ALL-STEEL, RAIN TIGHT COMPRESSION TYPE OR ALL-STEEL, CONCRETE TIGHT SILEX SCREW TYPE.
 - SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLERS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW CLASS OR GRADE.
 - TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDING AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES FOR ALL OUTLETS AS INDICATED.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF REC. NEMA, AND ETC.
- CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS ON CITY SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUTYING AND PATROLLING REQUIRED OF HIS WORK.
- ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THREE LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- CONDUCTORS FOR RECESSED OR EXPOSED FROM SIZE INDICATED ON PANEL SCHEDULES TO PREVENT VOLTAGE DROP EXCEEDING 3% AT THE FARTHEST DEVICE. LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD OR PER OF BREAKER SIZE, WHICHEVER IS GREATER. CONTACT ENGINEER OF RECORD FOR ALL RUNS IN EXCESS OF 100 FT. FOR DETERMINATION OF WIRE SIZE. FOR BIG PURPOSES, INCREASE WIRE BY ONE (1) WIRE SIZE FOR RUNS 100 FT. TO 200 FT. AND TWO (2) WIRE SIZES FOR RUNS OVER 200 FT.
- FEEDER CONDUCTORS SHALL BE INCREASED FROM SIZES INDICATED ON WIRING DIAGRAM TO PREVENT VOLTAGE DROP EXCEEDING 3% LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD OR PER OF BREAKER SIZE, WHICHEVER IS GREATER.
- THE CONTRACTOR SHALL COMPLY WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS, SUCH AS METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE INSTRUCTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNER'S CONFIRMATION.
- ANY CONDUITS AND ACCESSORIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- FOR REC. EXPOSED ALL 15- AND 20-AMPERE, 125-VOLT RECEPTABLES IN NONKITCHEN-TYPE KITCHENS TO BE GFCI PROTECTED.

ELECTRICAL SHEET INDEX

NO.	ELECTRICAL NOTES, LEGEND & INDEX
EL-1	SITE PHOTOGRAPHIC PLAN
EL-2	SITE ELECTRICAL PLAN
EL-3	SITE POWER PLAN
EL-4	ELECTRICAL WIRING DIAGRAM

ELECTRICAL LEGEND

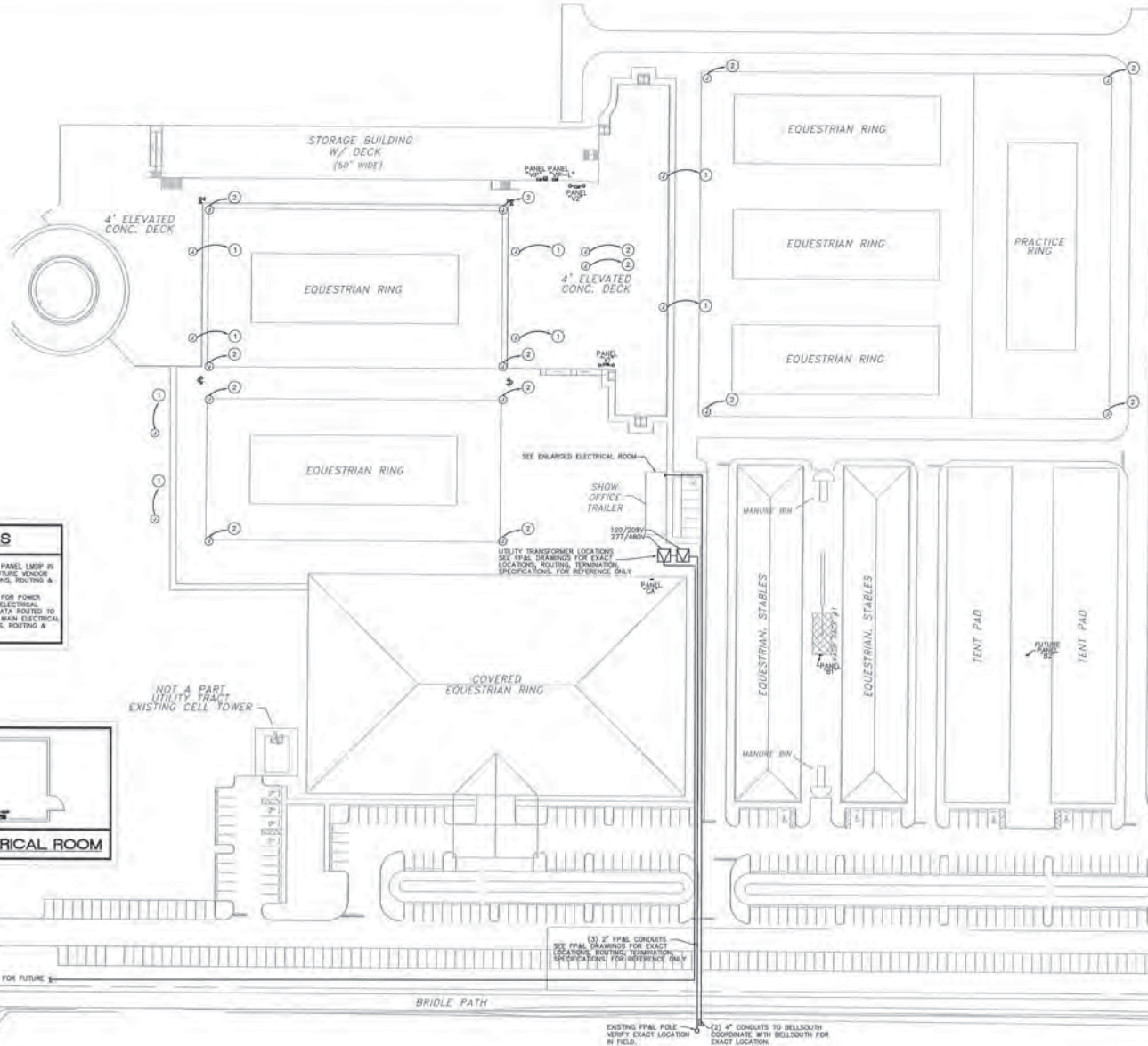
- ☐ TELEPHONE/DATA OUTLET WITH 1/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ☐ 20 AMP QUADPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE DOWNLOUT SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), CEILING MOUNTED.
- ☐ SPECIAL-PURPOSE RECEPTACLE
- ☐ JUNCTION BOX
- ☐ SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
- ☐ DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 1/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH ROLLING SURFING, 6" FROM WALL.
- ☐ TELEPHONE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE & WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. WIRING CATALOG # 2509-40, RECENT PUBLISH.
- ☐ SPECIAL-PURPOSE RECEPTACLE MOUNTED BELOW RAMP FLOOR.
- ☐ EXHIBIT FAF. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
- ☐ SINGLE POLE, 30 AMP, CIRCUIT MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- ☐ FUSIBLE DISCONNECT SWITCH 4" x 4" POLES, 8" FRAME SIZE, C-4 FUSE RATING.
- ☐ FUSIBLE MOTOR STARTER DISCONNECT SWITCH 4" x 4" POLES, 8" FRAME SIZE, C-4 FUSE RATING.
- ☐ GROUNDING ELECTRICAL & COMMUNICATION SYSTEM.
- ☐ TRANSFORMER
- ☐ ELECTRICAL PANELBOARD
- ☐ TELEPHONE WIRE BACKBOARD
- ☐ WEATHERPROOF



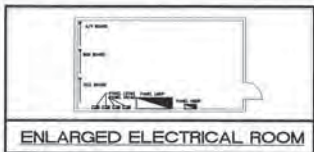
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- KEY NOTES**
- 1) 3" CONDUIT TO BE ROUTED TO PANEL LUMP IN MAIN ELECTRICAL ROOM FOR FUTURE ADD-ON PANELS. VERIFY EXACT LOCATIONS, ROUTING & TERMINATIONS IN FIELD.
 - 2) (2) 2" CONDUITS. (1) CONDUIT FOR POWER ROUTED TO PANELS IN MAIN ELECTRICAL ROOM AND (1) CONDUIT FOR DATA ROUTED TO THE TELEPHONE BOARD IN THE MAIN ELECTRICAL ROOM. VERIFY EXACT LOCATIONS, ROUTING & TERMINATIONS IN FIELD.



NOT A PART
UTILITY TRACT
EXISTING CELL TOWER

(3) 2" PPAL CONDUITS
SEE FINAL DRAWING FOR EXACT
LOCATIONS, ROUTING, TERMINATION
SPECIFICATIONS FOR REFERENCE ONLY

EXISTING PPAL POLE
VERIFY EXACT LOCATION
IN FIELD

(2) 4" CONDUITS TO BULLSOUTH
COORDINATE WITH BULLSOUTH FOR
EXACT LOCATION

WELLINGTON
11 3524
CARTPOOR COPY

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1100003524
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PROJECT NO. 2011-0589
CONSTRUCTION NO. 00

DATE	
REVISION	
BY	
CHECKED	
APPROVED	



WORLD DRESSAGE COMPLEX
WELLINGTON, FL 33414

Project No. 2011-0589
Project Manager: BB
Checked by: BB
Scale: AS NOTED
Date: 11-14-11

SITE ELECTRICAL PLAN

Sheet
E1.2
Project

