

## Exhibit M – Justification Statement

### POD F New Showgrounds Conditional Use / Compatibility Determination

*Justification Statement*

*December 14, 2023*

*Revised January 16, 2024*

#### Introduction

The request for a compatibility determination for a major equestrian venue includes 10 parcels (the “Subject Property”) in the Wellington Countryplace PUD within the Equestrian Overlay District (“EOZD”), covering 114.65 acres located in the Village of Wellington (“Village”). Specifically, the Subject Property comprises Phases V, VI, and VII of Pod F which are owned by key stakeholders in the community, including FAR NIENTE STABLES IV LLC, FAR NIENTE STABLES XXVI LLC, TLJ POLO LLC, WELLINGTON SHOWGROUNDS 1 LLC, FAR NIENTE STABLES XXV LLC, FAR NIENTE STABLES V LLC (collectively “the Applicant”). The Applicant is requesting a compatibility determination approval (also known in the Village of Wellington’s code as a Conditional Use) to allow the use of the Subject Property as a Major Equestrian Venue. Pending before the Village is a future land use amendment which proposes to amend the future land use designation of the Subject Property from Residential B to Equestrian Commercial Recreation (ECR). A Major Equestrian Venue is designated by the Village’s Land Development Regulations (LDR) Table 6.2-1 as a conditional use for properties within the Equestrian Overlay Zoning District (EOZD) and either have an underlying ECR zoning designation or are located within a commercial pod of a planned development. In this case, the Subject Property is within the EOZD and if the future land use amendment is approved will be zoned ECR.

The Applicant’s proposal for a new permanent Commercial Equestrian Arena is consistent with the Village’s Comprehensive Plan and furthers the goals, objectives and policies of the Comprehensive Plan, as more fully discussed herein. Approval of a permanent Commercial Equestrian Area will enable the property to be used to support the foreseeable and necessary growth of Wellington’s equestrian competition venues by creating a new facility that will further support and promote Wellington as the Horse Sport Capital of the World.

The new proposed showgrounds will accommodate a new stadium up to approximately 102,000 square feet that includes viewing, dining, and retail spaces, as well as additional arena areas and stalls. The **new showgrounds** will provide a new and improved experience for horses, riders, spectators, and support staff. The Subject Property will create more of a park-like feel as the equestrian sport venue significantly increases the number of acres for use by the equestrian sports industry, and use of the Subject Property for equestrian sport will lead to a safer, and a less congested sports venue than the existing showgrounds. The new facility leverages 20+ years of operational data and expertise. A unique opportunity to master plan a new equestrian facility providing better user experiences for horses, riders, support staff, spectators, and sponsors. It will allow Wellington to continue to attract elite riders and equestrian-enthusiasts from around the world.

Wellington’s showgrounds are not just an equestrian sports destination, but **are also** an integral component of the Village’s character and community, and most importantly are the anchor of the Equestrian Preserve Area. It is similarly supported by the community, in a symbiotic relationship. One of the key differentiators with Wellington and this facility is that the showgrounds are surrounded by both residential and equestrian

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communities, including the adjacent communities of Mallet Hill and Equestrian Club Estates. These communities contribute to a live, work, and play environment that encourages investment in the community in both barns, housing, and services. Village residents use the community bridle paths, train at the equestrian facilities, and drive, walk, ride, or golf cart to equestrian sporting events.

**The new showgrounds will preserve and enhance the Village’s equestrian lifestyle and support its equestrian competition industry.** The equestrian venues create demand for farms and support the sustainability and longevity of the Equestrian Lifestyle in Wellington.

Wellington was the trailblazer in creating an integrated equestrian community, and it has become a model for other communities. While Wellington currently has a deeply rooted foothold in the global equestrian industry, the market is competitive, and it is continuing to grow. Recently, the largest equestrian complex in the country was developed in Ocala, Florida. The 7,000-acre self-proclaimed “World Equestrian Center” is an equestrian destination that provides equestrian amenities, residential communities, a hotel, shopping, and dining. In addition, Terra Nova, in Sarasota has begun the marketing of its property, with the “Live, Ride, Compete” tagline and has competing hunter jumper dates in the winter, spring, and fall. The Applicant believes that there will be a more aggressive transition to the equestrian lifestyle and more competitors will enter the space both nationally and internationally. Moreover, on the world stage, there are strengthening winter circuits in Spain, Portugal, and Italy. To preserve the Village’s stake in the equestrian industry and establish our community as the true Equestrian Capital of the World, the new showgrounds must be created.

The Applicant is proposing the following development request (the “Application” or the “Project”):

Conditional Use / Compatibility Determination: application to allow a Major Equestrian Venue Use within the Equestrian Commercial Recreation (ECR) Zoning District within the Equestrian Overlay Zoning District (EOZD) for Pod F (Phase V, VI, and VII), totaling 114.65 acres.

This request is brought parallel to the Applicant’s development requests for the projects known as “The Wellington North” and “The Wellington South,” which propose high-end residential communities to support the expanding equestrian industry and integrated community envisioned in this Application. This Application is also brought ahead of the project known as The Wellington Market which adds office space, retail, restaurants, entertainment, additional residential options and a hotel to create an integrated mix of uses that support and enhance the Village’s equestrian industry and lifestyle, which is necessary to solidify the Village as a dominant and internationally renowned designation for the equestrian industry.

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**Location**

Pod F Phases V – VII, within the Wellington CountryPlace PUD, is located upon approximately 114.65 acres over ten parcels at the northeast corner of 40<sup>th</sup> St and Gene Mische Way within the Equestrian Overlay Zoning District (EZOD). The northwest portion of the site currently contains multiple horse barns and rings serving as additional stabling and schooling capacity for Wellington International, while the remainder of the site is vacant. The Subject Property is currently approved for residential uses (Residential B future land use designation) with a density of 0.1 – 1.0 dwelling units per acre (d.u./acre) under the Wellington CountryPlace PUD with a total of 62 units approved. The Subject Property is bound by the Wellington CountryPlace POA (Pod F Phase I-IV), and Wellington International (Pod A) to the north, 40<sup>th</sup> St to the south, a preserve and amenity site associated with The Wellington South, one private single-family property east of the preserve and amenity site, and a mixture of vacant land and equestrian facilities to the west. The Subject Property has approximately 2,600 feet of frontage along 40<sup>th</sup> Street and 3,300 feet of frontage on Gene Mische Way. Portions of the Subject Property are located primarily within the AE flood zone. The soils are divided between approximately 80% of the site with Oldsmar Sand and 20% with Okeelanta Muck. The site is not located within a Palm Beach County wellfield protection zone.

**Properties/Ownership**

The new showgrounds consists of 10 different parcels with 6 different owners as provided below.

Owner	PCN	Date Acquired
Far Niente Stables IV, LLC	73-41-44-20-20-001-0000	12/23/2005
Far Niente Stables V, LLC	73-41-44-20-20-000-0010	09/08/2020
	73-41-44-20-20-000-0020	09/08/2020
Far Niente Stables XXV, LLC	73-41-44-20-20-000-0030	11/18/2019
	73-41-44-20-20-000-0040	11/18/2019
Far Niente Stables XXVI, LLC	73-41-44-20-20-000-0050	11/18/2019
	73-41-44-20-20-000-0060	11/18/2019
TLJ Polo, LLC	73-41-44-20-20-000-0070	11/15/2019

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Wellington Showgrounds 1, LLC	73-41-44-20-20-000-0080	03/11/2022
	73-41-44-20-20-000-0090	03/11/2022

All properties were conveyed by deed as identified above. Upon information and belief, the subject property has not been subject to a homestead exemption in the recent past.

**Land Use and Zoning**

The current zoning designation of the project is Planned Unit Development (PUD) within the Equestrian Overlay Zoning District (EZOD). The Subject Property’s future land use designation is Residential B – 0.1 d.u./acre – 1.0 d.u./acre. The concurrent future land use amendment seeks to change the future land use designation of these 10 parcels from Residential B to Equestrian Commercial Recreation. The operative Wellington Countryplace PUD Master Plan approved the following uses for the Subject Property:

- Pod F (Phase V) – 2 dwelling units
- Pod F (Phase VI) – 7 dwelling units
- Pod F (Phase VII) – 53 dwelling units

The properties immediately adjacent to the Subject Property are:

<b>SURROUNDING PROPERTIES</b>			
<b>DIRECTION</b>	<b>PROJECT</b>	<b>FUTURE LAND USE</b>	<b>ZONING</b>
NORTH	Wellington International/ Equestrian Club Estates	Equestrian Commercial Rec./ Residential B & C	EOZD/PUD
SOUTH	Palm Beach Point East	Residential A	ER
EAST	Single-Family Home	Residential B	EOZD/PUD
WEST	Grand Prix Farms	Equestrian Commercial Rec./ Residential B	EOZD/PUD

**Compatibility Determination**

A Major Equestrian Venue is defined within the Village’s LDRs Section 7.9.2 as: A site within the Equestrian Zoning Overlay District with an Equestrian Commercial Recreation land use designation which is approved as a commercial equestrian arena. It is also important to note that Section 5.3.7 of the Conditional Use LDR clarifies that the term “compatibility determination” means conditional use for the purposes of the LDR.

**COMPATIBILITY DETERMINATION APPLICATION REQUIREMENTS:**

1. That the proposed request is consistent with all elements of the Comprehensive Plan.

**RESPONSE: There are eleven elements listed within the Comprehensive Plan:**

- 1. Land Use & Community**

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2. **Mobility**
3. **Capital Improvements**
4. **Housing & Neighborhoods**
5. **Public Facilities**
6. **Parks & Recreation**
7. **Conservation, Sustainability, & Resiliency**
8. **Community Partnerships**
9. **Education**
10. **Equestrian Preserve**
11. **Private Property Rights**

### **Element #1 Land Use & Community**

The Land Use & Community Design Element in Wellington primarily encompasses low-density residential areas, distinct neighborhoods, a few local commercial centers, and a mix of office, retail, and residential spaces along State Road 7. This element establishes land use and design principles to protect existing neighborhoods, guide infill development, and strategize reinvestment in older areas. The primary goal is to maintain the character of existing neighborhoods while accommodating development according to the community's vision. It also focuses on revitalizing areas that have declined in character and value due to various factors. The overarching goals include enhancing the quality and character of neighborhoods, maintaining a high quality of life, protecting established land use patterns, promoting sustainability, and reducing public facility and service costs.

This project aligns with critical elements and policies outlined in Wellington's comprehensive plan. It adheres to Goal LU&CD 1 - Land Uses by establishing land use arrangements that harmonize with the diverse neighborhoods, districts, commercial corridors, and equestrian areas within the community. Moreover, it is consistent with Policy LU&CD 1.1.1, ensuring compatibility with existing natural and built conditions, particularly in proximity to the existing Wellington International showgrounds to the north of the subject parcel. In addressing commercial land use, the project adheres to Objective LU&CD 1.3, which applies the Commercial land use designations appropriately to accommodate a range of commercial opportunities in line with the respective district or corridor. It also aligns with Policy LU&CD 1.3.3, emphasizing the Equestrian Commercial Recreation (ECR) land use designation for equestrian-oriented commercial uses within the Equestrian Preserve Area.

Additionally, the project contributes significantly to Objective LU&CD 2.6 - Equestrian Community by protecting, preserving, and enhancing the Equestrian Preserve Area, recognizing its importance as a vital economic generator and source of entertainment. This commitment aligns with Policy LU&CD 2.6.1, safeguarding the defined boundaries of the Equestrian Preserve Area to preserve the equestrian lifestyle. Furthermore, the project complies with the regulations set forth in Policy LU&CD 2.6.2 - Equestrian Overlay Zoning District (EOZD), which governs development patterns, density, and land uses within the Equestrian Preserve Area, ensuring that it respects the designated zoning standards.

On a broader scale, the project is in sync with Goal LU&CD 3 - Protect our Investment, which seeks to safeguard established land use patterns, discourage urban sprawl, promote energy efficiency, maintain high aesthetics, respect environmental constraints, and provide services at the

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adopted levels of service. It also contributes to Policy LU&CD 4.1.1, which discourages urban sprawl by focusing on providing public facilities and services to areas within Wellington's Planning Area. The project also aligns with Objective LU&CD 4.1, directing future development and reinvestment to specific zones, including vacant developable properties and targeted reinvestment areas.

Lastly, the project actively supports Objective LU&CD 4.2 - Foster Economic Development, by creating the necessary built environment, public facilities, services, and strategic investments to protect and nurture Wellington's economic base. It also adheres to Policy LU&CD 4.2.1, facilitating the establishment of employment centers that integrate land uses, provide local job opportunities, and encourage the growth of local industries. According to the Palm Beach County Sports Commission, the equestrian competition venues generate almost \$300 million of economic impact annually in Palm Beach County.

In summary, the project aligns with the aforementioned goals, objectives, and policies set forth in the Land Use & Community Element by introducing a state-of-the-art facility with a variety of commercial uses harmonious with community design goals and established land use patterns. The inclusion of multimodal pathways and bridle trails throughout the site regulates a high level of pedestrian, equestrian, and vehicular circulation while maintaining a high standard of aesthetics. Additionally, this project creates a destination within the district, discouraging urban sprawl and generating improved economic sustainability through an influx of new job opportunities and tax revenue.

### **Element #2 Mobility**

The Mobility Element sets forth a comprehensive strategy and set of guidelines aimed at elevating the transportation infrastructure in Wellington. Its overarching goal is to enhance travel options for residents, visitors, and the workforce by fostering a well-rounded, contemporary transportation system that seamlessly integrates walking, biking, public transit, and driving within a secure and interconnected environment.

The proposed use and conceptual plan as part of the Application aligns with this Mobility Element, as it not only introduces numerous internal mobility options, such as pedestrian walkways, equestrian paths, golf cart and multimodal routes, and vehicular access, but also establishes connections with nearby bridle paths and multi-modal routes on adjacent properties and rights-of-way. This new facility will allow more farms to be within hacking distance to the showgrounds as its location has a greater radius of farms than does the existing venue at Equestrian Village. More specifically, the use and conceptual plan aligns with Policy MB 2.1.1 Access Management, Policy MB 2.1.2 On-Site Circulation & Parking, Policy MB 2.1.3 Connectivity, and Policy MB 2.1.4 Non-Automotive Access and Circulation. This Application contributes to the overarching vision of creating a more versatile, efficient, and interconnected transportation system for the Wellington community. A conceptual circulation plan is enclosed herein. The location of the new facility is more central to and located wholly within the EPA totally surrounded by EPA properties unlike the existing showgrounds on Equestrian Village which are surrounded on three sides by land outside of the EOZD/EPA.

As referenced, the project thoroughly aligns with the mobility goals of Element #2 by providing a superior multi-modal transportation system suitable for all users. Additionally, connections to

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existing bridle paths, multi-modal pathways, and adjacent rights-of-way create an enhanced circulation system, integrating with the existing conditions. The new facility is strategically located within a greater radius of farms than the existing venue at Equestrian Village, creating an advantageous and convenient destination for nearby farm owners. This project in its entirety, promotes the highest standard of life by introducing an accessible destination within the district.

### **Element #3 Capital Improvements**

A well-funded Capital Improvement program is vital for a sustainable, safe, and thriving community. The Village of Wellington provides crucial services like law enforcement, water supply, and parks directly, while services like fire rescue and libraries are managed by Palm Beach County. Wellington's plans assess what services they need for the next 10 to 20 years and what's needed in the next five years. The Application aligns with the policies articulated in this element of the Comprehensive Plan, including Policy CI 1.3.2, which addresses Proportional Share, and Policy CI 1.3.3, which pertains to Impact Fees. The Application underscores its commitment to bearing the proportionate cost of impacts, acknowledging its dedication to responsible and sustainable growth and development in the community. The new facility will increase operational synergies across the three disciplines allowing for a sustainable equestrian venue that can continue to reinvest in capital improvements.

### **Element #4 Housing & Neighborhoods**

Housing in Wellington is primarily determined by market demand and the private sector, but the Housing & Neighborhoods Element focuses on preserving housing quality and character. It emphasizes the importance of new residential development and redevelopment for economic growth and neighborhood sustainability. This element offers principles, guidelines, standards, and strategies to enhance neighborhood livability, offer housing options, promote housing market equity, and improve housing delivery efficiency. While the proposed Application does not include additional housing, it introduces an amenity and employment opportunities which align with the broader goal of promoting the vitality and prosperity of the local community. The equestrian competition industry in Wellington has always had a symbiotic relationship with real estate—residential and farms which provide continued commitment to competing at the showgrounds in Wellington year after year.

### **Element #5 Public Facilities**

The Public Facilities Element in Wellington deals with infrastructure and services provided to residents, encompassing physical structures like buildings, roads, drainage systems, and utilities such as water and wastewater systems. It outlines the management and maintenance of existing facilities to meet current needs and sets standards for future demands and service requirements. The goals include planning for potable water supply and wastewater treatment, effective surface water management, efficient solid waste collection and disposal, the provision of diverse transportation options, and the coordinated development of public buildings and facilities to support Wellington's business and operations.

To ensure alignment with these objectives, the Application includes an analysis of the Project's conceptual infrastructure, including an assessment of future water and sewer demand. It's worth noting that the Application adheres to Policy PF 1.1.6, concerning Wellfield Protection, as the subject property is neither within nor near any wellfield protection zones. Furthermore, the Application is consistent with Policy PF 2.1.1, which pertains to Stormwater Management, by

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effectively regulating stormwater runoff entering the public system and ensuring adequate water retention on-site. This commitment demonstrates the Application's dedication to responsible development practices and its alignment with Wellington's comprehensive planning objectives.

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#### **Element #6 Parks & Recreation**

The Parks & Recreation Element outlines the Village's commitment to maintaining its renowned parks and recreation facilities while adapting to evolving demands and trends. These facilities play a vital role beyond leisure, contributing to economic development by attracting tourists and enhancing neighborhood safety and desirability. They also foster a sense of community and civic engagement and support environmental sustainability by preserving natural resources. Additionally, these recreational opportunities promote healthier lifestyles and well-being. The proposed use by increasing the amount of Equestrian Commercial Recreation and expanding the equestrian sports venue aligns with this element of the Comprehensive Plan and cater to the evolving needs of the vibrant equestrian community. The new facility will provide for a better spectator experience for the community to engage in equestrian events. In doing so, it effectively reinforces the Village's commitment to providing diverse and dynamic recreational opportunities that enhance the quality of life for the residents while fostering economic growth and community cohesion. It is also important to note that the applications for the North and South Parcels will also dedicate 59 acres of open space to the Village for park and recreation purposes and an additional \$2,000,000 in accordance with Section 8.5.2 of the Village Code and in furtherance of Parks and Recreation goals PR1 enhancing quality of life and recreational opportunities within the Village and PR3 (while not a traditional public-private partnership) the expanded showground, added bridle paths and 59 acres outside the EPA result in new park, open spaces and recreational facilities.

This alignment with the Comprehensive Plan is consistent within Table PR 1-1, which identifies recommended standards for parks and recreation. Notably, this table identifies equestrian trails as a current and future necessity through 2035. The Application actively proposes the conceptual development of internal bridle connections while also establishing links to existing perimeter bridle trails. This approach not only upholds the Comprehensive Plan's vision, but also exemplifies a proactive commitment to enhancing the equestrian experience and preserving Wellington's distinctive recreational heritage.

#### **Element #7 Conservation, Sustainability, & Resiliency**

The Conservation, Sustainability, and Resiliency Element is aimed at conserving, using, and protecting natural resources like air, water, wetlands, and wildlife. It expands to include sustainability and resiliency strategies for long-term protection and community well-being. Sustainability involves managing resources to meet present needs without compromising future generations, while resiliency ensures that the city's systems can withstand and recover from adverse situations, whether natural disasters or disruptions.

The proposed Application actively upholds these principles, particularly Policy CSR 2.3.5, by introducing a Project Standards Manual. This manual provides specific guidance on the selection of tree and plant species that thrive in the Wellington area. This careful selection of vegetation is crucial not only for supporting native birds and wildlife but also for ensuring compatibility with the equestrian surroundings. This commitment underscores a dedication to both ecological preservation and the harmonious coexistence of natural and equestrian elements within the



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community, thereby aligning with the overarching goals of the Conservation, Sustainability, and Resiliency Element.

#### **Element #8 Community Partnerships**

The Community Partnerships Element in Wellington's comprehensive plan establishes a framework for collaboration and cooperation with various public agencies, businesses, non-profit organizations, and civic groups to enhance the city's success. This element guides efforts to address complex issues, leverage shared resources effectively, foster interdisciplinary relationships for cross-boundary challenges, and implement the overall vision of the plan. The goals include establishing and maintaining partnerships with governmental entities at all levels to ensure high-quality services, as well as partnering with diverse organizations to improve the quality of life for residents, businesses, and visitors while enhancing community outreach and public safety. While the current Application doesn't represent a traditional public/private partnership, it is aligned with the goals set forth in this element, such as Goal CP 2. By introducing a new equestrian recreational facility, the Application actively contributes to enhancing the quality of life for Wellington's residents. This demonstrates a shared commitment to fostering a thriving community that benefits from both traditional and non-traditional partnerships to realize its full potential.

#### **Element #9 Education**

The Education Element outlines Wellington's commitment to providing high-quality educational opportunities and services for residents of all ages through partnerships with the School District of Palm Beach County ("School District"), private education providers, cultural organizations, and local businesses. Wellington recognizes the importance of lifelong learning and offers a variety of formal and informal learning opportunities to enhance residents' quality of life. These partnerships enrich the community and are integral to Wellington's educational strategy. The goals include maintaining community-focused school facilities with modern resources, promoting extracurricular and lifelong learning initiatives for all residents, and coordinating with the School District and other local governments for the planning of public educational facilities.

While the present Application does not involve the establishment of a school, its proposed use contributes to the realization of Goal ED 2. This is achieved by offering extracurricular equestrian learning opportunities, creatively aligned with the community's educational objectives. This demonstrates the Application's alignment with Wellington's overarching commitment to fostering a well-rounded and enriched educational environment that enhances the lives of its residents.

#### **Element #10 Equestrian Preserve**

Wellington's Equestrian Preserve Area (EPA) covers a significant portion of its land and offers a unique lifestyle not typical of suburban communities. The Village is dedicated to preserving the EPA, as stated in its Charter, which emphasizes the importance of preserving the distinct characteristics of its communities. The Charter was amended in 2015 to provide stronger protections for the EPA, highlighting its significance to the village. While the priority is to "preserve and protect" the EPA, preservation here means safeguarding the equestrian community and lifestyle rather than setting aside large green spaces. Development in the EPA, especially on smaller farms, has posed challenges, including increased traffic and changing character. State laws have limited local regulatory authority over farm development. Wellington seeks to address these challenges and uphold the EPA's unique character and lifestyle through its Comprehensive Plan, focusing on preserving the equestrian way of life, maintaining transportation networks, and

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supporting the equestrian competition industry which in turn support and sustain the equestrian community and the overall EPA.

The Application strongly aligns with this element due to its location within the EOZD and its primary equestrian use, specifically through the proposal for new showground facilities. Furthermore, the Application consistently adheres to Goal EQ 2, which prioritizes the maintenance of a multi-modal transportation network with a specific focus on equestrian needs as it relates to the interconnectivity of existing bridle trails and proposed multimodal pathways throughout the **site**. Most notably, it aligns with Goal EQ 3, which highlights the Village's commitment to supporting the equestrian competition industry as an integral part of the equestrian lifestyle and an essential economic sector in Wellington. This underscores the Application's alignment with Wellington's comprehensive vision to preserve its distinctive equestrian character and lifestyle.

The Application also directly aligns with EQ3 supporting Wellington's equestrian competition industry as a component of the equestrian lifestyle.

#### **Element #11 Private Property Rights**

The Florida Legislature has mandated the inclusion of a Private Property Rights Element in all municipal Comprehensive Plans to protect these rights during local decision-making. Wellington already aligned with this intent but has now explicitly established private property rights protections in this element, as required by Florida Statutes. The goal of this element, PPR 1, is to ensure that private property rights are respected in local decision-making processes, in line with judicially acknowledged and constitutionally protected rights, while also respecting people's participation in decisions that affect their property and lives. The Applicant is committed to upholding the principles outlined in this element, thus maintaining a steadfast consistency with its provisions. This commitment underscores the dedication to preserving and safeguarding private property rights within the framework of Wellington's Comprehensive Plan. Additionally, to reduce any potential noise or visual impacts to surrounding residential areas, a significant landscape buffer has been provided along the perimeter of the site. In the projects entirety, notable attention has been given to the reduction of negative impacts to adjacent properties, thus further aligning with the intent of this element.

2. That the proposed request is in compliance with Article 6 of the LDR (Supplementary Regulations).

***RESPONSE: Supplemental standards for principal and accessory equestrian uses can be found in Section 6.8.9. of the Village's LDRs, specifically section "M" Major Equestrian Venue:***

1. The minimum lot size shall be 25 acres, unless the sole use is as a major polo venue then the minimum lot size shall be 15 acres.

***Response: The subject property within the Application totals 114.65 acres, exceeding the minimum lot size.***

2. The primary point of access shall be from 50th Street, Lake Worth Road, Pierson Road, 120th Street, or South Shore Blvd.

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***Response: The primary point of access is from Lake Worth Road, which ultimately transitions into Gracida Street and runs along the south side of the subject property. Moreover, access is also achieved via Pierson Road through the existing showgrounds.***

3. A plan of operation shall be submitted with the conditional use application.

***Response: A plan of operation is included in the Application.***

4. Any incompatibility with surrounding uses shall be satisfactorily mitigated with the plans submitted with the conditional use application. Conditions may be imposed with the approval including, but not limited to, controlling objectionable odors, fencing, noise, inspections, reporting, monitoring, preservation areas, mitigation and/or limits of operation. Landscape hedges and/or screens with a minimum opacity shall be required with the approval if they are necessary to mitigate for compatibility.

***Response: Acknowledged. The Application is compatible with the surrounding land uses. It's worth highlighting that the new showground facilities directly connect with the existing Wellington International Facilities via the northern property boundary. Moreover, it is important to emphasize that the remaining parcels are separated either by a right-of-way, a preserve or a canal. These separations will incorporate proper landscape buffers, setbacks, and compliance with the Village's LDR, ensuring compatibility.***

3. That the proposed request will ensure general compatibility with adjacent properties and other property in the district (use and character).

***RESPONSE: Similar to the previous response, the Application is compatible with the neighboring land uses. The newly proposed showground facilities seamlessly connect to the existing Wellington International facilities across the northern property boundary. Additionally, it is important to underscore that the remaining parcels are distinctly separated, either by designated rights-of-way, a preserve or by existing canals. These separations will incorporate the implementation of landscape buffers, adherence to setback requirements, and strict compliance with the LDR. These measures are carefully designed to guarantee and enhance overall compatibility with the surrounding area.***

4. That the design of the proposed request will minimize adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

***RESPONSE: The proposed Application places significant emphasis on minimizing adverse effects, particularly the visual impact and intensity, on adjacent lands. To achieve this, the Project Standards Manual has been carefully developed to provide guidelines for landscaping and buffers, appropriate setbacks, and visual aesthetics. This manual serves as a guiding document to ensure that the project adheres to the highest standards of design, thereby mitigating any potential visual impacts.***

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*Furthermore, the project is fully committed to maintaining compliance with the LDR, which encompasses essential requirements for screening, landscape buffers, and on-site operations. These LDRs play a role in safeguarding the visual harmony and integrity of the area while also contributing to the overall reduction of potential adverse effects.*

5. That satisfactory provisions have been made for public facilities.

*RESPONSE: In response, as previously detailed above in this narrative, the Project aligns with Element #5, Public Facilities, of the Comprehensive Plan, addressing the provisions for public facilities. The Application incorporates an analysis of the project's conceptual infrastructure, including an assessment of anticipated water and sewer demand in the future. Furthermore, the Application diligently adheres to Policy PF 2.1.1, which pertains to Stormwater Management, by effectively regulating the flow of stormwater into the public system and ensuring the adequate retention of water on-site. This steadfast commitment underscores the Application's dedication to responsible development practices and its unwavering alignment with the comprehensive planning objectives set forth by Wellington.*

6. That the design of the proposed request will minimize environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and natural functioning of the environment.

*RESPONSE: As highlighted in earlier sections of this narrative, the proposed request is linked with Element #7 of the Comprehensive Plan, which is the Conservation, Sustainability, and Resiliency Element. This element serves as a blueprint for conserving, utilizing, and safeguarding natural resources, including but not limited to air quality, water resources, wetlands, wildlife, and the overall functioning of the environment.*

*The proposed Application upholds the principles set forth in this element, with a particular focus on Policy CSR 2.3.5. This policy finds expression through the introduction of a Project Standards Manual, a comprehensive document that provides specific guidance on the selection of tree and plant species uniquely suited to thrive in the Wellington area. This careful selection of vegetation serves a dual purpose: supporting the native bird and wildlife populations and ensuring compatibility with the equestrian surroundings.*

*This commitment underscores the project's dedication to not only ecological preservation but also the harmonious coexistence of natural and equestrian elements within the community. It aligns with the overarching objectives of the Conservation, Sustainability, and Resiliency Element, reinforcing the project's role in promoting long-term environmental protection and community well-being.*

7. That the proposed request will result in logical, timely and orderly development patterns.

*RESPONSE: The proposed request represents a logical, timely, and orderly development pattern, strategically positioning the new equestrian showgrounds venue adjacent to the existing one. This deliberate choice offers several advantages, such as enhanced accessibility for patrons and competitors, efficient horse movement, and streamlined operations. This approach optimizes convenience and functionality compared to locating the showgrounds elsewhere.*

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*Additionally, it is important to note that the subject parcel falls within the EOZD, reaffirming the Project's alignment with the comprehensive plan. Specifically, the Application aligns with Goal EQ 3, underscoring Wellington's unwavering commitment to supporting the equestrian competition industry as an integral component of the equestrian lifestyle and a vital economic sector within the community.*

8. That the proposed request complies with all Code standards for use, layout, function and general development characteristics.

**RESPONSE: Compliance with Code.**

*Section 5.3.5.-Master plan:*

*A conceptual site plan has been provided with this Application.*

*Compliance with Article 7 – Site Development Standards*

*Off-Street Parking –*

*The proposed parking for the project use and amenities will be in compliance with Table 7.5-1*

*Landscaping and Buffering –*

*The proposed development adheres to the purposes outlined in Article 7, Chapter 8 relating to the Village's landscape code requirements by providing for the required landscape buffers, foundation plantings, and other specific landscape requirements as provided within the code. Please refer to the Project Standards Manual for landscape specifics.*

*Driveways and Access –*

*The proposed development adheres to requirements as established within Section 7.4.1 and 7.4.2 to promote the safe and efficient traffic movement while affording reasonable access to abutting land.*

9. That the proposed request is not out of scale with the needs of the neighborhood or Wellington.

**RESPONSE:** *The proposed request aligns with the scale and needs of both the neighborhood and Wellington as a whole. One of the primary objectives outlined in the Village's comprehensive plan is to "enhance the quality and character of Wellington's neighborhoods, commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown" (refer to LU&CD 1 of the Comprehensive Plan). Additionally, the Village strives to "maintain a high quality of life through community design and appearance within the Village's neighborhoods and districts" (LU&CD 2).*

*Notably, within the Equestrian Element of the Comprehensive Plan, the Village underscores its commitment to preserving Wellington's equestrian community and the cherished equestrian lifestyle. It places a strong emphasis on maintaining a multi-modal transportation network that prioritizes the safety of horses and riders. Moreover, it seeks to bolster the equestrian competition industry as an integral component of the equestrian lifestyle and a significant economic sector*

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*of Wellington. The applicant's proposal strongly aligns with these goals, and the applicant is dedicated to fostering long-term impacts that ensure the sustainability of the equestrian community.*

*It is essential to recognize that the global market has demonstrated substantial interest in competing and investing in Wellington. However, without the new showground facilities and the introduction of high-quality housing options in the immediate vicinity, the equestrian industry may struggle to sustain growth. There is a looming risk that some participants may relocate their equestrian operations to the newly opened, self-contained "World Equestrian Center" (WEC) in Ocala, Florida, spanning 7,000 acres. This, coupled with the emergence of the Terra Nova venue and the strengthening of European winter events, underscores the imperative for Wellington to diversify its lifestyle offerings to solidify its status as the equestrian capital of the world.*

*Fostering a more comprehensive equestrian experience in Wellington will drive investments in quality barns and residences, increasing the likelihood that generations of residents and equestrian industry participants will continue to call Wellington their home. Moreover, the introduction of a world-class residential community will attract a diverse range of residents, both equestrian and non-equestrian, from the burgeoning West Palm Beach professional community. These individuals seek a family-oriented, high-quality community experience, which Wellington is well-poised to offer. In essence, the best way to preserve Wellington's cherished equestrian lifestyle is by investing in and fortifying its equestrian venues while simultaneously enhancing the lives of its residents. This multifaceted approach not only secures the future of the equestrian community but also positions Wellington as an even more attractive destination for a broader demographic.*

### **Traffic Operations & Multi-Modal Connectivity**

A Traffic Operational Management Plan has been created to accommodate attendees, including spectators, exhibitors, staff, and vendors. The report primarily focuses on managing traffic during peak events, although most events are expected to be smaller. It highlights the use of existing and new driveway connections for site access. Additionally, the phasing of the expansion over several years allows for traffic adjustments during lower traffic periods and emphasizes scheduling deliveries before events to reduce traffic congestion.

The report also addresses pedestrian and vehicle circulation, including the use of sidewalks, golf carts, and bridle trails to minimize conflicts. During events, staff members will assist with traffic control at intersections. Onsite traffic operations are detailed, with specific parking areas for exhibitors, vendors, staff, and general admission spectators. VIP and valet parking have designated areas and entry procedures. Shuttle buses will transport spectators, and trained staff, including police officers, will aid in traffic control.

Additionally, more farms are within walking or hacking distance of the new showgrounds. Consistent with MB 1 Goal – “Provide a safe and effective mobility system that is accessible to all users and meets the needs of Wellington residents while preserving neighborhoods, protecting natural resources, and promoting economic development.” A conceptual circulation plan is enclosed herein. Please see the enclosed traffic analysis for detailed information.

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### **Mass Transit**

There are no Palm Tran routes or stops within the vicinity of the project site. The nearest bus stop would be Stop 3742 located along Ring Road of the Wellington Green Mall. From here, a passenger can use Route 52 to go north along State Road 7 to the Village of North Palm Beach or Route 46 to go east along Forest Hill Boulevard. A passenger could also take Route 43 to the West Palm Beach Tri-Rail station.

### **Conclusion**

In conclusion, the proposed Major Equestrian Venue use aligns with the Village's comprehensive plan and supports its vision of maintaining its status as the Horse Sport Capital of the World. This development not only enhances the equestrian experience but also contributes to the vitality of the community and its economy. This venue will address the growing competition from other operators in the equestrian industry while preserving Wellington's unique equestrian lifestyle and character, making it a valuable addition to the village.

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