

**Council**

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March 21, 2012

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

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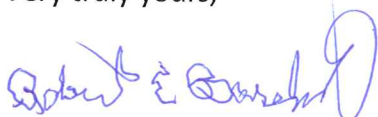
I am willing to exclude from the floor area calculations the unenclosed patio areas under roof at both ends of the building, as well as the east/west pass-through isles between the banks of stalls (since they do not have side walls).

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 & Adjustment 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