

December 29, 2025

Village of Wellington
Architectural Review Board
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Architectural Review Board Justification Statement – Stadium Seating

Dear Architectural Review Board Members,

This justification statement is submitted in support of Architectural Review Board approval for accessory stadium seating structures proposed within the approved Pod F New Showgrounds development. The scope of this request is limited exclusively to architectural review of the stadium seating, including its form, materials, scale, and visual compatibility. No changes to site layout, land use, development intensity, or previously approved site plan elements are proposed as part of this request.

The proposed stadium seating consists of tiered, open-air bleacher-style seating located adjacent to competition arenas and oriented to provide clear sightlines for spectators. As illustrated in the submitted images and architectural renderings, the seating is designed as a low-profile, linear structure, integrated into the landscape and arena edge rather than appearing as a standalone building. Guardrails, stair access, and tiering are incorporated into the structure in a clean, functional manner consistent with equestrian venue design.

Consistency with the Comprehensive Plan

The accessory stadium seating is consistent with the Village of Wellington Comprehensive Plan, particularly the Land Use & Community Design Element and the Equestrian Preserve Element, which support equestrian-oriented facilities and high-quality design that reinforces Wellington's role as a premier equestrian community. The seating supports the functional needs of equestrian competition and spectators while remaining visually subordinate to the overall showgrounds, consistent with Goal LU&CD 1 (Land Uses) and Policy LU&CD 1.1.1, which require compatibility with existing natural and built conditions.

The seating also advances Objective LU&CD 2.6 (Equestrian Community) and Policy LU&CD 2.6.2, which promote development patterns, facilities, and design elements that directly support equestrian uses within the Equestrian Overlay Zoning District.

Consistency with Land Development Regulations

The proposed stadium seating is consistent with the Village's Land Development Regulations governing accessory structures within the Wellington CountryPlace PUD and the Equestrian Overlay Zoning District. Architecturally, the seating is open in character, modest in height, and clearly accessory to the primary arenas and event facilities. The structure does not introduce enclosed massing, excessive height, or architectural features that would conflict with the intent of the Land Development Regulations.

Compatibility with Surrounding Uses and Zoning

The accessory stadium seating is compatible with surrounding uses and zoning within the Pod F New Showgrounds and adjacent equestrian properties. As shown in the submitted images, the seating is positioned parallel to the arenas, integrated with pedestrian circulation, and visually softened through adjacent landscaping. Its open design allows views through and beyond the structure, minimizing visual bulk and ensuring compatibility with surrounding barns, rings, and open areas. The seating functions as supporting infrastructure for spectator viewing and does not operate independently of the equestrian venue.

Consistency with Wellington Community Character and Aesthetics

The architectural expression of the stadium seating reflects Wellington's equestrian and agricultural character through simple structural forms, durable materials, neutral tones, and an emphasis on function over ornamentation. The tiered seating, railings, and stair elements shown in the images convey a clean, utilitarian aesthetic commonly associated with high-quality equestrian facilities. This approach supports Goal LU&CD 3 (Protect Our Investment) by maintaining high aesthetic standards while reinforcing established land use patterns within the Equestrian Preserve.

Conclusion

The proposed accessory stadium seating represents an appropriate and necessary architectural component of the New Showgrounds development. The seating is open, modest in scale, visually integrated into the site, and architecturally consistent with Wellington's equestrian character. As demonstrated in this justification statement, the proposed accessory stadium seating satisfies the Architectural Review Board justification criteria by being consistent with the Village of Wellington Comprehensive Plan, not in conflict with the Land Development Regulations, compatible with surrounding uses and zoning, and consistent with Wellington's community character and aesthetic expectations. For these reasons, the applicant respectfully requests approval from the Architectural Review Board.

Sincerely,

Zach Ciciera
Senior Land Planner
Cotleur & Hearing
561.406.1033
zciciera@cotleur-hearing.com

December 29, 2025

Village of Wellington
Architectural Review Board
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Architectural Review Board Justification Statement – Accessory Restroom Structures

Dear Architectural Review Board Members,

This justification statement is submitted in support of Architectural Review Board approval for a series of accessory restroom structures proposed within the approved Pod F New Showgrounds development. The scope of this request is limited exclusively to architectural review of the restroom buildings, including their form, materials, scale, and visual compatibility. No changes to site layout, land use, development intensity, or previously approved site plan elements are proposed as part of this request.

The proposed restroom buildings are small-scale, standalone accessory structures, each measuring approximately 16 feet by 25 feet, with an approximate floor area of 400 square feet per building, as depicted in the approved master plan. Their size and footprint are intentionally modest and subordinate to the primary showgrounds facilities.

Consistency with the Comprehensive Plan

The proposed accessory restroom structures are consistent with the Village of Wellington Comprehensive Plan, particularly the Land Use & Community Design Element and the Equestrian Preserve Element, which emphasize architectural compatibility, high-quality design, and preservation of Wellington's equestrian character. The structures support the functional needs of a major equestrian venue while remaining architecturally subordinate and visually integrated into the overall showgrounds environment, consistent with Goal LU&CD 1 (Land Uses) and Policy LU&CD 1.1.1, which require new development to be compatible with existing natural and built conditions.

The design of the restroom buildings also supports Objective LU&CD 2.6 (Equestrian Community) and Policy LU&CD 2.6.2, which encourage development within the Equestrian Overlay Zoning District to reinforce equestrian-oriented uses and design patterns. The buildings are utilitarian, restrained, and consistent with the operational and architectural expectations of equestrian facilities, supporting the Comprehensive Plan's intent to preserve the Village's equestrian identity while accommodating necessary support infrastructure.

Consistency with Land Development Regulations

The accessory restroom buildings are consistent with the Village's Land Development Regulations governing accessory structures within the Wellington CountryPlace PUD and the Equestrian Overlay Zoning District. Architecturally, the buildings are modest in scale and utilitarian in nature, with materials, proportions, and roof forms that align with the approved architectural framework for the New Showgrounds. The proposed

structures do not introduce excessive height, visually dominant massing, or architectural treatments that would conflict with the purpose or intent of the Land Development Regulations.

Compatibility with Surrounding Uses and Zoning

The proposed restroom structures are compatible with surrounding uses and zoning within the Pod F New Showgrounds and adjacent equestrian properties. The buildings are distributed throughout the site to serve spectators, participants, and staff while avoiding visual concentration or massing impacts. Their accessory scale and cohesive architectural treatment ensure that they function as supportive infrastructure elements and remain visually subordinate to primary showgrounds facilities, arenas, and barns, consistent with the surrounding equestrian context.

Consistency with Wellington Community Character and Aesthetics

The architectural design of the accessory restroom structures reflects Wellington's established equestrian and agricultural aesthetic through simple building forms, durable materials, neutral color palettes, and rooflines consistent with accessory and service structures commonly found within equestrian facilities. This approach supports Goal LU&CD 3 (Protect Our Investment), which emphasizes maintaining high aesthetics and protecting established land use patterns. Landscaping and spacing further integrate the structures into the showgrounds setting and soften their visual presence, ensuring consistency with Wellington's community character.

Conclusion

The proposed accessory restroom structures represent an appropriate and necessary architectural component of the New Showgrounds development. They are consistent with the Village of Wellington Comprehensive Plan, comply with all applicable Land Development Regulations, and are compatible with surrounding uses, zoning, and community aesthetics. The buildings are modest in scale, architecturally appropriate, and well-integrated into the equestrian context of the site. For these reasons, the applicant respectfully requests approval from the Architectural Review Board.

Sincerely,

Zach Ciciera
Senior Land Planner
Cotleur & Hearing
561.406.1033
zciciera@cotleur-hearing.com