

## Pod F Compatibility Determination

## STAFF REPORT

**Petition Numbers:** Compatibility Determination for a Commercial Equestrian Arena  
Resolution No. R2024-08  
2023-0001-CD

**Owners/Applicants:** Far Niente Stables (IV, V, XXV, XXVI), LLC  
TLJ Polo, LLC  
Wellington Showgrounds 1, LLC

**Agent:** Don Hearing and Nicole Plunkett  
Cotleur and Hearing  
1934 Commerce Lane  
Suite 1  
Jupiter, FL 33458

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

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

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

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

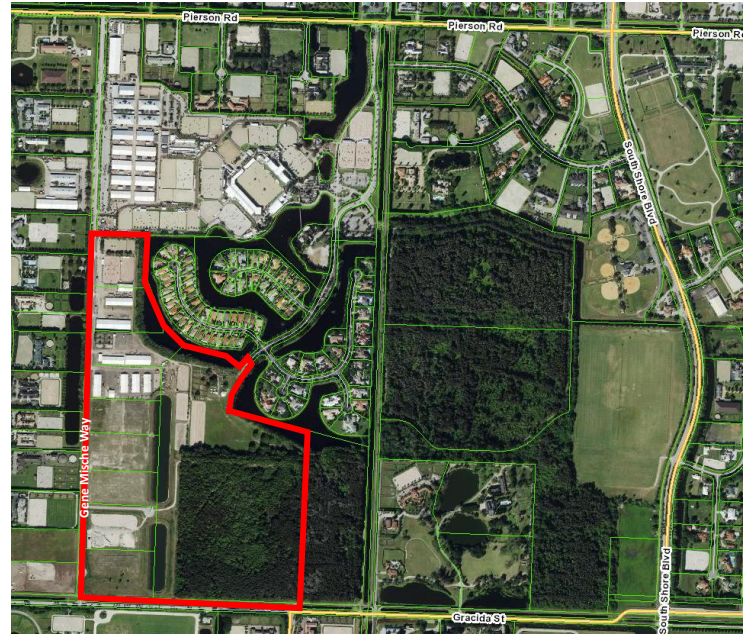
**Acreage:** 114.65 acres

**Request:** Compatibility Determination for a Major Equestrian Venue within Pod F (Phases V – VII) of Wellington CountryPlace PUD

**Project Manager:**  
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**Location/Map:**

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



**Boards, Committees, Council:**

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

	Notice Date	Meeting Date	Vote
EPC	2/1/2024	2/15/2024	4 – 1
PZAB	2/6/2024	2/28/2024	Pending
Village Council	2/26/2024	3/5/2024	Pending

**Site History:**

The proposed showground is located in Pod F (Phases V – VII) of The Wellington CountryPlace PUD. The Wellington CountryPlace PUD was first approved by Palm Beach County in 1976, consisting of 958 acres and 958 units, which equated to a density of one (1) dwelling unit per acre (du/ac), excluding Mida Farms. Various amendments to the Wellington CountryPlace PUD Master Plan were processed throughout the years. The Wellington CountryPlace PUD includes Wellington International (fka Palm Beach International Equestrian Center (PBIEC)) that hosts multiple equestrian shows and Grand Champions Polo Club. The

Wellington CountryPlace PUD is within Subarea D that also includes the National Polo Center (fka International Polo Club).

Pod F, Phases V and VI, are comprised of a total of nine (9) parcels adjacent to Gene Mische Way. The parcels currently have barns and temporary stabling tents on the north end being used by Wellington International. Pod F also includes a portion of Gene Mische Way which is the roadway that provides access to Wellington International and a connection between Gracida Street and Pierson Road.

The most recent approvals of The Wellington South Comprehensive Plan Amendment (Ordinance No. 2023-04) modified the Future Land Use Map designation for Pod F from Residential B (0.1 du/ac – 1.0 du/ac) to Equestrian Commercial Recreation (ECR) and the Master Plan Amendment (Resolution No. R2023-02) identified Pod F (Phases V – VII) as an Equestrian Commercial Venue. For Pod F, the Resolution No. R2023-02 included a development program for the venue and forfeited 62 dwelling units that were assigned to the subject properties. The Master Plan development program for Pod F (Phases V – VII) establishes the maximum development thresholds for various facilities including 1,500 stalls, nine (9) competition rings with schooling areas, an international stadium with schooling area, derby field with schooling area, lunging rings with schooling area, stadium seating for up to 7,000 spectators and hospitality venue for 4,000 spectators (a total of 11,000), up to 26,000 square feet of retail space, 18,000 square feet of office space, and up to 45,000 square feet of showground storage, warehouse, and maintenance space.

The Wellington South project, approved as a part of the most recent approvals referenced above, borders Pod F to the east. A five-acre Equestrian Amenity and 12-acre Preserve site is adjacent to Pod F and the proposed showgrounds. To the north and east of Pod F is Equestrian Club Estates, a single-family residential neighborhood. Grand Prix Village to the west is Equestrian Commercial Recreation and is developed predominantly with stables. Also, to the west is Grand Prix Village South, an equestrian residential neighborhood.

The Wellington CountryPlace Master Plan Amendment, approved by Resolution No. R2023-02, included several conditions for the proposed showgrounds. Condition #5 requires a Compatibility Determination and Site Plan for the Commercial Equestrian Arena in Pod F prior to the issuance of Land Development Permits. Condition #4 requires a Project Standards Manual (PSM) specific to the showgrounds on Pod F to be adopted as part of the Compatibility Determination for a Major Equestrian Venue, otherwise called a Commercial Equestrian Arena. The Compatibility Determination request proposes the following for the showground:

- a. 84,000 SF Covered Arena
- b. 1,108 Stalls; maximum of 1,500 stalls may be provided with an administrative site plan amendment
- c. 3,000 Seat International Arena
- d. 1,500 Seat VIP Hospitality Area
- e. 1,000 Seat Special Events Pavilion
- f. 210 Seat Restaurant
- g. Derby Field
- h. School Areas, Lunging Rings
- i. 5,100 SF Retail

- j. Other ancillary buildings/facilities including restrooms, administrative offices, shade structures (viewing and vendor), maintenance/storage, parking, and manure bins
- k. Pod F Showgrounds Project Standards Manual

At the February 15, 2024, Equestrian Preserve Committee (EPC) meeting, the EPC recommended approval of Resolution No. R2024-08 (4-1) Compatibility Determination for a Major Equestrian Venue located within Pod F (Phase V – VII) of Wellington CountryPlace PUD with the conditions of approval provided for in Resolution No. R2024-08, with the following modifications:

- Update the PSM with the following:
  - Require hospitality tents to be at least commensurate in quality with the media center tent at Wellington International
  - Provide adequate fencing between barns and adjacent parking areas to contain horses
  - Require mats in all stalls
  - Provide adequate air flow and ventilation within all tents
  - Update the PSM and the site plan to have a minimum of 30 feet in between each ring
- Update Condition 3 of Resolution No. R2024-08 to provide schooling hours with lighting to begin at 6:30 AM.
- Recommend to Council the following changes to Condition 7 of Resolution No. R2023-01:
  - Add an additional 220 permanent stalls to Condition 7.d
  - Delete language in Condition 7.g. which states “which may be constructed on an adjacent property”

Since the EPC meeting, the Applicant has modified the application to reduce the number of stalls from 1,204 stalls to 1,108 stalls, increased the size of the covered arena from 78,000 SF to 84,000 SF, minor reconfigurations of the site plan, and included some updates to the PSM to address EPC recommendations including providing a barrier between the barn and parking to contain horses and ring separation a minimum of 25 feet. The other recommendations provided at the February 15, 2024, EPC meeting were more of an operational decision.

### **ANALYSIS:**

The Applicant is requesting a Compatibility Determination for a Major Equestrian Venue within Pod F (Phases V – VII) of Wellington CountryPlace PUD and adoption of a Project Standards Manual as required by Conditions #4 and #5 of Resolution No. R2023-02. The proposed Compatibility Determination request complies with the following:

***A. The request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan:***

#### ***Land Use and Community Design Element***

***Policy LU&CD 1.1.1 Compatible with Existing Conditions:*** *New development shall be compatible with existing natural and built conditions. Future growth patterns shall take into consideration topography, soil, vegetation, water quality and quantity, and other natural resources of the land. Future growth patterns shall also respect and protect the character and quality of the surrounding built environment.*

The proposed Major Equestrian Venue is compatible with the existing natural and built conditions as the proposed development and related facilities are currently within the PUD. A majority of the property to the north (Wellington International Showgrounds) and a portion of the property to the west (Grand Prix Farms) have Land Use designations of Equestrian Commercial Recreation. Wellington International to the north is home to the 12-week Winter Equestrian Festival as well as other spring and fall events. It consists of 80-

acres with 18 competition arenas, 1,574 permanent/temporary stalls, bridle trails, pedestrian and golf cart paths, restaurants, and shopping areas.

Landscape buffers are required to screen the proposed venue from the neighboring Equestrian Club Estates and are detailed in the Project Standards Manual. The site has been designed to mitigate potential impacts to the neighboring properties.

### ***Mobility Element***

***Policy MB 1.1.2 Development Impact on Roadway LOS:*** *Development orders shall only be issued if the proposed development will not cause roadway levels of service to fall below the adopted LOS targets or ROW modifications are proposed to mitigate impacts and maintain the target LOS.*

A Traffic Operational Management Plan has been submitted and is provided as Exhibit F. The Plan details the proposed traffic operations and calculations for peak event traffic, queue calculations, and an intersection analysis at South Shore Boulevard and Gracida Street. Wellington's Traffic Engineer has reviewed, and determined, the proposed level of traffic generated for this project demonstrates compliance with this policy.

Wellington's Traffic Engineer has included various monitoring Conditions of Approval that shall be provided to staff annually. If traffic conditions are different than projected as a part of the project's traffic analysis, additional measures to address the traffic conditions including future off-site roadway improvements may be required. In addition, the Applicant is required to design, fund, and construct modifications to the existing reverse curve along Gracida Street to meet the minimum standards for horizontal and vertical curvature prior to any events occurring within Pod F.

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

***Goal EQ 3 Support Wellington's Equestrian Competition Industry:*** *Support the equestrian competition industry as a component of the equestrian lifestyle and an economic sector of Wellington.*

Wellington is known as the "Winter Equestrian Capital of the World" with three (3) major world class equestrian venues located within Subarea D of the EOZD. The Applicant is proposing a new showground on the 114.65-acre Pod F Phases V-VII of Wellington CountryPlace PUD. This provides an opportunity to expand the existing Wellington International showgrounds and may support shared resources and coordinated use. If the subject requests are approved, the new showgrounds in Pod F would increase the property dedicated to such use by more than 50 acres and provide an opportunity to develop a new, state-of-the-art venue to preserve and support the equestrian sports industry for future seasons.

The Wellington North project, located at the northeast corner of Pierson Road and South Shore Boulevard, was approved by Council on February 7, 2024, and included the construction of 96 residential dwelling units on the existing Equestrian Village and White Birch Farms property. Equestrian Village is currently home to the Global Dressage Festival, which has outgrown its location. The Wellington South project was also approved by Council and designates Pod F (Phases V – VII) of Wellington CountryPlace PUD as a Equestrian Commercial Venue. Condition #7 of Resolution No. R2023-01 (The Wellington North Master Plan Amendment), which was a voluntary condition, requires a new equestrian facility, intended for use by dressage and hunter jumper events, be constructed and operational prior to the issuance of building permits for The Wellington North project and prior to December 31, 2028. The condition outlines the minimum facilities needed to be constructed and operational including a derby field, schooling areas, a main arena, additional arena, permanent stabling, lunging area, shade structures, covered arenas, FEI approved footing, restrooms, parking, manure bins, and other supporting facilities that have been included within Phase 1 of the site plan.

In addition, Condition #8 of Resolution No. R2023-01, another voluntary condition, requires the Applicant's agreement to Village-initiated applications that will revert the properties back to their previous entitlements



if Condition #7 of Resolution No. R2023-01 is not met. Together, these voluntary conditions ensure that Equestrian Village would continue to operate and a new showground is developed prior to construction of the residential dwelling units for The Wellington North project.

***Policy EQ 2.3.2 Shared Use:*** Allow for the shared use of roadways and canal banks by horses, golf carts, and low speed vehicles. Use of motorized vehicles on the Blue, Green, Red, White, and Brown Trails shall be strongly discouraged to increase the safety on the bridle trails handling higher equestrian traffic volumes due to proximity to the competition venues.

Resolution No. R2023-02 (The Wellington South Master Plan) requires multi-modal pathway to be constructed on the north side of the C-24 canal and north of the farm lots within The Wellington South project. A multi-modal pathway is required to be constructed along the east side of the C-4 canal in the 60-foot Access and Bridle Easement from Gracida Street to Pierson Road. Internal multi-modal pathways within the new showgrounds will ultimately connect to these new pathways allowing for multiple modes of transportation to and from the showgrounds that would reduce potential traffic to and from the project.

**B. The request is in compliance with all Articles of the Land Development Regulations (LDR):**

A Site Plan has been submitted and is provided as Exhibit A. If the proposed request is approved, the Applicant will be required to submit the final Site Plan for certification to ensure the plan is consistent with the Project Standards Manual and incorporates any changes agreed to at adoption. The Applicant will also be required to plat prior to issuance of any permits.

The Applicant has submitted a Project Standards Manual (PSM) as part of the Compatibility Determination and is provided as Exhibit B. A PSM is a governing document, in addition to the master plan and site plan, for a planned development that provides all regulations for the proposed development as required by Section 6.5.2.C and 6.5.4.E of Wellington's LDR and Condition #4 of Resolution No. R2023-02 (The Wellington South). The PSM is adopted by resolution and provides design standards, landscape requirements, circulation, lots sizes, setbacks, etc. for a development. The PSM meets the requirements of Article 6 of the LDR.

Section 6.8.9.M of Wellington's LDR provides supplemental regulations for a Major Equestrian Venue which are as follows:

- ***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.***

The proposed 114-acre venue exceeds the minimum 25-acre size requirement.

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

The primary points of access will be from Gracida Street and Gene Mische Way. The primary access for spectator parking will be from Gracida Street. Prior to the renaming to Gracida Street, the roadway was referred to as 40<sup>th</sup> Street/Lake Worth Road and for purposes of the LDR interpretation is still considered an extension of Lake Worth Road. Participant and trailer access will continue to be from Gene Mische Way which connects Pierson Road and Gracida Street and connects to Wellington International.

- ***A Plan of Operation shall be submitted with the Conditional Use (Compatibility Determination) application.***

A Plan of Operation is a detailed plan that provides layouts, descriptions, and controls as to how events and activities will be defined, designed, limited, managed, and secured. It shall include a graphical plan of the site and all related activities. The plan shall identify for each event: the type of event, location, frequency, duration, typical personnel needed, shipping and receiving areas, number of participants, spectators, parking accommodations and standards, and whether amplified sound, temporary sanitary facilities, or lighting would be used. Necessary mitigation measures for the impact(s) of the proposed activities shall be included in the plan. Potential growth of the events should be identified in the Plan of Operation to determine during review and decision making whether the standards for a conditional use (compatibility determination) have been met pursuant to Article 5. A Plan of Operation (Exhibit E) is provided that addresses hours of operation, noise standards, lighting, vendors, manure, stabling, offsite traffic impact, staggered event times, deliveries, onsite circulation, and parking.

- ***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.***

Conditions of Approval have been included in the Resolution for the Conditional Use which mitigate noise, visual impact, odors, required reporting, monitoring, and inspections.

Landscape buffers are required along the northeast buffering Equestrian Club Estates. An existing thick landscape buffer currently existing along the lake that separated the Equestrian Club Estates from Pod F. The buffer is made up of mature, native vegetation including Live Oak, Laurel Oak, Bald Cypress, Red Maple, Red Cedar, Pond Apple, Cocoplum, Myrsine, and Stopper. The buffer is required to be enhanced, as addressed in the PSM, where decreased opacity exists to ensure the visual impact of the neighboring properties is addressed. There is already a landscape buffer on the west, neighboring Grand Prix Farms and Grand Prix Farms South. An Alternative Landscape Plan was approved by staff in 2015, however, due to the increased intensity of the property from Residential to Equestrian Commercial Recreation, the buffer is being required to be enhanced and meet the requirements of Section 7.8.5.B (Type B Landscape Buffer).

The property will be required to meet noise standards of the Code of Ordinances. Hours of operation, including preparation and clean-up, will be limited to 7:00 AM to 10:00 PM. Music associated with events will start no earlier than 8:00 AM and entertainment related to the event will start no earlier than 9:00 AM. One (1) event per weekend may be permitted to have operational hours until 11:00 PM. All live entertainment must be incidental to the equestrian shows/events and shall be limited to the Main Arena, Derby Field, or Covered Arena. Any source of amplification shall be directed away from adjacent residential properties. Indoor restaurant/banquet activities may operate until 12:00 AM. Any event not ancillary to the equestrian shows/events shall require a Special Use Permit. Amplified sound is also not permitted within the stables. Fountains shall be installed and maintain within the lake between Pod F and the Equestrian Club Estates in order to maintain water quality and for noise buffering.

In addition to any monitoring studies that were required in Resolution No. R2023-02, the Applicant is required to provide a yearly queuing analysis of the eastbound approach of the Gracida Street and South Shore Boulevard intersection. The analysis shall be based on existing peak season counts and queuing data collected at the time of a peak event. If traffic conditions are different than projected as a part of the project's traffic analysis, additional measures to address the traffic conditions including future off-site roadway improvements may be required.

The Applicant is also required to provide volumes and crash data on Gene Mische Way, Gracida Street, and at the intersection of Gracida Street and South Shore Boulevard. Data shall be reviewed by staff (in collaboration with PBSO) to determine if improvements or operational changes are needed. Any improvements shall be required to begin construction within one (1) year of the report determination.

Lighting within the main arena only shall be limited to 90 feet in height. Parking lot lighting is limited to a maximum of 30 feet and all other non-pedestrian lighting throughout the site shall be a maximum of 15 feet. All lighting shall be turned off within 30 minutes of the commencement of activity. A photometric plan was provided by the Applicant. Proposed lighting shall not create adverse spillover or glare on adjacent properties.

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

A majority of the property to the north (Wellington International Showgrounds) and a portion of the property to the west (Grand Prix Farms) have Land Use designations of Equestrian Commercial Recreation. As previously mentioned, Subarea D is home to all of Wellington's Major Equestrian Arenas – Wellington International, Equestrian Village, and National Polo Center. To the north of Pod F (Phase V – VII) is the existing Wellington International showgrounds. Moving the existing dressage showgrounds from Equestrian Village to Pod F (Phase V – VII) is compatible with the adjacent properties and the overall Subarea. Similar Conditions of Approval previously applied to Wellington International and Equestrian Village have been included in Resolution No. R2024-08 to mitigate any effects to the adjacent single-family properties including hours of operation, lighting, noise, buffering, etc. and further discussed throughout this analysis.

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

The site was strategically designed to concentrate the more intense uses central to the site, open air uses/facilities adjacent to the residential single family, and the stables next to properties to the west that have similar equestrian uses. The proposed site plan illustrates all of the stables along the west side of the property adjacent to the Grand Prix Farms and Grand Prix Farms South developments. Open air rings and open lawn areas are concentrated closer to the northern property line as they provide less of an impact to the neighboring Equestrian Club Estates. The main international arena which seats 3,000 spectators is central to the site where there a concentration of more spectators, taller lighting, and more noise. Parking will be provided along the perimeter of the site. Landscape buffers and other mitigations will be provided to reduce impact on the adjacent properties.

A Traffic Operational Management Plan and Plan of Operation has been submitted and reviewed by staff and Wellington's Traffic Engineer that details the proposed traffic operation and circulation for peak event traffic. The Plan is intended for a maximum capacity peak event which only occur once or twice a season as the majority of events are smaller. Staggered event times will be coordinated with the adjacent Wellington International Showgrounds so peak events do not start and stop at the same time, in efforts to mitigate traffic ingress and egress from both sites. The Plan outlines traffic operation including parking, deliveries, and PBSO Traffic Control Personnel. Off-duty PBSO officers will use to assist with traffic control on Pierson Road and Gene Mische and on Gracida Street to ensure an efficient and safe ingress and egress. Officers may also be used at signalized intersection after events. The plan also provides a queuing analysis for each driveway connection to ensure there is enough queuing space so that vehicles do not backup onto Gracida Street. A queuing analysis, traffic volumes, and crash data will be required to be submitted to the Village annually to ensure the intersections are working effectively and to determine if improvements may be needed, which would be constructed and funded by the Applicant.

All parking and overflow parking shall be provided onsite for all event attendees, including spectators, exhibitors, staff and vendors. A detailed parking analysis was provided. A total of 1,701 permanent parking spaces will be provided which include standard, golf, and trailer parking. An additional 1,571 overflow parking spaces have been provided and are intended to be used for peak events.

A total of 1,108 stalls are provided as shown on Phase 2 of the Site Plan. The site is permitted to have 1,500 stalls pursuant to the Master Plan Amendment approval. An administrative site plan amendment would be required if in the future the Applicant would like to install more stalls to reach the maximum 1,500 stalls permitted. Stall rentals shall be limited to use by participants of this commercial equestrian arena only and shall not be used for overflow stabling of other equestrian venues or non-participants.

***E. That satisfactory provisions have been made for public facilities.***

Like all other developments/projects, a Developers agreement will be required by the Utility Department in order to reserve water and sewer capacity for the project. The Developer will also be responsible for the funding and construction of all improvements/upgrades that Utilities determines are necessary to the existing infrastructure. Connection to the existing sanitary system along Pierson Road will be required, however, connection of any wash area drain to Wellington's sanitary sewer system is prohibited.

An Emergency Service Circulation Plan has been provided with primary and secondary service routes to be used during emergency situations. The show showgrounds are within 1.25 miles of Fire Station 27 along South Shore Boulevard.

***F. 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.***

The property is currently vacant and was cleared of invasive vegetation in 2023, as required by a South Florida Water Management District (SFWMD) permit. No wildlife exists onsite. All stormwater shall be stored on site. A SFWMD Environmental Resource Permit (ERP) Permit was issued for a surface water management system to serve Pods B, E and F of Wellington CountryPlace PUD. The proposed stormwater management system for The Pod F Showgrounds project will provide the water quality treatment and water quantity storage required by the SFWMD and the ACME Improvement District within the limits of the proposed project. Approximately eight (8) acres of wet detention lakes shall provide the required water quality volume and an additional eight (8) acres of flood protection within the Conservation Easement area (Amenity Site) will provide the total required water quantity storage within the development to provide the required stormwater treatment and flood protection with an overflow drainage outfall to the existing ACME canal system (C-24 & C-4). All open space and canal maintenance areas shall be graded away from the top of bank of the ACME existing canals and proposed lakes along the property line to avoid direct discharge and comply with the SFWMD and the ACME Improvement District design criteria.

The Applicant shall also comply with the Best Management Practices (BMP) Standards approved specifically for this site and in accordance with the SFWMD Permit. Manure shall be removed from the premises on a daily basis during all horse show events and disposed in a manner approved by the Palm Beach County Health Department. Manure shall be collected and transported by a registered livestock waste hauler in accordance with the BMPs. All manure bins shall be covered and inspected on an annual basis to ensure the structures remain in compliance.

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



As stated throughout the analysis, the proposed request will result in a logical, timely, and orderly development pattern. The property is located south of an existing Major Equestrian Venue, is located within Subarea D where all Wellington's equestrian venues are located, is designed to situate the centrally locate the most intense uses with like uses next to each other, and provides mitigation via conditions of approval for any impacts that may occur to the surrounding properties.

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

The Applicant provided a site plan, circulation plan, Project Standards Manual, Plan of Operation, Emergency Circulation Plan, and a Traffic Operational Management Plan which all have been reviewed by staff and conditions of approval have been included the Resolution to mitigate any potential impacts.

**RECOMMENDATION:**

At the February 15, 2024 Equestrian Preserve Committee (EPC) meeting, the EPC recommended approval of Resolution No. R2024-08 (4-1; Gagnes dissenting; Cunkle and Edelman absent) Compatibility Determination for a Major Equestrian Venue located within Pod F (Phase V – VII) of Wellington CountryPlace PUD with the conditions of approval provided for in Resolution No. R2024-08, with the following modifications:

- Update the PSM with the following:
  - Require hospitality tents to be at least commensurate in quality with the media center tent at Wellington International;
  - Provide adequate fencing between barns and adjacent parking areas to contain horses;
  - Require mats in all stalls;
  - Provide adequate air flow and ventilation within all tents;
  - Update the PSM and the site plan to have a minimum of 30 feet in between each ring.
- Update Condition 3 of Resolution No. R2024-08 to provide schooling hours with lighting to begin at 6:30 AM.
- Recommend to Council the following changes to Condition 7 of Resolution No. R2023-01:
  - Add an additional 220 permanent stalls to Condition 7.d
  - Delete language in Condition 7.g. which states "which may be constructed on an adjacent property".

**Lists of Exhibits:**

Exhibit A – Site Plan

Exhibit B – Pod F New Showgrounds Project Standards Manual

Exhibit C - Circulation Plan

Exhibit D – Emergency Service Circulation Plan

Exhibit E – Plan of Operation

Exhibit F – Traffic Operational Management Plan

Exhibit G – Wellington Traffic Consultant Approval Letter

Exhibit H – Grass Parking Letter

Exhibit I – Temporary and Overflow Parking Plan

Exhibit J – Photometric Plan

Exhibit K – Drainage Statement

Exhibit L – Water and Waste Water Demand Analysis

Exhibit M – Justification Statement