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RESOLUTION NO. R2024-08

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPATIBILITY DETERMINATION FOR A MAJOR EQUESTRIAN VENUE (AKA COMMERCIAL EQUESTRIAN ARENA) FOR PETITION 2023-0001-CD, ALSO KNOWN AS THE WELLINGTON COUNTRYPLACE POD F SHOWGROUNDS, LOCATED ON THE NORTHEAST CORNER OF GENE MISCHÉ WAY AND GRACIDA STREET, AS MORE PARTICULARLY DESCRIBED HEREIN, TO ALLOW A MAJOR EQUESTRIAN VENUE WITH CONDITIONS OF APPROVAL; TO ADOPT THE POD F SHOWGROUNDS PROJECT STANDARDS MANUAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wellington's Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations is authorized and empowered to the consider petitions related to zoning and development orders; and

WHEREAS, the notice of hearing requirements as provided in Article 5 of the Land Development Regulations have been satisfied; and

WHEREAS, the Future Land use Map designation of Wellington CountryPlace Planned Unit Development (PUD) Pod F is Equestrian Commercial Recreation (ECR); and

WHEREAS, the Official Zoning Designation for the subject site is Planned Unit Development/Equestrian Overlay Zoning District (PUD/EOZD); and

WHEREAS, the Wellington CountryPlace PUD Master Plan amendment to designate Pod F of the PUD as an Equestrian Venue, with a general development program, was approved by Council on February 7, 2024, as part of Resolution No. R2023-02; and

WHEREAS, the Major Equestrian Venue Compatibility Determination (CD) was reviewed by the Equestrian Preserve Committee (EPC) on February 15, 2024, which recommended approval with a 4 to 1 vote with the following modifications:

- Update the Project Standards Manual (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, temporary or permanent;
 - 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”; and

WHEREAS, the CD was reviewed and recommended for _____ by the Planning, Zoning and Adjustment Board on _____, 2024; and

WHEREAS, Wellington’s Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Wellington review agencies and staff; and

WHEREAS, Wellington’s Council has made the following findings of fact:

The Major Equestrian Venue property possesses an Equestrian Commercial Recreation Future Land Use Map designation, a PUD/EOZD Zoning designation, an Equestrian Venue Master Plan designation, and has met the criteria of “Major Equestrian Venue” of Wellington’s Land Development Regulations (LDR). Additionally, the Compatibility Determination complies with the following:

1. The Wellington CountryPlace Pod F Major Equestrian Venue is consistent with the Comprehensive Plan;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
3. The Wellington CountryPlace Pod F Major Equestrian Venue is consistent and generally compatible with the surrounding land uses and zoning districts;
4. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;
5. The Wellington CountryPlace Pod F Major Equestrian Venue would result in a logical and orderly development pattern;
6. The Wellington CountryPlace Pod F Major Equestrian Venue is consistent with the applicable Equestrian Overlay Zoning District (EOZD); and
7. The requested Wellington CountryPlace Pod F Major Equestrian Venue complies with making provisions for applicable public facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA’S COUNCIL, THAT:

SECTION 1. The foregoing recitals are hereby affirmed and ratified. The Wellington CountryPlace Pod F Showgrounds Major Equestrian Venue is hereby APPROVED as described in Exhibit “A”, and illustrated in Exhibit “B”;

SECTION 2. The foregoing recitals are hereby affirmed and ratified subject to the following conditions:

1. The following uses and structures are approved and designated on the Compatibility Determination Site Plan as adopted in Exhibit B, date stamped February 8, 2024:

- a. 78,000 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. Schooling Areas, Lunging Rings, Competition Rings
- i. 5,100 SF Retail
- j. Other ancillary buildings/facilities including restrooms, administrative offices, shade structures (viewing and vendor), maintenance/storage, parking, manure bins, etc.

2. The Compatibility Determination Site Plan (Exhibit B) and the Project Standards Manual (PSM) (Exhibit C) shall be adopted as part of this Resolution. Any substantial, material changes to the PSM or substantial, material changes to the Site Plan which include increased intensity to the site as defined in Resolution No. R2023-02 will require Council approval to amend the Compatibility Determination, unless otherwise stated in this Resolution. (PLANNING AND ZONING)

3. Hours of operation for activities throughout the site shall follow the table below: (PLANNING AND ZONING)

Activity	Start	End*
Preparation and clean-up of all rings and arenas (including all mechanical equipment), vendor areas and seating areas	7:00 AM	10:00 PM
Music associated with dressage events	8:00 AM	10:00 PM
Entertainment related to events	9:00 AM	10:00 PM
Equestrian Support Services (Indoor only)	6:30 AM	11:30 PM
Use of Loudspeakers	8:00 AM	10:00 PM
Restaurant/Banquet area (Indoor only)	8:00 AM	12:00 AM
Schooling	6:30 AM	10:00 PM

*One (1) event per weekend (Friday, Saturday, or Sunday) may operate for one (1) additional hour than stated in the table above. (PLANNING AND ZONING)

4. All events shall comply with Wellington's Code of Ordinances, Chapter 13, Article III, Noise Standards. (PLANNING AND ZONING)

- 130 5. All live entertainment must be incidental to the equestrian shows/events and shall be
131 limited to the Main Arena, Derby Field, or Covered Arena. Any source of amplification
132 shall be directed away from adjacent residential properties which are located on the
133 northeast property lines. This restriction shall not apply to dressage dance music for
134 practice. Any event not ancillary to equestrian shows/events shall require a Special Use
135 Permit. (PLANNING AND ZONING)
- 136 6. The owner/operator shall coordinate show/event start and let out times with events at
137 Wellington International to ensure that show/event start and let out times are not
138 concurrent. Show/event let out times shall be a minimum of one (1) hour apart.
139 (PLANNING AND ZONING)
- 140
141 7. The use of amplified sound systems and equipment, including but not limited to radio,
142 phone, or similar devices with auxiliary speakers, record players, similar music devices
143 or televisions, are prohibited in permanent barns or temporary stabling tents except to
144 advise riders and exhibitors of upcoming competitive events. Electronic listening
145 devices may be used with earphones. (PLANNING AND ZONING)
- 146 8. Use of portable generators is prohibited unless "Quiet Pack" generators are utilized and
147 all generators shall be located a minimum of 100 feet from adjacent residential property.
148 (PLANNING AND ZONING)
- 149 9. All on-site storage trailers shall be screened from public rights-of-way and adjacent
150 properties. (PLANNING AND ZONING)
- 151 10. All vendors shall obtain a Business Tax Receipt by Wellington prior to selling or offering
152 services. (PLANNING AND ZONING)
- 153 11. Vendors selling food shall obtain a Palm Beach County Health Department inspection
154 and approval prior to commencing sales. (PLANNING AND ZONING)
- 155 12. For monitoring purposes, properly identified Wellington staff including, but not limited
156 to, Building Inspectors, Code Compliance Officers, and Planning and Zoning staff shall
157 be allowed unrestricted access to the site. (PLANNING AND ZONING)
- 158 13. Three (3) aerating fountains in the adjacent water body between Pod F and Equestrian
159 Club Estates shall be installed and continually maintained by the property owners of
160 Pod F for water quality and noise abatement purposes prior to the operation of events.
161 (VOLUNTARY)
- 162 14. The Property Owner/Developer shall work with ACME Drainage District to provide
163 appropriate fencing and gates within the C-4 canal right-of-way at the proposed crossing
164 connecting Pod F and Pod E. (VOLUNTARY)
- 165 15. The 20-foot service road shall be limited to vehicles relating to the internal operations
166 of Pod F. Nothing contained herein shall limit the use of the multi-modal pathway.
167 (VOLUNTARY)
- 168 16. Permanent restaurants and permanent spectator-focused retail shall be no closer than
169 450 feet from the property line shared between Pod F and Equestrian Club Estates.
170 (VOLUNTARY)

171 **Lighting:**

172 17. All lighting shall meet the requirements of Section 7.6.1 of Wellington's Land
173 Development Regulations. Lighting within the confines of the main arena only may be
174 a maximum of 90 feet in height. Lighting within parking areas shall be a maximum of
175 30 feet in height and a maximum of 15 feet in height within non-vehicular pedestrian
176 areas. Adequate lighting shall be provided on site and at the project access points. All
177 lighting shall not create adverse spillover or glare on adjacent properties or rights-of-
178 way. (PLANNING AND ZONING)

179 18. All parking lot lighting shall be turned off 30 minutes after the cessation of operations as
180 indicated in the conditions above. (PLANNING AND ZONING)

181 **Traffic and Parking:**

182 19. Parking of vehicles along any portion of adjacent road rights-of-way shall be prohibited.
183 Event parking is limited to on-site designated parking areas and on-site trailer parking
184 areas designated in accordance with the Traffic Operational Management Plan dated
185 January 22, 2024. (TRAFFIC)
186

187 20. Adequate ingress and egress directly to and from Gracida Street and Pierson Road
188 shall be maintained at all times to minimize impacts to normal traffic flow. Palm Beach
189 Sheriff's Office (PBSO) deputies and showgrounds staff shall be utilized for traffic
190 control for peak events (typically greater than 500 attendees) in accordance with the
191 Traffic Operational Management Plan dated January 22, 2024. The Village Engineer
192 may require additional officers to mitigate traffic issues that arise due to equestrian
193 shows/events. PBSO deputies shall be provided at least two hours prior to the
194 show/event start time and at end time. The Property Owner/Developer shall contract
195 with PBSO directly, and if requested provide proof of contract to Wellington. (TRAFFIC)
196

197 21. Access to the eastern driveway to Gracida Street and access to Gene Mische Way shall
198 be limited in accordance with the Traffic Operational Management Plan, dated January
199 22, 2024, by utilizing strategic cone placement for events greater than 500 attendees.
200 (TRAFFIC)
201

202 22. Access management spacing standards shall be met along Gracida Street and Gene
203 Mische Way. (TRAFFIC)
204

205 23. Owner/operator of the Pod F Major Equestrian Venue shall ensure that any portion of
206 the approved 1,500 stalls (currently proposed 1,204) shall be limited to on-site use by
207 exhibitors and vendors only. (TRAFFIC)
208

209 24. The maximum number of attendees at the Pod F Major Equestrian Venue shall not
210 exceed 6,000 attendees including staff, exhibitors, vendors, and spectators. (TRAFFIC)
211

212 25. Weekend peak events shall not occur simultaneously with the Wellington International
213 and the Pod F Major Equestrian Venue. (TRAFFIC)
214

26. The following additional studies shall be included in the annual monitoring study outlined in the Master Plan condition and shall be provided by July 1st of each year: (TRAFFIC)

a. A queuing analysis of the eastbound approach of the Gracida Street and South Shore Boulevard intersection shall be submitted to the Village. The analysis shall be based on existing peak season counts and queuing data collected at the time of a peak event. If deficiencies are exposed by the queuing analysis, additional off-site improvements may be required. The improvements shall be required to begin construction within one year of the request by the Village Engineer.

b. Volumes and crash data on Gene Mische Way, Gracida Street and the intersection of Gracida Street and South Shore Boulevard shall be provided and reviewed to determine if improvements or operational changes are needed. Any improvements shall be required to begin construction within one year of the request by the Village Engineer.

27. The internal multi-modal pathway within the showgrounds and along Gene Mische Way shall be a minimum of 10 feet in width. The internal circulation system including the multi-modal pathway and bridle path along Gracida Street shall be constructed as shown on the Site Plan dated February 8, 2024. (TRAFFIC)

28. Enhancement of all bridle path crossings along Gracida Street between Gene Mische South Shore Boulevard shall be completed per Village recommendations prior to the first event at the showgrounds. (TRAFFIC)

29. All parking, including overflow parking, shall be provided on-site in the parking areas identified on the Site Plan and the Traffic Management Plan. Parking shall be limited to use by attendees of this major equestrian venue and the Wellington International major equestrian venue. (TRAFFIC)

BMP:

30. Property Owner and/or Operator shall comply with the Best Management Practices (BMP) Standards for Livestock Waste approved specifically for this site and in accordance with the South Florida Water Management District Permit. (PLANNING AND ZONING)

31. 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 Wellington registered livestock waste hauler in accordance with the BMP Standards for Livestock Waste. All manure bins shall be covered and inspected by Wellington in conformance with Wellington's Code of Ordinances. (PLANNING AND ZONING)

Building:

32. The Property Owner and/or Operator shall obtain permits for all structures and tents in accordance with Wellington's Land Development Regulations, the Florida Building Code, and the Fire Code, unless otherwise exempt. (BUILDING)

33. All tents shall be inspected by the Palm Beach County Fire Rescue Department for compliance with applicable Federal, State, or Municipal fire protection standards. Tents shall be inspected and approved prior to occupancy. (FIRE)

Engineering:

34. Permanent sanitation facilities shall be constructed prior to operation and shall be sized to accommodate approved permanent structures. Temporary sanitation facilities shall be permitted for temporary event use in accordance with health and safety standards and shall be removed within 24 hours after the event. (ENGINEERING)

35. Property Owner and/or Operator shall comply with all provisions of Article 7.5.4.K of the Wellington Land Development Regulations for the grassed parking. (ENGINEERING)

36. All basic infrastructure for the permanent structures and those temporary structures that will be serviced by the basic infrastructure (roads, drives, parking, lighting, bathrooms, seating, horse wash, manure bins, etc.) shall be permanent and shall comply with Wellington's Codes and Standards, except to the extent otherwise provided herein. (ENGINEERING)

37. A Replat of the of the parcel will be required prior to construction. (ENGINEERING)

38. No encroachments shall be permitted in any utility or drainage easements. No landscaping shall be installed in water or sewer easements or in areas obstructing line of sight for pedestrians or vehicles. (ENGINEERING)

39. Land Development Permit (LDP) and Utility Permit meeting all applicable requirements of Wellington's Land Development Regulations, as well as State and Federal regulations and guidelines must be applied for, approved and issued prior to any construction activities. The permit plans shall include construction details for all infrastructure components including paving, grading, drainage, water, sewer, landscape, lighting and offsite improvements. Additional comments on the site layout may be forthcoming upon submittal and subsequent review of Engineering construction plans and Drainage Calculations for the site development. Prior to the issuance of any certificates of occupancy/completion, final approval is required from Engineering Department. (ENGINEERING)

40. The Property Owner/Developer shall design, fund, and construct modifications to the existing reverse curve along Gracida Street that lies approximately 300ft west South Shore Boulevard that meet the minimum standards for horizontal and vertical curvature as defined by the latest edition of the FDOT Greenbook at the time of design. The design concept shall be closely coordinated with the Village Engineer and approved for proof of concept prior to finalizing the final roadway design. Any and all design, construction, permitting, and inspection cost associate with the roadway modifications shall be fully funded by the Property Owner/Developer. Construction and acceptance of these improvements shall be completed prior to the first event occurring within the property related to this approval.

Utilities:

41. The Property Owner/Developer is advised that no guarantee of available capacity is expressed or implied by the issuance of a Capacity Availability Letter, until such time that the Property Owner/Developer has reserved capacity through payment of Water, Sewer and Fire Capacity Fees. (UTILITIES)
42. A Developers Agreement will be required by the Utility Department in order to reserve water and sewer capacity for the project. Payment of capacity fees per Village Resolution No. R2018-35 shall be required to reserve capacity. The Developers Agreement must be executed and approved by Village Council prior to the execution of the Palm Beach County Health Water and Sewer Department permits by the Village Utility Director. The Developers Agreement conditions should be coordinated during the Site Plan Approval process. (UTILITIES)
43. Water, Sewer and Fire Line Capacity fees are based on the "Wellington Water and Wastewater Rates and Charges Fiscal Year 2022. Property Owner/Developer is encouraged to review capacity fees. These fees are due prior to the approval of the Developers Agreement by Village Council. (UTILITIES)
44. The Property Owner/Developer is responsible for the funding and construction of all improvements/upgrades that the Utility determines are necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems because of impacts to existing systems by the proposed project development plan. A new connection to the existing sanitary system along Gene Mische Way through Grand Prix will not be allowed because there is not enough capacity in the existing gravity system to support the proposed development. (UTILITIES)

Planning:

45. All buildings, excluding barns/stables, are required to obtain Architectural Review Board (ARB) approval prior to issuance of building permits. A Master Sign Plan for the site shall also be approved by the ARB prior to the installation of any signage. (PLANNING AND ZONING)
46. All permanent landscape buffers shall be installed as shown in the Project Standards Manual and prior to the first event or competition within any ring, field, etc. (PLANNING AND ZONING)
47. A 15-foot wide Type B Landscape Buffer and Easement shall be required for all properties adjacent to Grand Prix Farms and Grand Prix Farms South and shall be installed pursuant to the landscape plans provided in the Project Standards Manual. The landscape buffer shall be installed by the developer, and inspected by Planning and Zoning, prior to closing the LDP. (PLANNING AND ZONING)
48. Consistent with Condition 27 of Resolution R2023-02, a 20' Type C landscape buffer shall be installed and maintained along the shared northeast property line of Pod F with Equestrian Club Estates. (VOLUNTARY)
49. A 20-foot wide Type C Right-of-Way Landscape Buffer and Easement shall be required along the south property line and shall be installed pursuant to the landscape plans provided in the Project Standards Manual. The landscape buffers shall be installed by

the developer, and inspected by Planning and Zoning, prior to closing the LDP.
(PLANNING AND ZONING)

50. The developer shall be required to take measures to ensure that during site development dust/debris particles from the development do not become a nuisance to the adjacent properties. (PLANNING AND ZONING/ENGINEERING)

51. A certified cost estimate for all landscaping that includes the plant materials, installation, irrigation, and 1-year of maintenance shall be provided with the LDP application, along with a bond in the amount of 110% of the cost estimate. (PLANNING AND ZONING)

SECTION 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____ 2024.

ATTEST:

WELLINGTON, FLORIDA

BY: _____ BY: _____
Chevelle D. Hall, Village Clerk Anne Gerwig, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Description

ALL OF PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING AREA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF TRACT "A", PBIEC ESTATES OF WELLINGTON COUNTRYPLACE P.U.D., AS RECORDED IN PLAT BOOK 128 PAGES 148 THROUGH 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°27'55" WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET; THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°53'42"; A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.65 ACRES MORE OR LESS.