

STAFF USE ONLY	
Intake Date:	
Ву:	
Petition #	

Planning & Zoning
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 PZApplications@wellingtonfl.gov

PART 1: PLANNING AND ZONING GENERAL APPLICATION

(Completed Part 1 and 2 of the Application is required)

3. Provide required attachments	on meeting: on the application. If not applicable, i as shown on the checklist (Part 2) request (Must complete Part 2 of the		
□ Administrative Appeal □ Administrative Variance □ Annexation □ Architectural Review Board □ Comprehensive Plan Amendment □ Conditional Use/Compatibility Determination	 □ Development Order/ Amendment/Other □ Easement/Right-Of-Way Vacation Abandonment □ Master Plan/Amendment □ Minor Site Plan Amendment □ Rezoning 	Subd Spectory Unity Cont Varia	Plan/Amendment/ livision cial Permit Use / of Title/Unity of rol/Release ince ng Text Amendment
Multiple requests may be selected. with a completed Part 1: Planning a		each reques	st shall be submitted
Application Fee: \$ \$250 (Note: the application fee is an initial decrease.)	(Total fee for all reques	a ts) cations are c	cost recovery.)
	ERTY OWNER AND AGENT INFORM		
Property Owner(s) of Record: South	nfields Polo, LLC (Melissa Potamkin	Ganzi)	
Address: 3629 Aiken Road Phone: (561)389-4182	City: Wellington	st:_ ^{FL}	Zip: 33414
Phone: (561)389-4182	Cell:		
Email Address:			
Applicant (if other than owner): (san	ne)		
Address:	City:	ST:	Zip:
Phone:			·
Email Address:			
Agent & Company Name: Maureen	Gross/Maureen Gross, LLC		
Address: 15380 Woodmar Court	City: Wellington	ST:FL	Zip: 33414
Address: 15380 Woodmar Court Phone: (561)793-4181	Cell: (561)714-08	87	
Email Address: MaureenGrossRealto	or@gmail.com		
Consultants: If applicable to the requinformation on this request. Include the type of professional service provided.	uest, please attach a separate list of ne name, address, telephone number	all consulta , and fax nu	nts that will provide mber as well as the

Authorization or Power of Attorney must be attached if applicant is other than owner.

	II. REQUEST
	Describe type of request:
	porary tents, port-o-potties and generator set up for a 1-day polo tournament on November 28, 2015—the USPA International Cup Tournament 2015 at Grand Champions Polo Clu N73-41-44-21-04-007-0020 will be used for spectator parking
	III. PROPERTY LOCATION
Α.	Is the subject property located within one mile of another municipality? [] yes [] no If 'yes' please specify:
В.	Property Control Number (PCN): If additional PCNs, list on a separate sheet and attach to the application. PCN: 73-41-44-21-09-000-0000
C.	Total Acreage of Subject Property 30.69
D.	Project Name: The USPA International Cup Polo Tournament 2015
E.	Project Address: 13444 Southfields Road Wellington, FL 33414
	General Location Description (proximity to closest major intersection in miles or fractions thereof): ated within the Southfields Subdivision on Alken Road; east of South Shore Blvd. and north of Lake Worth Road.
Α.	IV. LAND USE AND ZONING INFORMATION Zoning Designation: AR/PUD/EOZ Future Land Use Designation: COM/REC
В.	Existing Use(s) on Property: Polo Field
C.	Proposed Use(s): Polo Tournament—the USPA International Cup Polo Tournament 2015
D.	Do you have a Zoning Confirmation for this project? If so, please attach
	V. COMPLIANCE (Attach additional sheets if necessary)
A.	Is property in compliance with all previous conditions of approval and/or applicable LDR requirements? [] yes [] no. If no, please explain: Yes
В.	Code Enforcement Case Number(s)
C.	Report on the status of all previous conditions of approval:

RECEIVED

II. REQUEST
A. Describe type of request:
Temporary tents, port-o-potities and generator set up for a 1-day pole tournament on November 28, 2015—the USPA International Cup Tournament 2015 at Grand Champions Pole PCN-73-41-44-21-04-007-0020 will be used for spectator parking
III. PROPERTY LOCATION
A. Is the subject property located within one mile of another municipality? [] yes [] no
If 'yes' please specify: B. Property Control Number (PCN): If additional PCNs, list on a separate sheet and attach to the application. PCN: 73-41-44-21-04-007-0020
C. Total Acreage of Subject Property 38.6503
D. Project Name: The USPA International Cup Polo Tournament 2015
E. Project Address: 13444 Southfields Road Wellington, FL 33414
F. General Location Description (proximity to closest major intersection in miles or fractions thereof): Located within the Southfields Subdivision on Alken Road; east of South Shore Blvd. and north of Lake Worth Road.
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A. Zoning Designation: AR/PUD/EOZ Future Land Use Designation: COM/REC
B. Existing Use(s) on Property: Polo Field C. Proposed Use(s): Polo Tournament—the USPA International Cup Polo Tournament 2015
D. Do you have a Zoning Confirmation for this project? If so, please attach
V. COMPLIANCE (Attach additional sheets if necessary)
A. Is property in compliance with all previous conditions of approval and/or applicable LDR requirements?
[] yes [] no. If no, please explain: yes
B. Code Enforcement Case Number(s)
C. Report on the status of all previous conditions of approval:

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OCT - 8 2015

VILLAGE OF WELLENGTON PLANNING AND ZERVING PRESSOR

VI. PROJECT HISTORY

List in sequence the last five approvals starting with the most recent.

Petition Number	Request	Action	Date	Resolution/ Ordinance Number
		11.00		

VII. ADJACENT PROPERTIES

Adjacent Property to the:	Land Use Designation	Zoning Designation	Existing Use(s) of Property	Approved Use(s) of Property*
SUBJECT SITE	Commercial Rec	PUD/EOZD Subarea D	Grand Champions Polo Club	Grand Champions Polo Club
NORTH	Residential B	PUD/EOZD Subarea D	Residential with Equestrian Uses	Residential with Equestrian Uses
SOUTH	Residential A	EOZD Subarea C	Equestrian Stables	Equestrian Stables
EAST	Residential B	PUD/EOZD Subarea D	Residential with Equestrian Uses	Residential with Equestrian Uses
WEST	Residential B	PUD/EOZD Subarea D	Residential with Equestrian Uses	Residential with Equestrian Uses

VIII. OWNER/APPLICANT ACKNOWLEDGEMENT

I/We do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application.

I/We certify that the above statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use. Signature(s) of Owner(s): Southfields Polo LLC/Melissa Potamkin Ganzi NOTARY STATE OF FL COUNTY OF PALM BEACH The foregoing instrument was acknowledged before me this day of OCTOBER, 20 L5 by MELISSA POTAMKIN GANZI. He/she is personally known to me or has produced as identification and did/did not take an oath. (Signature of Notary) My Commission Expires: MUS. II, 2017 (NOTARY'S SEAL OR STAMP)	I/We, the aforementioned owner(s), do hereby give consent to (Agent/Representatives Name) Maureen Gross/Maureen Gross, LLC to act on my/our behalf to submit this application, all required material and
Print Name(s): Southfields Polo LLC/Melissa Potamkin Ganzi NOTARY STATE OF	documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the
Print Name(s): Southfields Polo LLC/Melissa Potamkin Ganzi NOTARY STATE OF FL COUNTY OF PALM BEACH The foregoing instrument was acknowledged before me this State of Aug of COUNTY by MELISSA POTAMKIN GANZI. He/She is personally known to me or has produced as identification and did/did not take an oath. My Commission Expires: MUG. 11, 2017 (Signature of Notary) MY Commission Expires: MUG. 11, 2017	Signature(s) of Owner(s): Nelissa Totantin Canzi
STATE OF	Print Name(s): Southfields Polo LLC/Melissa Potamkin Ganzi
The foregoing instrument was acknowledged before me this Standard day of OGOODK, 20 15 by MELISSA TOTAMKIN GANZI. He/She is personally known to me or has produced as identification and did/did not take an oath. My Commission Expires: Mug. 11, 2017 (Signature of Notary) MELISSA TOTAMKIN GANZI. He/She is personally known to me or has produced as identification and did/did not take an oath. (NOTARY'S SEAL OR STAMP)	NOTARY
The foregoing instrument was acknowledged before me this Sth. day of OCTOBER, 2015 by MELISSA FORMKIN GANZI. He/She is personally known to me or has produced as identification and did/did not take an oath. My Commission Expires: MUG. 11, 2017 (Signature of Notary) MY Commission Expires: MUG. 11, 2017 (NOTARY'S SEAL OR STAMP)	STATE OF <u>FL</u>
MELISSA FORMKIN GANZI. He/She is personally known to me or has produced as identification and did/did not take an oath. My Commission Expires: NUG. 11, 2017 (Signature of Notary) MY Commission Expires: NUG. 11, 2017 (NOTARY'S SEAL OR STAMP)	COUNTY OF PALM BEACH
as identification and did/did not take an oath. Lange M. Ramuer My Commission Expires: NUS. 11, 2017 (Signature of Notary)	The foregoing instrument was acknowledged before me this Sth. day of OCTOBER, 2015 by
(Signature of Notary) My Commission Expires: NUG. 11, 2017 (NOTARY'S SEAL OR STAMP)	MELISSA POTAMKIN GANZI. He/She is personally known to me or has produced
(Signature of Notary) TEANINE M. RAMIREZ (NOTARY'S SEAL OR STAMP)	as identification and did/did not take an oath.
	(Signature of Notary)
	(NoTARY'S SEAL OR STAMP) (Name – Must be typed, printed, or stamped)

IX. AGENT ACKNOWLEDGEMENT

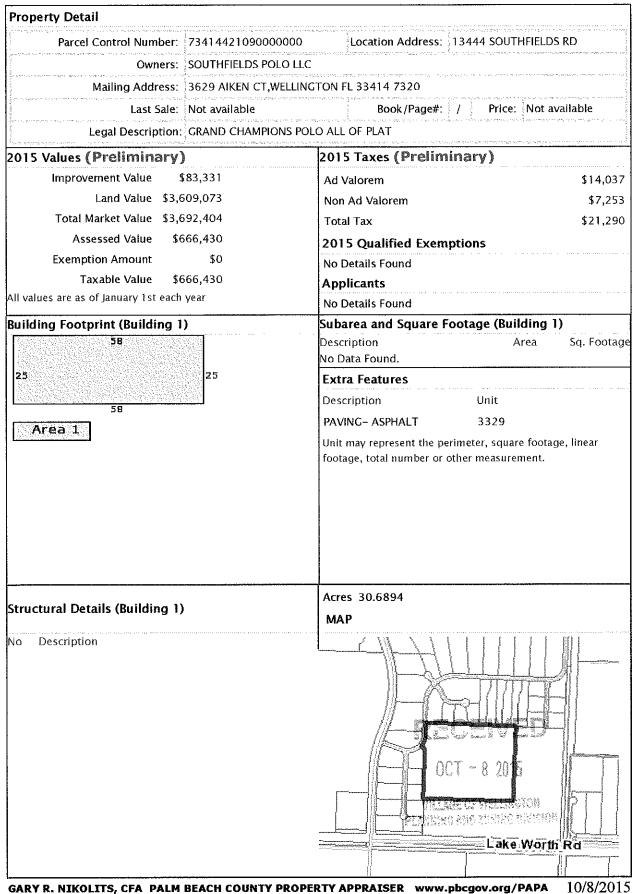
I/We do hereby swear/affirm that I/we am/are the agent(s) for the property referenced in this application.

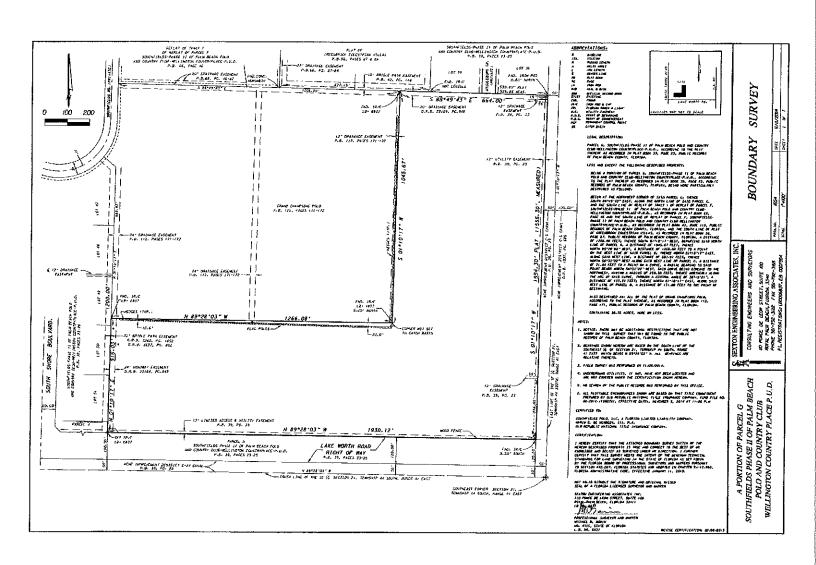
I/We certify that the above statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

(Name - Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)

RECEVED









Planning and Zoning
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 PZApplications@wellingtonfl.gov

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Intake Date:	
By:	
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PART 2: SPECIAL PERMIT USE

			I. SPECIAL USE CATEGORY	
Check type of application(s) applying for:				
[] Accessory Dwelling [] Stand for the Sale of Agricultural Products [] Bed And Breakfast Products [] Caretaker/Security Quarters [] Temporary Amusement/Special Event [] Mobile, Outdoor Retail/Food Vendor [] Temporary Outdoor Retail Sales [✓] Seasonal Equestrian Show/Special [✓] Temporary Tent Event [] Other				
PLFA	SE CH	FCK		
YES	NO	N/A	a. Provide five (5) copies of the following documents:	
			Completed application (Part 1 and Part 2)	
			Warranty deed including property control number or folio number and legal description of the property.	
			 Signed and sealed survey (not more than one year old) including any and all easements of record (referenced by OR Book and Page) prepared by a surveyor registered in the State of Florida. 	
			4. Certificate of Fire Proofing for tent structures.	
			5. Unity of Title (if applicable).	
			b. Application fee.	
			 c. Electronic files (PDF, JPEG, Word) of all items on the checklist, including the application, saved with proper corresponding title. 	
			 d. Accessory dwelling occupancy required proof of elderly, physically disabled or meets the low income standards as defined in Article 3. 	
			e. Documentation of not-for-profit status.	
			 f. Circulation Plan including traffic control and parking plan for the special use/event. 	
			g. Traffic statement signed and sealed by a Professional Engineer.	
			h. Wellington Business Tax Receipt for the current year.	

	III. SITE PLAN (Five Copies) 24" x 36" with scale not smaller than 100' to an inch.
PLEASE CHECK YES NO N/A	 a. Access points to the property for those attending the special use/event. b. Special use/event area square footage c. Location, setbacks, and footprint of tent or other structures. d. Location where permit will be posted. e. Location of all proposed signage. f. Complete event layout.
(In addition to	IV. EQUESTRIAN SHOW SUBMITTAL CHECKLIST items II. and III. For Equestrian Shows for more than four days or two events)
PLEASE CHECK YES NO N/A	a. Signed and notarized Notice Affidavit
	b. Completed Notice of Application for Special Use
	c. A list of all owners within a five hundred (500) foot radius of boundary lines of the subject property from the most recent tax roll information as provided by the Palm Beach Property Appraiser's Office
	 d. Executed affidavit signed by the person responsible for completing the property owner list
	 e. One (1) sets of POSTAGE PAID first class envelopes with the typed names of the owners within a five hundred (500) foot radius of the boundary lines of the subject property and Wellington's return address required
	IV. JUSTIFICATION STATEMENT (Attach to Application)

The applicant shall provide a Justification Statement to explain how the request conforms to the following:

- 1. **Consistency with Wellington Comprehensive Plan**—the proposed Special Permit Use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.
- 2. **Complies with supplementary use standards—**the proposed Special Permit Use complies with all relevant and appropriate portions of LDRS Section 6.4, Use Regulations & Definitions and Section 6.6 Supplementary Regulations.
- 3. Compatibility with surrounding uses and zones—the proposed Special Permit Use is consistent with the character of the immediate vicinity of the land proposed for development.

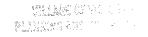
- 4. Design minimizes adverse impact—the design of the proposed Special Permit Use minimizes adverse effects, including visual impact, of the proposed use on adjacent lands.
- Duration—the length of time the proposed Special Permit Use will occur and how impacts will be minimized. (Dates and Times)
- Health and sanitation—the proposed Special Permit Use complies with all relevant standards related to health and sanitation as determined by the Palm Beach County Public Health Unit.
- Traffic considerations—the proposed Special Permit Use complies with all relevant transportation standards as determined by Wellington Engineering Department.
- Consistent with the LDRS-the proposed Special Permit Use complies with all additional standards imposed on it by all other applicable provisions of the LDRS.
- 9. Adequate public facilities—permanent structures shall comply with Article 11, Adequate Public Facilities Standards, of the LDRS.

V. EVENT INFORMATION

A. Describe Special Use/Event Proposed: Provide the LDR Section that authorizes your request and description of the use/event. If live entertainment is proposed as a part of the use/event, provide a description of the type of entertainment and whether amplified sound will or will not be used as a part of

There will be DJ music in the VIP tent. During the 1:00 and 3:00 matches	al Admission tents for attendees of the USPA International Cup Tournament 2015. s, there will be a match announcer.
B. Is entertainment proposed at the event?	What type of entertainment is proposed?
C. If applicable, state the hours of operation fo	or the entertainment: 1:00p.m. until 8:00p.m. on Saturday, November 28, 2015
D. Will amplified sound be used? Yes, for match and	nouncements at the 1:00p.m. and 3:00p.m. matches
E. Provide the number of vendors anticipated	for the use/event: 4-5, maybe
F. Will food be served? Yesin the VIP tent, only	Will alcohol be served? Yes, in the VIP tent by the caterer
G. Provide the anticipated attendance for the s	special use/event: 300+
H. If a horse show, number of entries each da	y; 2 polo teams for the 1:00p.m. match, and 2 polo teams for the 3:00p.m. match
. Building permit number for all Special Use	Permits with temporary tents greater than 10'x10':





AGREEMENT FOR REMOVAL OF TEMPORARY FACILITY VII.

(Applicable to all events utilizing temporary facilities such as tents, rides, bounces houses, bleachers, etc.)

Before me, the undersigned authority, personally appeared Maureen Gross/Maureen Gross, LLC , who, having first been duly sworn; deposes and says:
That he/she is the Agent of the following described land in Palm Beach County, Florida, to wit: for temporary rides, carnival, circus, revival tent, bazaar, and other temporary events:
That the undersigned was granted special permit use approval by Wellington Planning and Zoning Division on to have a Temporary Facility on the above-described property for maximum period of days, the dates being through It is understood that the undersigned agrees to the following: 1) The property will be self-policed during the period the permit for temporary outdoor retail sales is active and, furthermore, that said property will be returned to an orderly and sanitary condition after the expiration of said temporary permit; 2) Said facility is to be inspected by the area's Fire Marshall prior to the erection of the temporary facility and shall be inspected upon completion of all activities; and 3) No electricity shall be provided to the facility unless Wellington Building Division issues an approved Electrical Permit. It is understood that the undersigned at their volition will remove said temporary facility by the expiration date noted above. 4) To fulfill all conditions of approval for the special use permit. Signature:
NOTARY
STATE OF FL
COUNTY OF PALM BEACH
The foregoing instrument was acknowledged before me this 8th day of OCIOBER, 2015
by MAUREEN GROSS . He/She is personally known to me or has produced
as identification and did/did not take an oath.
(Signature of Notary) My Commission Expires: NUG. 11, 2017
(NOTARY'S SEAL OR STAMP) (Name – Must be typed, printed, or stamped)
FYPIRES: August 11, 2017





Just ? cation Statemant

IV. ADDITIONAL INFORMATION

The following information is required as part of this application:

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n .	ULGI	IUGI G	3 IUI	110	V 1 🔾 V V

Failure of the proposed special use to meet any standard below shall be deemed adverse to the public interest and the application shall not be approved. A letter verifying the decision of the Planning & Zoning Manager to approve, approve with conditions, or deny the application will be sent to the applicant. The applicant shall explain how the request is consistent with the following:

	The proposed special event is consistent with the Village of Wellington's comprehensive plan.
2.	Complies with supplementary use standards—the proposed Special Permit Use complies with all relevant and appropriate portions of LDRS Section 6.4, Use Regulations & Definitions and Section 6.6 Supplementary Regulations. The temporary erection of tents, etc., shall be in accord with all regulatory set-backs.
3.	Compatibility with surrounding uses and zones—the proposed Special Permit Use is consistent with the character of the immediate vicinity of the land proposed for development. The proposed special event is consistent with the character of the immediate vacinity and uses of the area.
4.	Design minimizes adverse impact—the design of the proposed Special Permit Use minimizes adverse effects, including visual impact, of the proposed use on adjacent lands. No permanent structure shall be constructed pursuant to these permits. As well, none of the requested temporary structures shall be located within public rights of way or public easements.
5.	Duration—the length of time the proposed Special Permit Use will occur and how impacts will be minimized. Dates: Due to the Thanksgiving holiday, the tent set-up will be on Wednesday, November 25, 201. The tournament will be on Saturday, November 28, 2014. Time: Day of Tournament hours 9:00a.m. until 8:00a.m.
3 .	Health and sanitation—the proposed Special Permit Use complies with all relevant standards related to health and sanitation as determined by the Palm Beach County Public Health Unit. The applicant will remove all trash and/or debris from the site and the immediate vicinity upon termination of the tournament.
7.	Traffic considerations—the proposed Special Permit Use complies with all relevant transportation standards as determined by the Village of Wellington Engineering Department. Ingress and egress will not disrupt normal traffic. All necessary parking shall be provided on site. There shall be no parking or stopping on any public right-of-way.
-	Two (2), or more, off-duty PBSO deputies will provide traffic control. A parking company will be hired to control traffic flow on property.

	 Adequate public facilities—permanent structures shall comply with Article 11, Adequate Public Facilities Standards, of the LDRS. No permanent structures are proposed by the applicant. 	oilc 					
В.	Describe Special Use/Event Proposed: The summary shall include the LDRS Section that authorizes to Special Permit Use request, the specific requirement of the code and your proposed request. If lie entertainment is proposed as a part of the use/event, provide a description of the type of entertainment awhether amplified sound will or will not be used as a part of the entertainment. The applicant proposes to erect tents for tailgates, a VIP tent and General Admission tents for attendees of the USPA International Cup Tournament 2015.	ive					
	There will be music in the VIP tent. During the 1:00 and 3:00 matches, there will be an game announcer.						
C.	State the number of days and dates the use/event is expected to last: 1-day polo tournament on November 28, 2015						
D.	Provide the hours of operation for the entire use/event: 9:00a.m. until 8:00p.m. on Saturday, November 28, 2015						
E.	Is entertainment proposed at the event? NO What type of entertainment is proposed? Polo Game						
	Charity event with a DJ in the VIP tent						
F.	If applicable, state the hours of operation for the entertainment: 1:00p.m. until 8:00p.m. on November 28, 2015						
Ğ.	. Will amplified sound be used? yes for game announcement at the 1:00p.m. and 3:00p.m. matches						
Н.	Provide the number of vendors anticipated for the use/event: 4-5, maybe						
۱.	Will food be served? Yesin the VIP tent, only Will alcohol be served? Yes, in the VIP tent by caterer						
J.	Provide the anticipated attendance for the special use/event: 300+						